

1615 HOLBROOK STREET

INVESTMENT SALE | GREENSBORO, NC 27403

Linville | Team Partners

COMMERCIAL REAL ESTATE

AUTOMOTIVE INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Warehouse
AVAILABLE SF ±	6,600
SALE PRICE	\$445,000
NOI	\$34,137
CAP RATE	7.67%

DESCRIPTION

Great investment opportunity in Greensboro, NC! These industrial spaces total ±6,600 SF (5,400 SF & 1,200 SF). The building features 3 drive-in doors. Fully leased to two tenants. Both automotive tenants have been at this same location for 5+ years. With considerable upside in the current rents, this makes for an ideal investment. Leases through 4/30/25 and 2/28/26.



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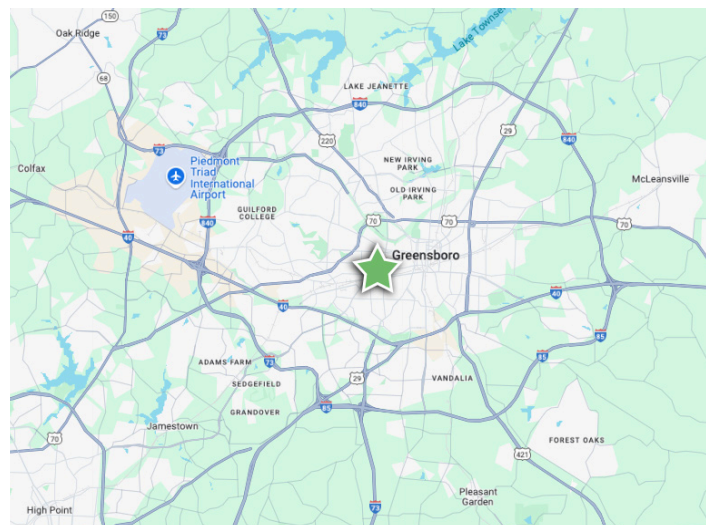
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KEY FEATURES

- Investment opportunity in Greensboro, NC
- ±6,600 SF industrial space
- Features 3 drive-in doors
- Fully leased to two automotive tenants
- Considerable upside in the current rents



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial/Warehouse	PROPERTY SUBTYPE	Automotive
TOTAL BUILDING SF ±	6,600	EXTERIOR	Brick with Block
BUILDINGS	2	DRIVE-IN DOORS	3
YEAR BUILT	1973	ZONING	IND
TOTAL ACREAGE	0.55	TAX PINS	7854-71-9650, 7854-71-9542, 7854-71-9447

PRICING & TERMS

SALE PRICE	\$445,000	NOI	\$34,137
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