

2500 EAST MARKET ST.

+/- 208,000 SF ON 7.28 ACRES

AVAILABLE
FOR
SALE

GREENSBORO
NC
27401

COMMERCIAL
REAL ESTATE
BROKERAGE &
ADVISORY
SERVICES

628 Green Valley Rd.
Suite 202
Greensboro, NC 27408
T (336) 668-9999
F (336) 668-0888
www.triadcommercial.com

CONTACT:

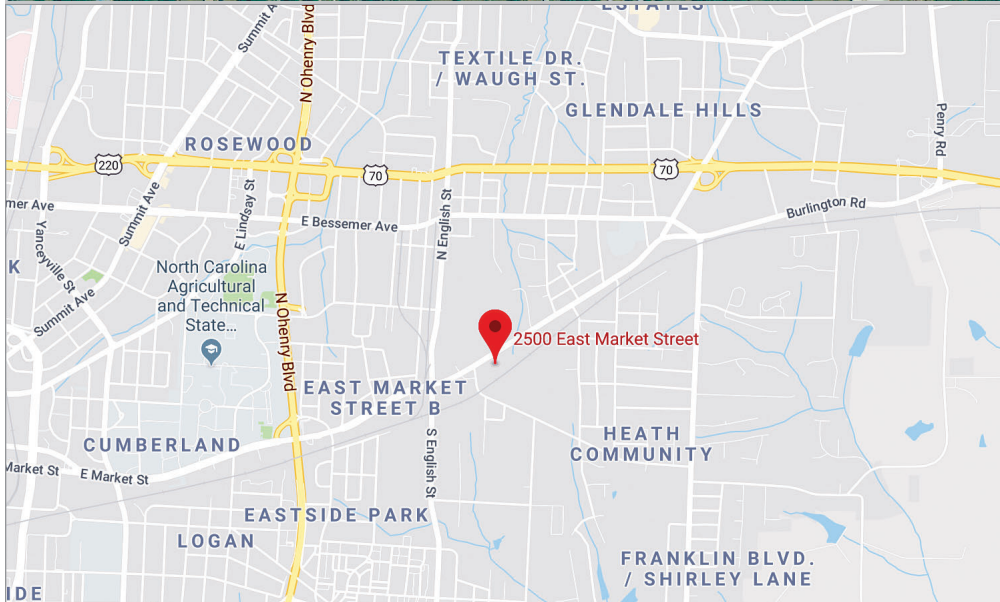
Jason Ofsanko, SIOR
(336) 812-3300
Jason@TriadCommercial.com

Tom Townes, SIOR, CCIM
(336) 812-3302
Tom@TriadCommercial.com



TRIAD
COMMERCIAL

2500 EAST MARKET STREET



Property Information / Highlights

- +/- 208,000 SF on 7.28 Acres
- Zoned HI
- Fully sprinklered
- Fully fenced
- Three (3) freight elevators (4,000, 6,000 & 11,000 lb. capacity)
- Cross-docked (16+ dock doors)
- Well maintained, secure warehouse space
- Column spacing - 40' x 30' & 11' x 24'

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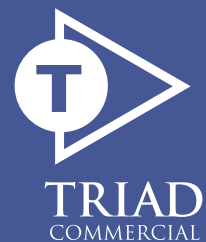
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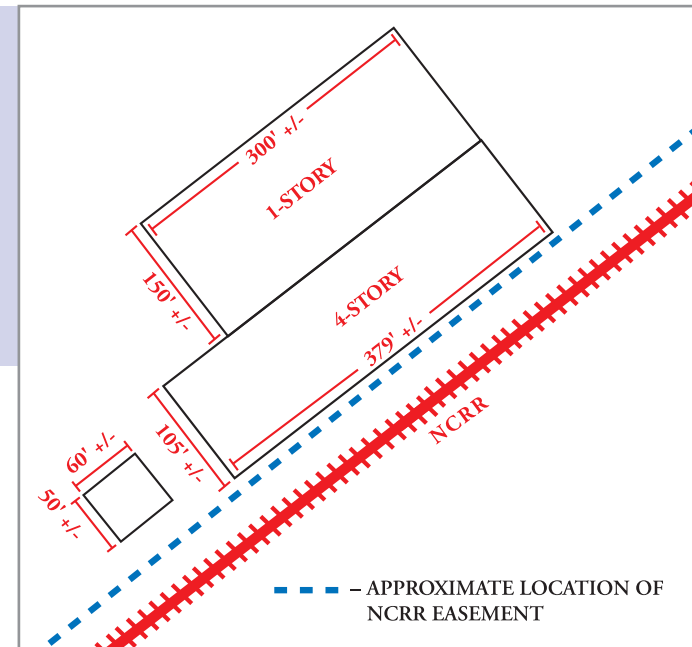
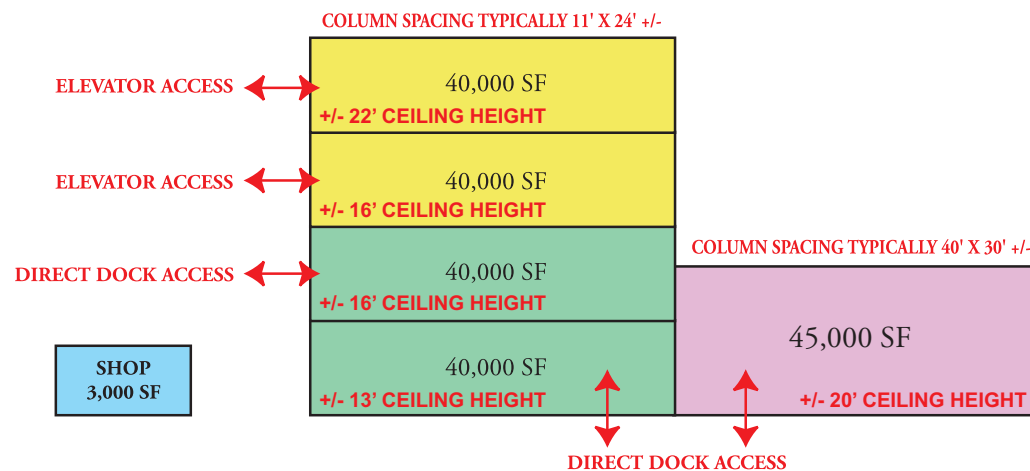
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RENT ROLL

LEGEND	TENANT	SIZE (SF)	LEASE TERM	MONTHLY RENT	ANNUAL RENT
	Duffy Box	45,000 SF	02/01/19 – 01/31/24	\$9,750	\$117,000
	South Atlantic Warehouse	80,000 SF	08/01/18 – 07/31/23	\$10,000	\$120,000
	Des-R Antiques	80,000 SF	03/01/18 – 02/28/20	\$1,650	\$19,800
	Clarence Mack - Big Dirt Inc.	3,000 SF	09/01/16 – 08/31/21	\$1,800	\$21,600
	FEBY Transport	Trailer Storage	M-T-M	\$300	\$3,600

ANNUAL EXPENSE SUMMARY: 01/01/18 – 12/31/18

Landscaping:	9,010.08
Property Tax:	20,126.06
Property Insurance:	2,850.00
Elevator Maintenance / Inspection:	3,522.75
Railroad Fees:	4,007.81
TOTAL	39,516.70

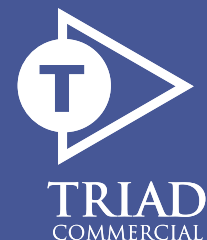


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