



**±4.06 ACRE LIGHT INDUSTRIAL SITE  
FULLY GRADED WITH ALL UTILITIES**

**2511 GREENGATE DRIVE  
Greensboro, NC 27406**

## PROPERTY INFORMATION

Acreage: ±4.06 acres

Location: Greensboro, NC

Zoning: LI, Light Industrial

Proposed Use: Industrial Development

Frontage: Greengate Drive

Parcel Number: 7892399727

Lease Rate: Contact Broker for Pricing

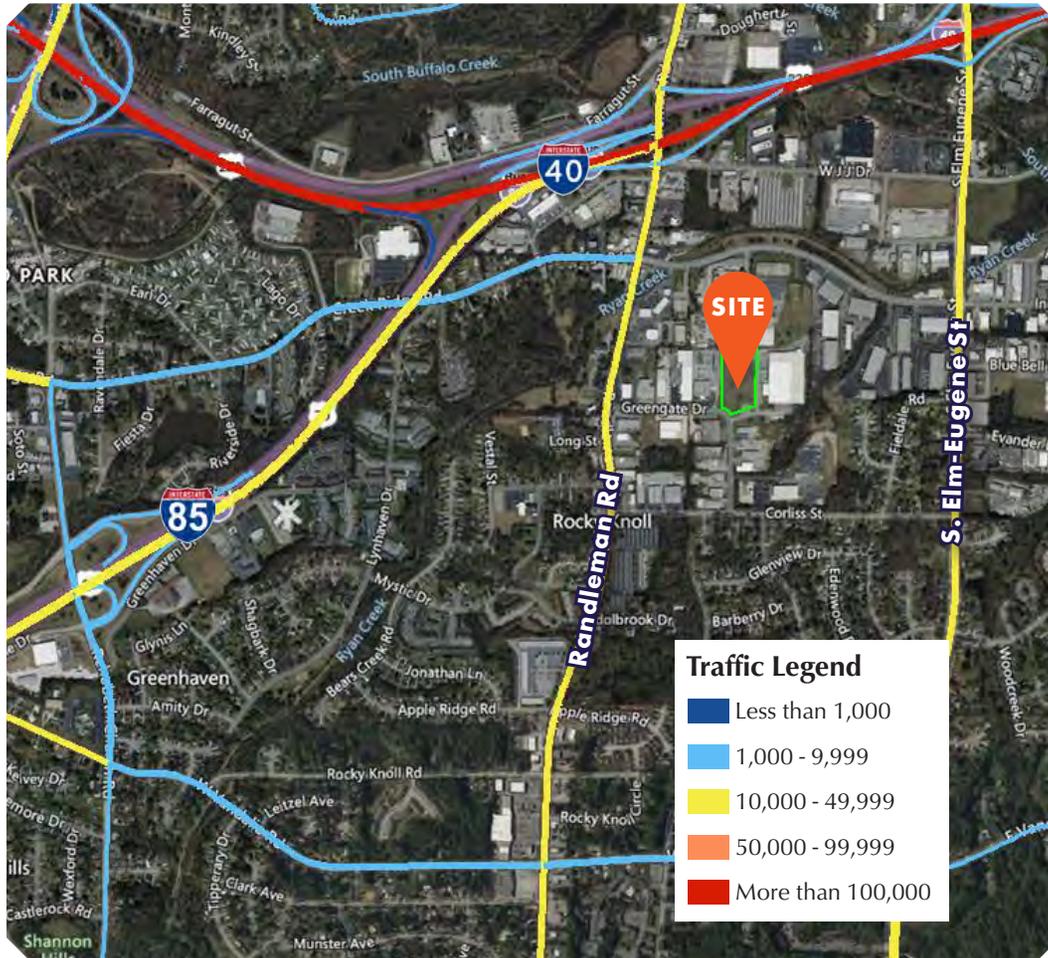


## HIGHLIGHTS

- Fully graded site with all utilities and curb cuts in place.
- Property is fully fenced in and shares gated entrance with 2601 Greengate Drive. A 50' cross-access easement is in place.
- Located less than 1.5 miles from I-40 & I-85, this site has easy access to central Greensboro and points beyond.
- Available for lease for industrial outdoor storage.



