

Downtown Industrial Building

507 Arlington Street | Greensboro, NC 27406



- Available For Sale
- 7,866 SF \pm on 1.199 Acres \pm
 - Office Space: 2,712 SF \pm
 - Warehouse Space: 5,609 SF \pm
- Zoned Light Industrial
- Plenty of Parking
- Drive-in Doors
- Call For More Details

A former Penske Truck Leasing building conveniently located off West Gate City Blvd and next to Union Square Campus in Downtown Greensboro.

There are 10 grade level drive thru openings (infilled) that are 12' wide by 14' tall and 1 roll up door that is 8' x 8'.



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NOTE: A 6.0 FT. STRIP OF LAND ALONG
ARLINGTON STREET PLUS A 20
FOOT RADIUS AT THE INTERSECTION
OF EAST LEE STREET WILL BE
DEDICATED FOR PUBLIC ROW ON
FINAL PLAT, AND ALSO A 10.0 FT.
STRIP OF LAND ALONG E. LEE ST.

TS - 2
47 ACRES
HEET RW IS BASED
BLOCK SHEET 6-E
PUBLIC RW = 0.125 ACRES
WER UPGRADES PROPOSED

SECTION NOTE OF STORM WINTER QUANTITY CONTROL
BUILT-UPON AREA IS LESS THAN 400 SQ. FT.,

UILT-UPON AREA IS LESS THAN 400 SQ. FT.,
EVELOPMENT IS EXEMPT FROM SUBSECTION (2 X 2)
EQUIREMENTS" OF SECTION 27.22 OF THE STORM
RDINANCE.

RDATION
NNING BOARD OF THE CITY OF GREENSBORO,
111 DAY OF Dec, A.D. 2006,
LOT IS REGISTERED IN THE OFFICE OF THE
GUILFORD COUNTY, NC WITHIN THIRTY DAYS
DATE OF THIS APPROVAL.

J. F. Langer
John F. Langer

AND EXECUTIVE SECRETARY
VED BY THE PLANNING BOARD OF
ORO, INC.

REBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT
AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE
LANDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER
OR INDICATED ON SAID PLAT, AND AUTHORIZES(S) THE CITY
RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS
NORTH CAROLINA.

INCENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE
EFFECT FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM
AT THE PROPERTY LINE, HAVING A SLOPE RATIO OF THREE FEET
TO ONE.

THE OFFICE OF REGISTER OF
M. THIS THE _____

DICTION APPROVAL FOR RECORDATION
DEPARTMENT OF GUILFORD COUNTY,
DAY OF 2008
THE GUILFORD COUNTY DEVELOPMENT

REVIEW OFFICER
BULFORD COUNTY, CERTIFY THAT THE
CERTIFICATION IS A AFFIXED MEETS ALL
RECORDING.

ACKNOWLEDGE(S) THAT THE LAND SHOWN
SUBDIVISION-REGULATION JURISDICTION
OWNERS OF GUILFORD COUNTY AND THIS PLAT
FREE ACT AND DEED, AND EASEMENTS,
OWN OR INDICATED ON THIS PLAT.

THAT CREATES A SUBDIVISION
COUNTY OR MUNICIPALITY THAT
REGULATES PARCELS OF LAND
Henry C. Lippincott
SURVEYOR

IFY THIS PLAT WAS DRAWN UNDER
ACTUAL SURVEY MADE UNDER
SCRIPTION RECORDED IN BOOK
ETC. [OTHER]; THAT THE
ARE CLEARLY INDICATED AS
IN BOOK 145, PAGE
OF PRECISION AS CALCULATED
THIS PLAT WAS PREPARED IN
C AS AMENDED. WITNESS MY
RATION NUMBER AND SEAL
A.D. 2006.



