

## KEY FEATURES

- ± 1.8 miles to I-40
- ± 7,298 SF situated on ± 2.16 acres, providing room for Potential Expansion
- Warehouse with 16'3" (clear) ceilings
- All Brick Construction
- 2 Dock Height Doors
- 3 Phase Power
- Rear driveway will accommodate a 53' trailers
- Price - \$1,150,000

FLEX / INDUSTRIAL

FOR SALE | \$1,150,000

## REGENCY DRIVE

4285 Regency Drive

Greensboro, NC 27410

This ±7,298 SF all-brick flex industrial, fully conditioned building includes ±3,240 SF of warehouse and is ideally located in the highly sought-after airport submarket with convenient access to I-40 and the Triad. Situated on ± 2.16 acres, the property features two dock height doors, three-phase power, and a rear driveway that can accommodate a 53' trailers. The warehouse offers clear heights of 16'3", with 14'4" at the ductwork and 18'4" at the roof decking, allowing for a variety of industrial uses.

Additional highlights include 15+ on-site front parking spaces, Duke Energy electrical service, and full city utilities (sewer and water). This property is an excellent choice for businesses seeking accessibility, flexibility, and visibility in a high-demand industrial corridor. Offered at \$1,150,000.

### LEARN MORE ABOUT THIS PROPERTY

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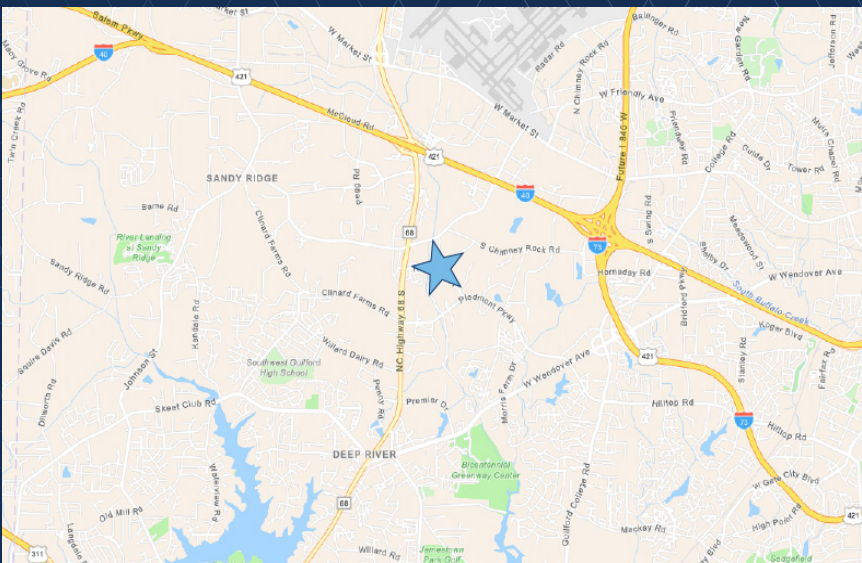
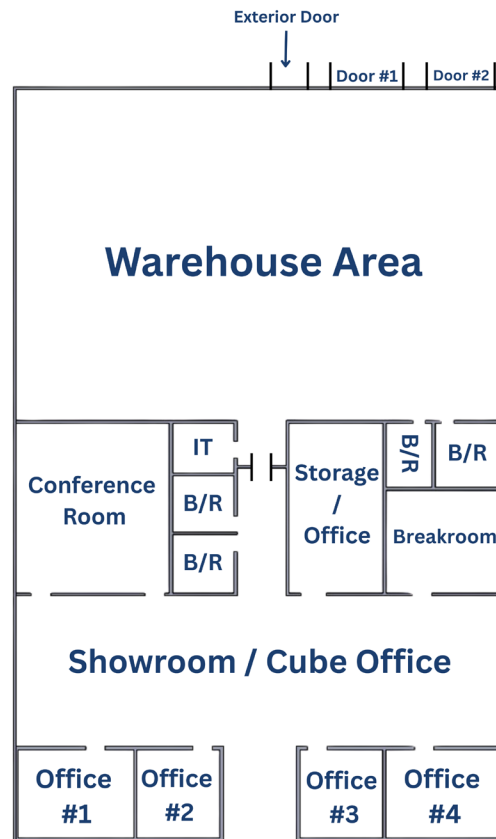






# REGENCY DRIVE

LOCATION					
Address	4285 Regency Dr.		City	Greensboro	
State	NC	Zip	27401	County	Body
PROPERTY DETAILS					
Property Type	Flex / Industrial	Avail SF ±	7,298	Warehouse SF ±	3,240
Dock Doors	2	Restrooms	4	Parking	15+
TAX INFORMATION					
Zoning	CU LI		Tax PIN	7814-72-7171	
PRICING					
Price	\$1,150,000		Price /SF	\$157.58	



## LOCATION FEATURES

- ± 1.8 miles to I-40
- ± 8.4 miles to Piedmont Triad International Airport
- ± 4.7 miles to The Regional Post Office
- ± 4.5 miles to FedEx Freight