## Location Map



## LINKS

- [NC Railways Map](#)
- [Greensboro Economic Development](#)
- [Greensboro Development Services](#)
- [Greensboro Building Permits](#)
- [Park and Ride](#)
- [Public Transportation](#)
- [Greensboro Chamber of Commerce](#)

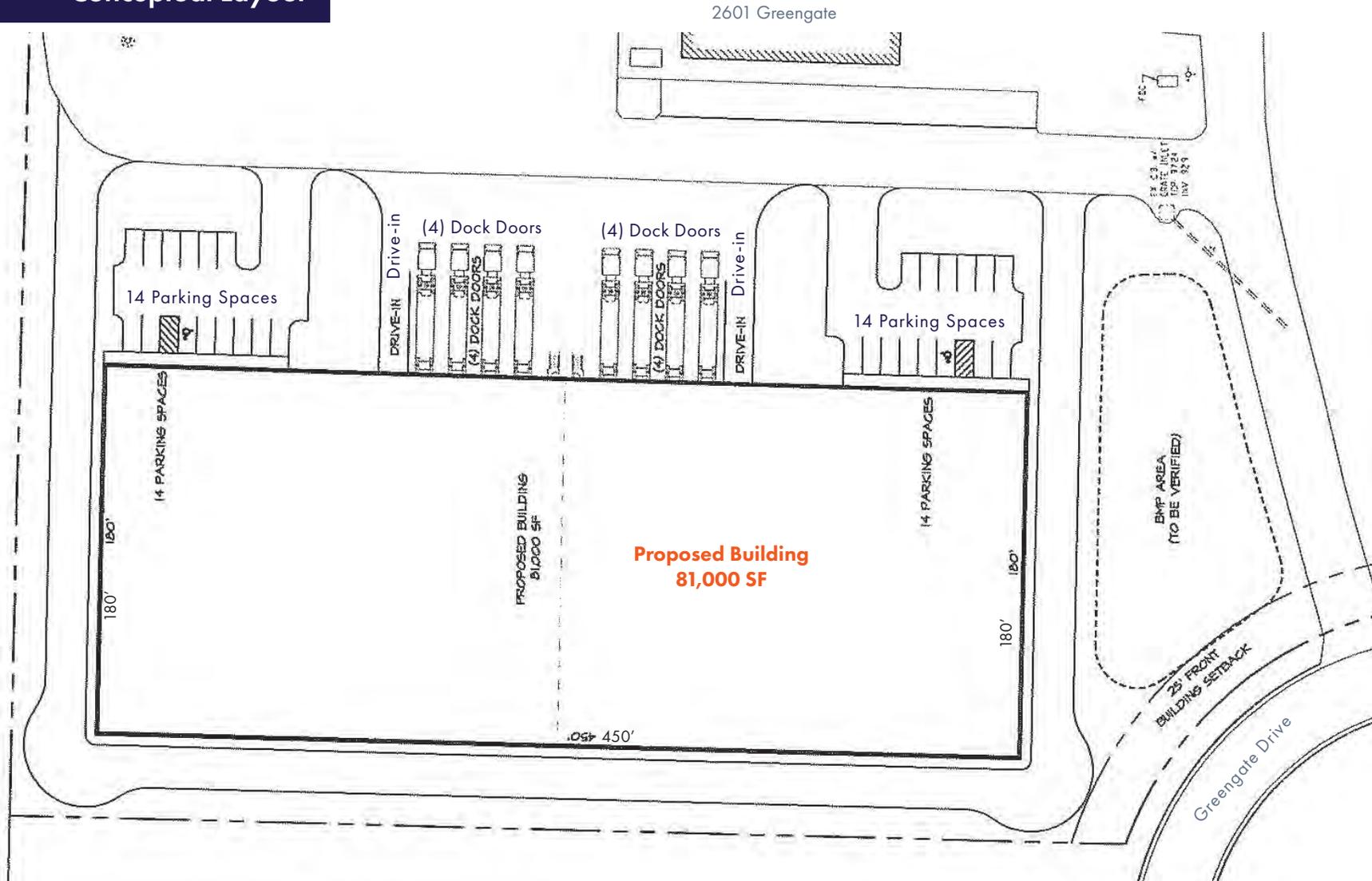
## EASE OF ACCESS

Interstate 40/85	1.5 miles
Interstate 73	3.6 miles
Interstate 74	11.3 miles

	2-Mile	5-Mile	10-Mile
Daytime Population	31,292	197,480	417,033
Workers	12,751	112,426	213,510
Residents	18,851	85,054	203,523

