

IOS For Lease

Colliers



1071 Boulder Rd
Greensboro, NC 27409

6,900 SF

±1 AC IOS Facility

Greg Gosselin

Vice President

+1 336 408 9726

greg.goesslin@colliers.com

Accelerating success.



1071 Boulder Rd | For Lease

Property Highlights



Balanced configuration of $\pm 2,700$ SF professional office/showroom and $\pm 4,200$ SF warehouse with 16' center clear heights



Zoning Advantage: Heavy Industrial (HI) designation allows for the most intensive industrial uses and broadens the future tenant pool



With 4 dock-high doors (one with a lift) and 2- 14 ft high Bays



Centrally located close to the Piedmont-Triad International Airport, between Greensboro and High Point

1071 Boulder Rd | For Lease

Property Profile



Features at a Glance

6,900 sf
Building size

±0.91 acres
Lot size

±4,200 sf
Warehouse Area

±2,700 sf
Office Area

±1,000 sf
Mezzanine Area

16'
Clear Height

(2) 14'
High-Bays

4
Dock High Doors

Concrete
Foundation

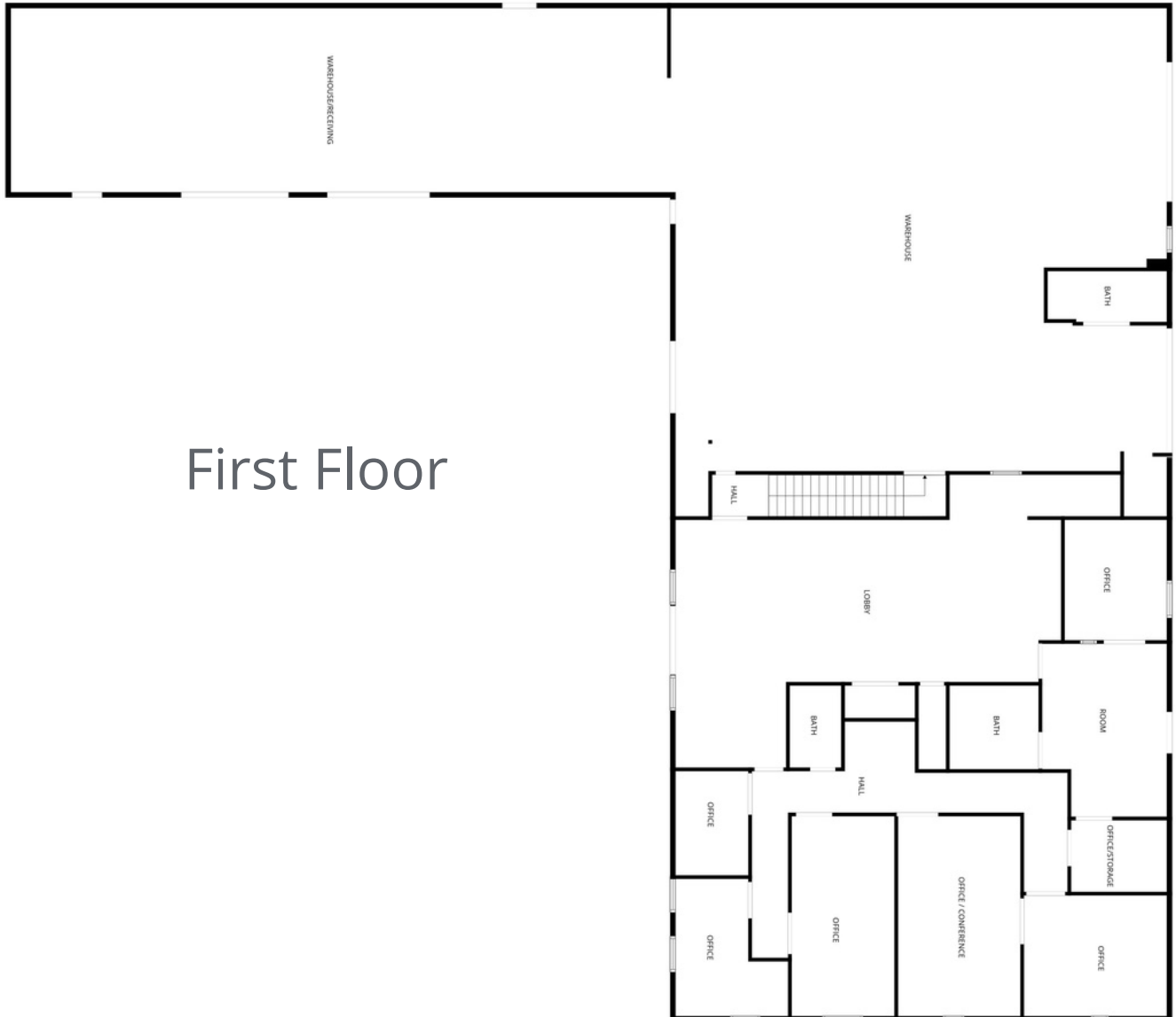
Metal
Roof

1979
Year Built

Metal
Exterior

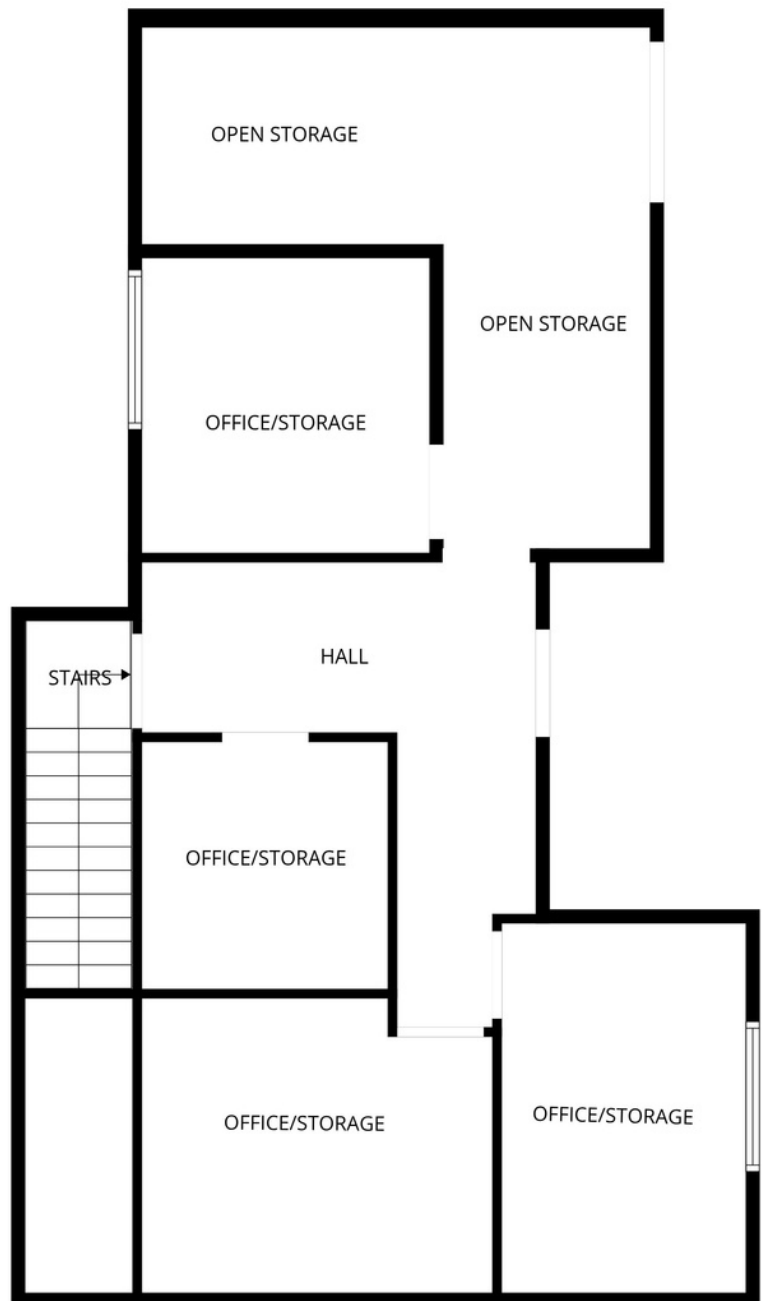
Floor Plan

First Floor



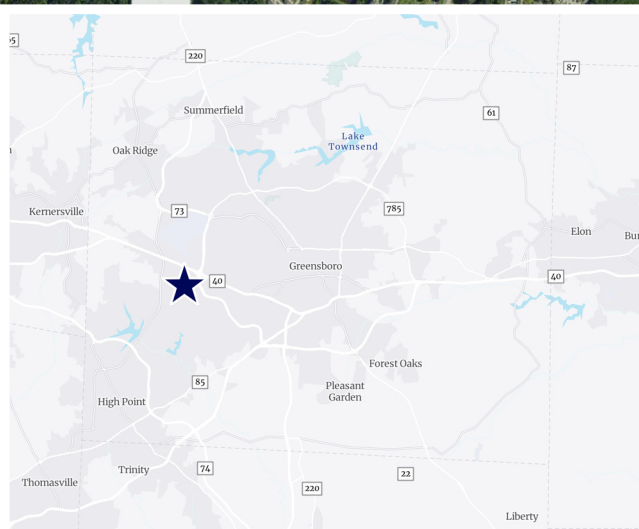