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Interior Office Photos

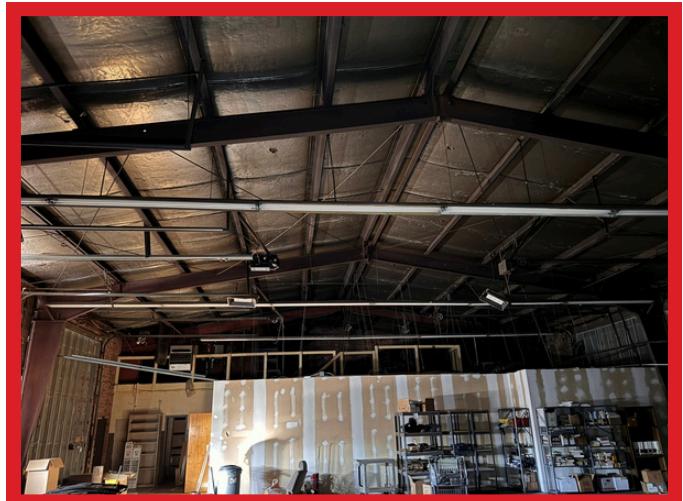


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Interior Warehouse Photos



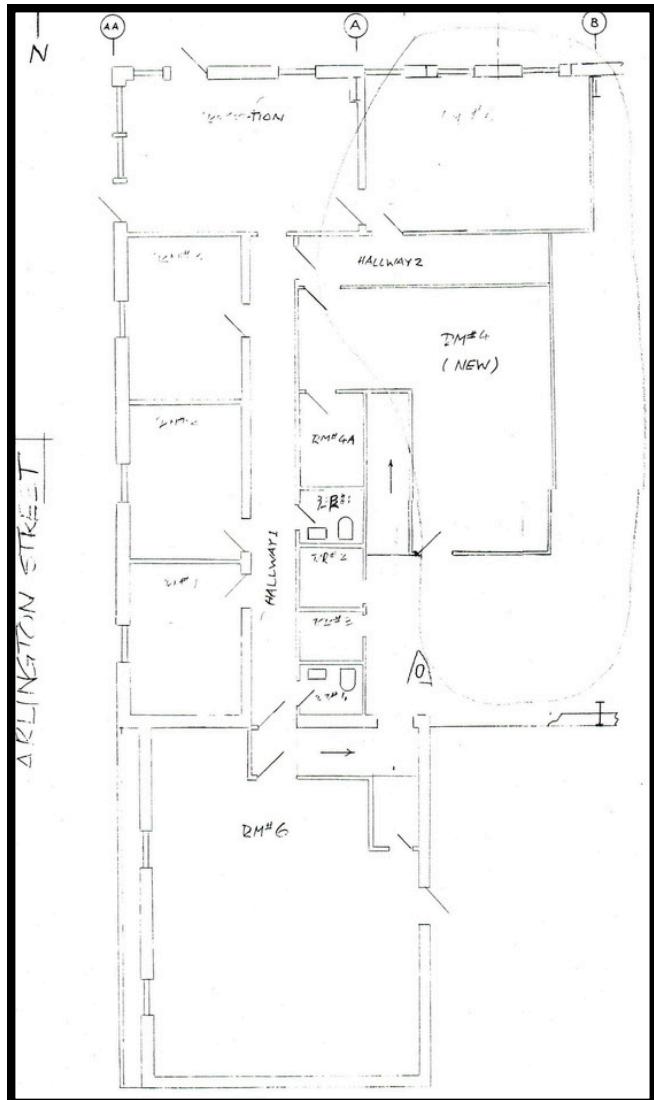
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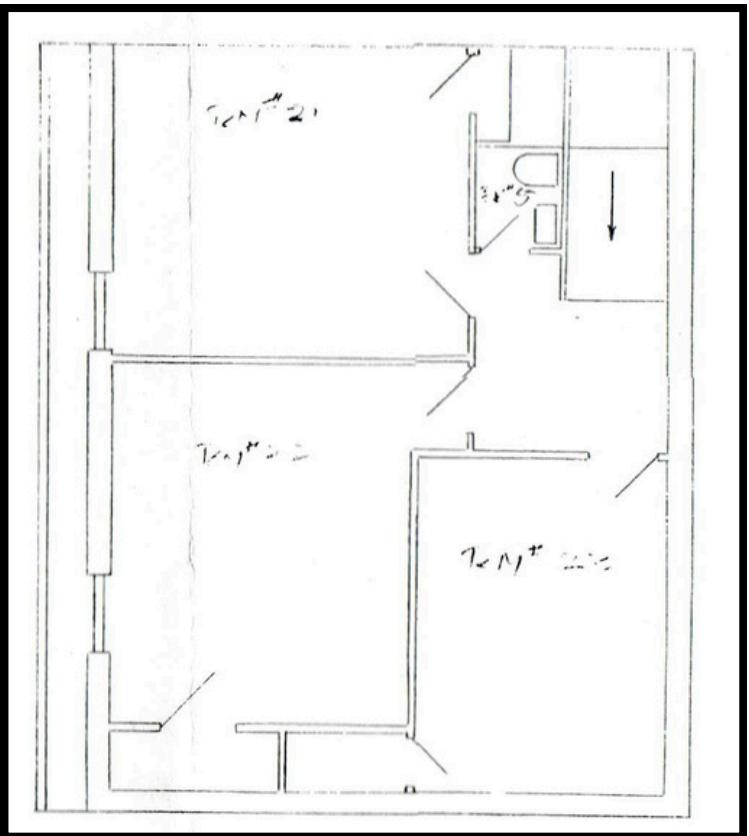
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Office Space Floor Plan