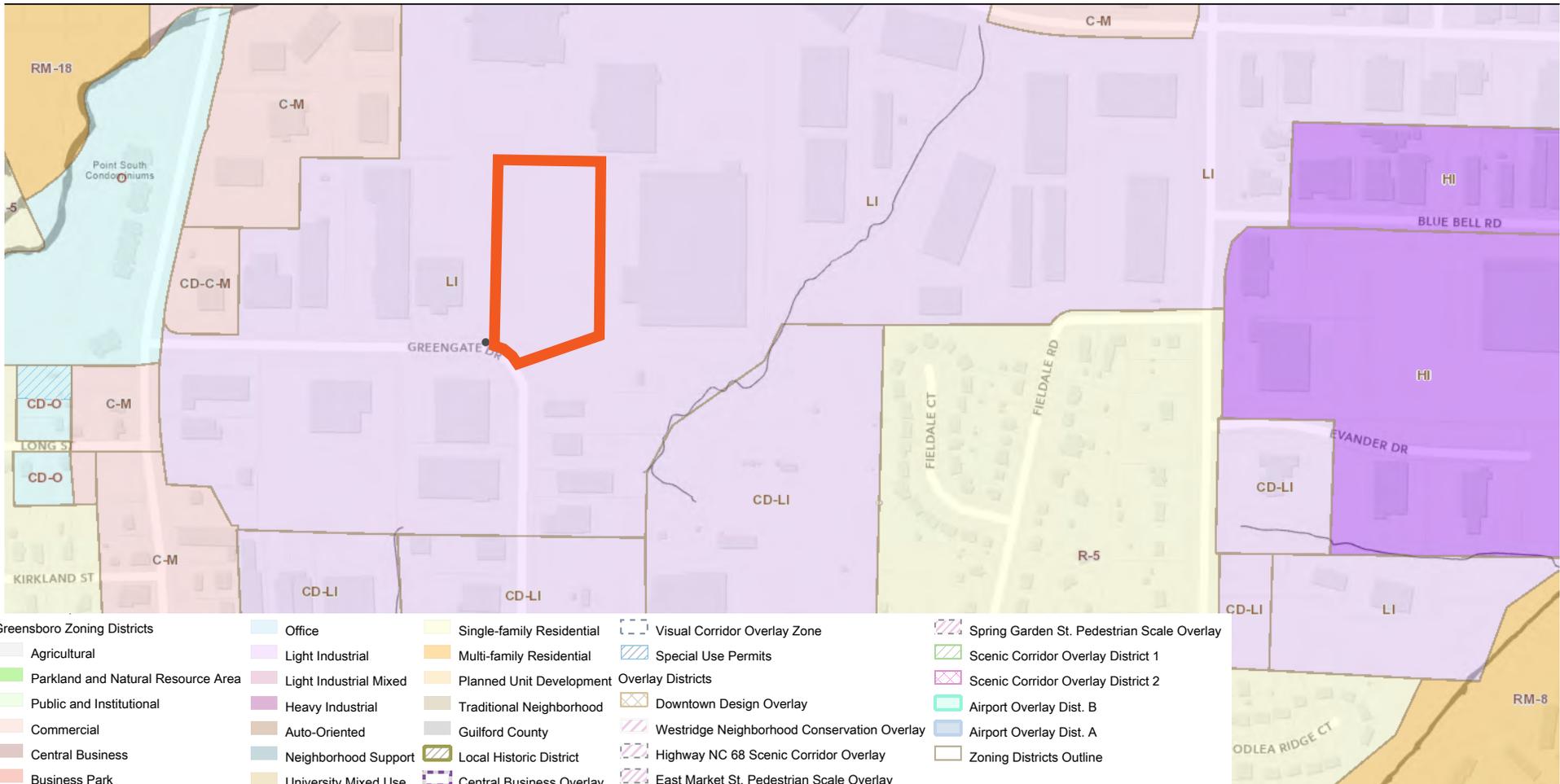


Conceptual Layout





