

INDUSTRIAL BUILDING FOR SALE



700 CREEK RIDGE DRIVE, GREENSBORO, NC

- ±67,800 SF Total Square Feet
- ±13,170 SF Office Area
- ±14,035 SF Warehouse Area
- ±40,595 SF Production Area
- ±11.55 acres
- 172 Auto Parking Spaces
- Industrial Zoned
- 2 (8'x10') dock doors with levelers, locks, seals and lights
- 1 (10' x 10') drive-in door
- 100% Wet Sprinkler System
- Built in 1972, Expanded in 1989
- Building is 100% Heated & Cooled
- 3,000 AMPS provided by Duke Energy
- Carlisle Membrane Roof installed in 2006
- Visibility on Business I-40 & I-85
- Sale Price \$1,850,000

The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease, price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant.

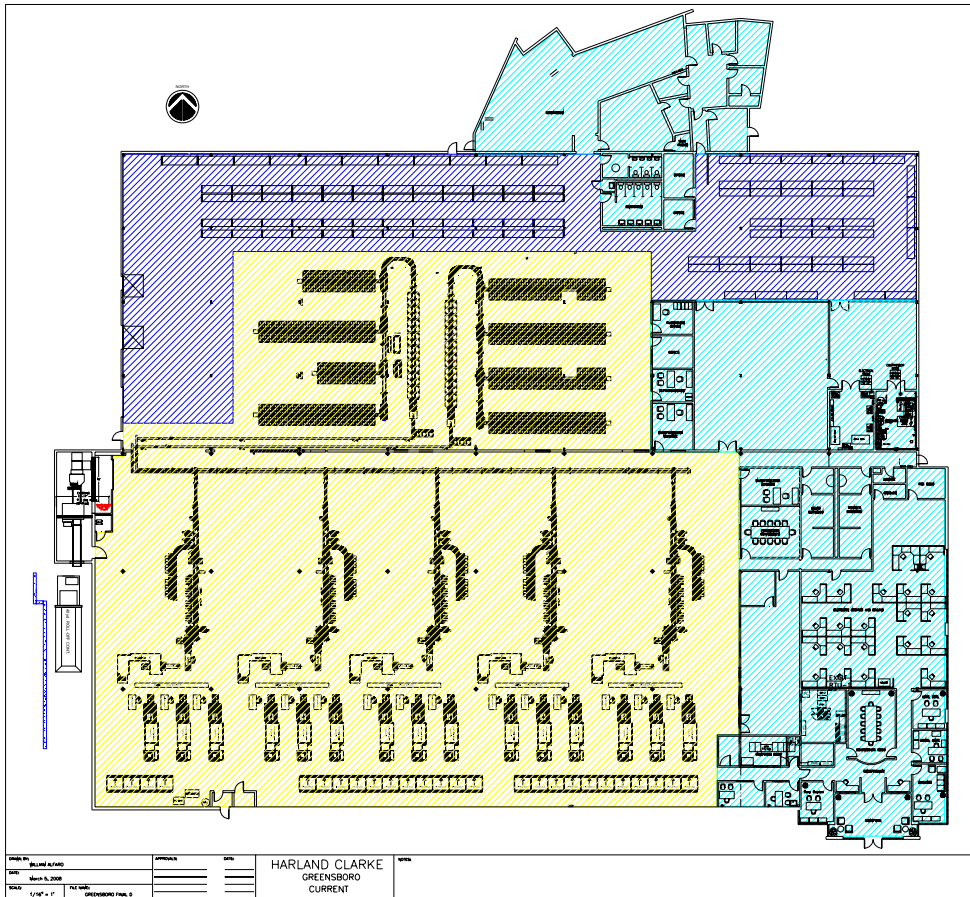
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CLARUS
PROPERTIES, INC

700 CREEK RIDGE DRIVE GREENSBORO, NORTH CAROLINA

SITE PLAN



LOCATION MAP