First Floor - 1,992 SF ±



Second Floor - 720 SF ±



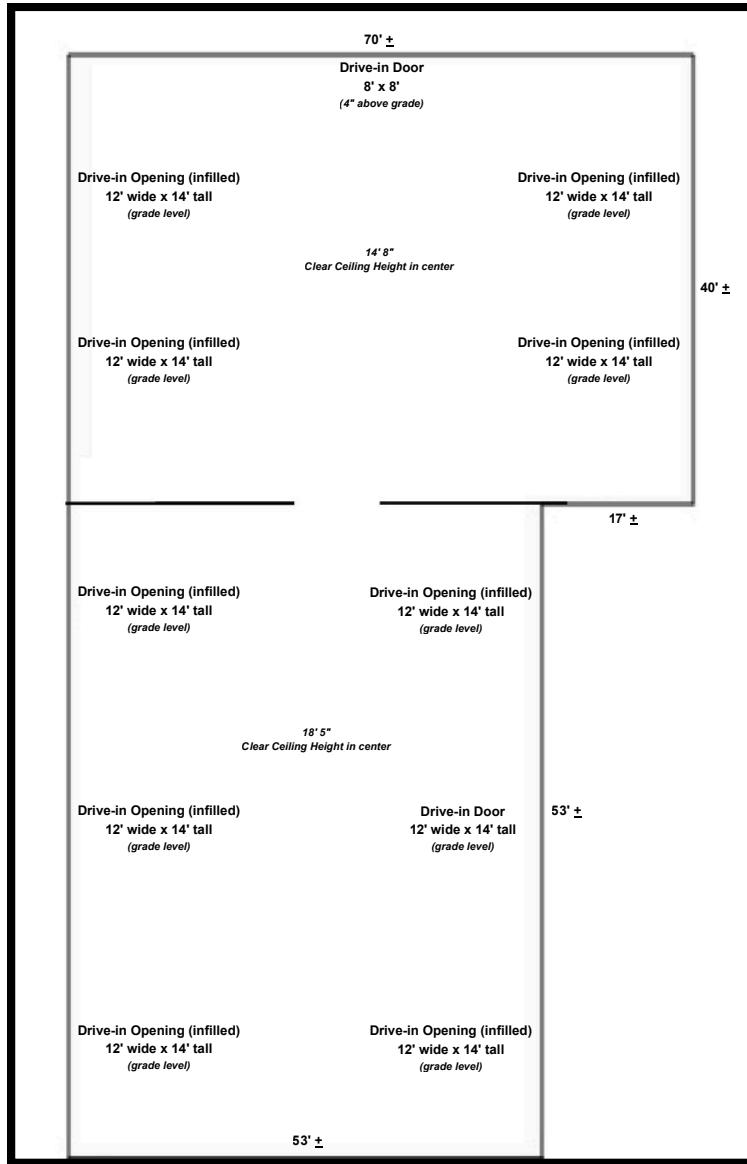
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Warehouse Space Floor Plan

5,609 SF \pm



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