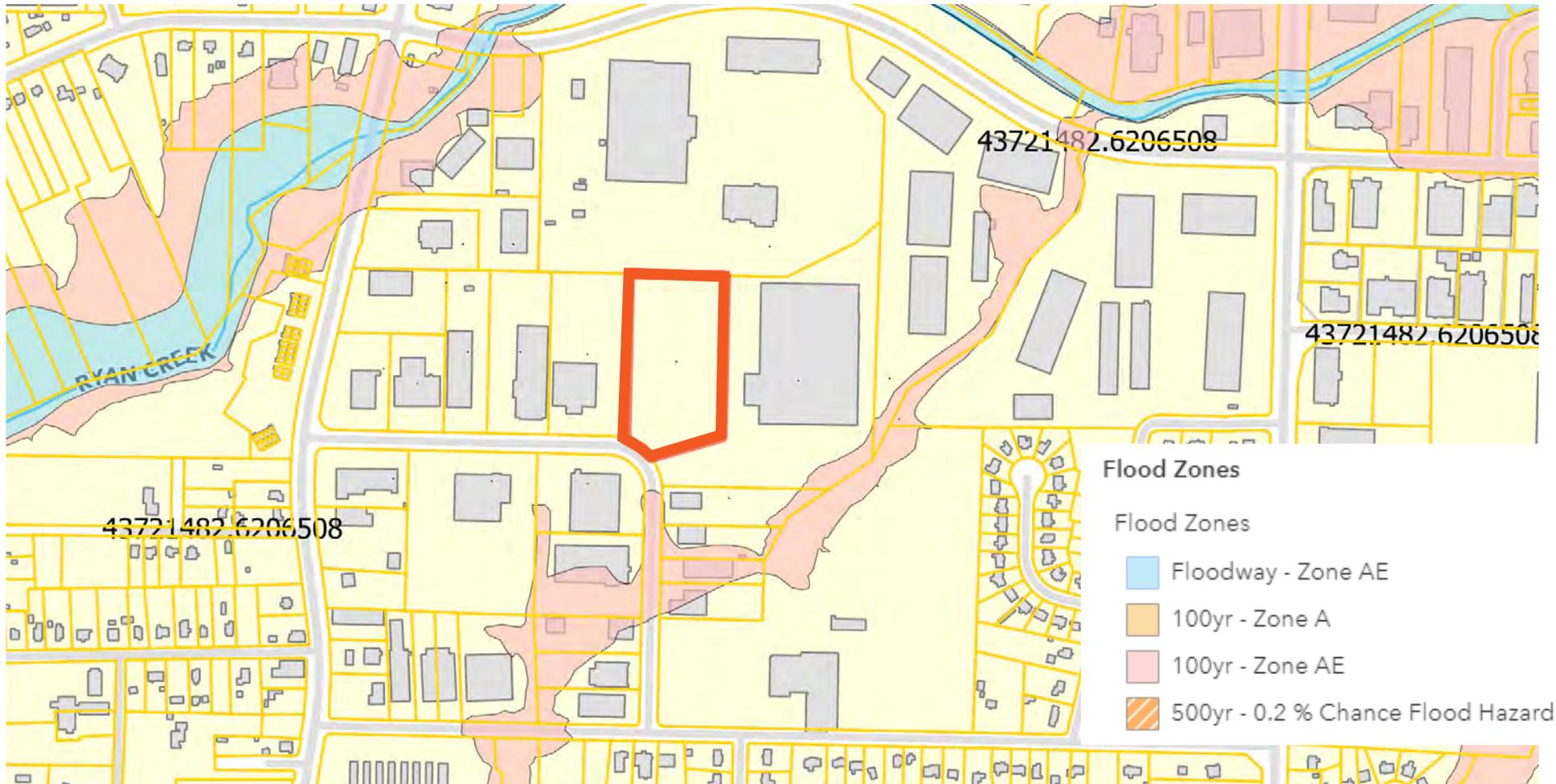
Zoning



Source: [City Of Greensboro Zoning Map](#)