Floor Plan

Second Floor



1071 Boulder Rd | For Lease

Location & Access



DRIVING DISTANCE FROM PROPERTY



1.5
MILES



1.5
MILES



4
MILES



9.1
MILES



13.7
MILES

1071 Boulder Rd | For Lease

Property Gallery

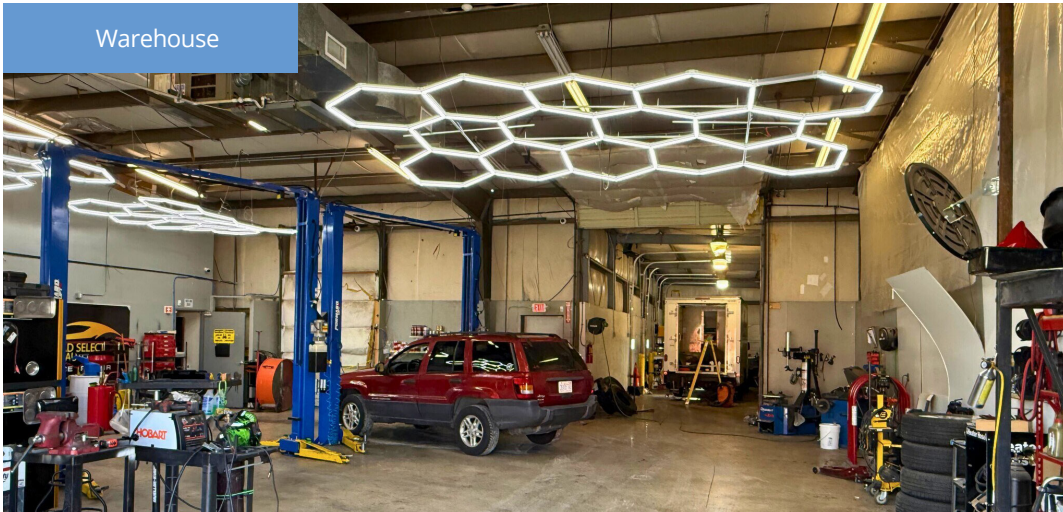
Metal Exterior



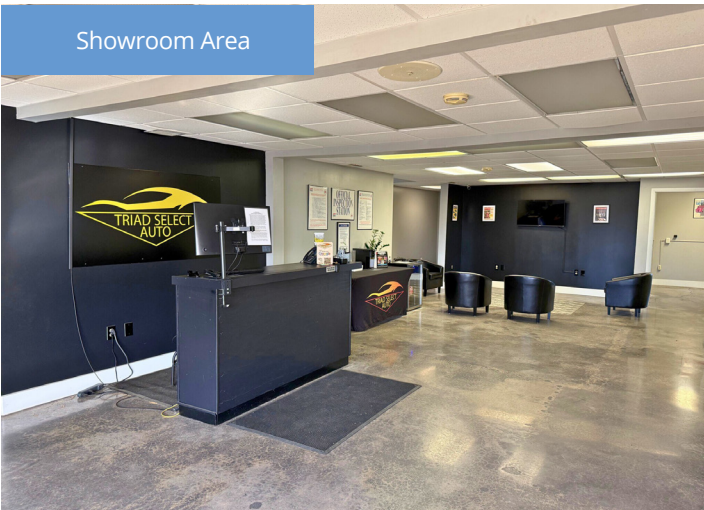
Loading



Warehouse



Showroom Area



Showroom Area





For More Information, Contact:

Greg Gosselin

Vice President
+1 336 408 9726
greg.goesslin@colliers.com

300 W. Summit Ave
Suite 200, Charlotte, NC 28203
P: +1 704 409 9933