

205 S. WESTGATE DRIVE

FOR SALE/LEASE | GREENSBORO, NC 27407

Linville | Team Partners

COMMERCIAL REAL ESTATE



VERSATILE FLEX SPACE IN POMONA BUSINESS PARK

PROPERTY HIGHLIGHTS

| | |
|----------------|-------------------------|
| PROPERTY TYPE | Flex/Industrial |
| AVAILABLE SF ± | 6,000 |
| SALE PRICE | \$825,000 |
| LEASE RATE | \$14.75, Modified Gross |

DESCRIPTION

Great opportunity to own or lease ±6,000 SF of flex space in the Pomona Business Park! Located right off of W. Wendover Avenue. ±5,000 SF of office space and ±1,000 SF of warehouse space with a 10' x 8" drive-in door. The space features a lobby/reception area, 4 offices, 3 restrooms, a large open workspace, and a kitchen. Suitable for a multitude of business uses.



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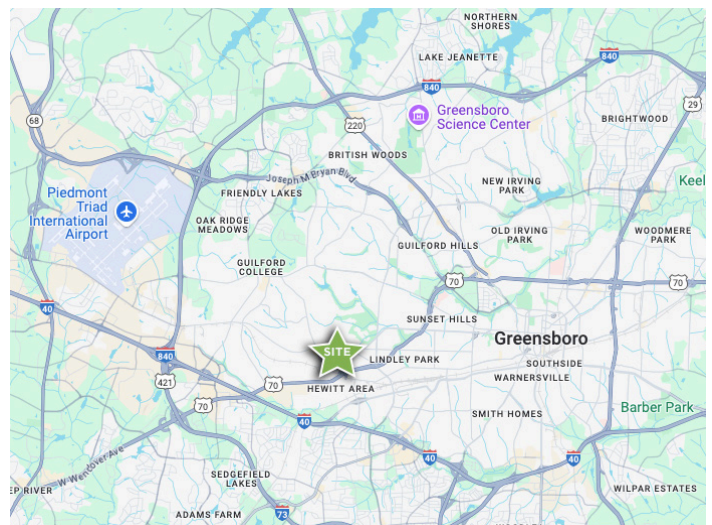
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KEY FEATURES

- ±6,000 SF of flex space in the Pomona Business Park
- Located right off of W. Wendover Avenue
- ±5,000 SF of office space and ±1,000 SF of warehouse space
- 10' x 8" drive-in door
- Features a lobby/reception area, 4 offices, 3 restrooms, a large open workspace, and a kitchen



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PROPERTY INFORMATION

| | | | |
|-------------------|-----------------|------------|------------|
| PROPERTY TYPE | Flex/Industrial | ROOF TYPE | Flat |
| AVAILABLE SF ± | 6,000 | ELECTRICAL | Duke |
| ACRES | 0.87 | HEAT/AIR | Central |
| YEAR BUILT | 1984 | ZONING | CP |
| BUILDING EXTERIOR | Block | TAX PIN | 7844549316 |

PRICING & TERMS

| | | | |
|------------|-----------|------------|-------------------------|
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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