Flood Zones



Source: [Guilford Co. GIS](#)



ACCESS INFORMATION



 HIGHWAYS

Interstate 40/85	1.5 Miles
Interstate 73	3.6 Miles
Interstate 74	11.3 Miles

 AIRPORTS

Piedmont Triad Int'l Airport	15 Miles
RDU Int' Airport	66 Miles
Charlotte Douglas Int'l Airport	94 Miles

 PORTS

Wilmington, NC	183 Miles
Morehead City, NC	226 Miles
Norfolk, VA	237 Miles
Charleston, SC	282 Miles



## GREENSBORO QUICK FACTS

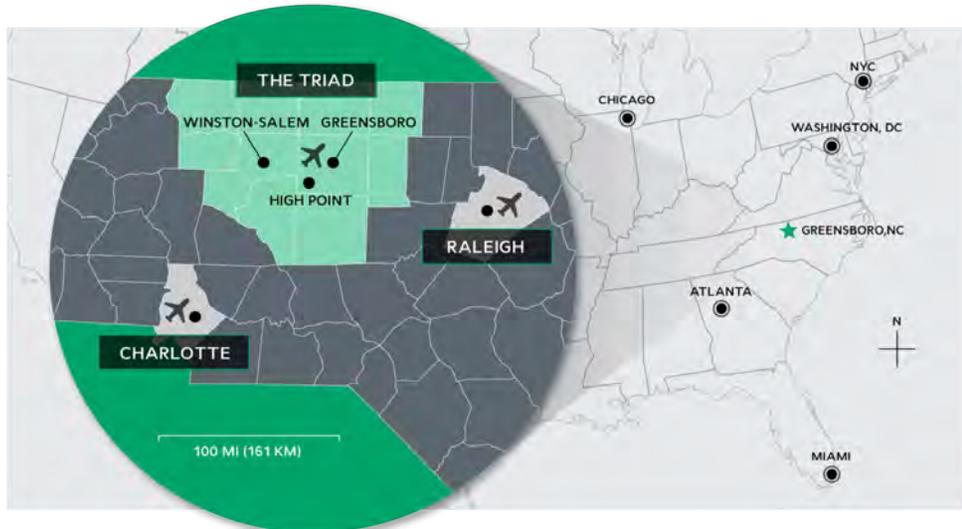
Greensboro isn't just growing - it's transforming into an urban powerhouse of economic development, educational opportunities and equitable change.

Greensboro's central location is within 650 miles of half the U.S. population. With Interstate 40 and Interstate 85 interchanging inside the city, it's easy to reach your destination no matter which direction you're going.

With a close proximity to major cities – less than 100 miles away from both Raleigh and Charlotte – multi-market access has never been easier.

Five major ports are accessible from Greensboro including Wilmington, NC; Morehead City; NC, Norfolk, VA; Charleston, SC; and Savannah, GA. Main line rail and an intermodal facility offer rail transport for both cargo and passengers.

A strong network of roadways, railways, and airports make it easy to access major markets.



# #2

NC County for Manufacturing Jobs

# 100k+

Employees in Region in Manufacturing

# Top 10

Southeast US Counties for Manufacturing Jobs

### Demographics

<b>Population</b>	301,197
<b>Median Age</b>	34
<b>Unemployment Rate</b>	4.3%
<b>Bachelors Degree or Higher</b>	41.46%
<b>Greensboro Land Area</b>	136.7 Sq Miles
<b>Owner-Occupied Housing Units</b>	55.2%
<b>Renter-Occupied Housing Units</b>	44.8%
<b>Median Household Income</b>	\$60,303
<b>Average Work Commute Time</b>	20 minutes

Sources: [greensboro-highpoint.com](https://greensboro-highpoint.com); [zoomprospector.com](https://zoomprospector.com); [greensboro.org](https://greensboro.org)

