IOS For Lease



1069 Boulder Rd
Greensboro, NC 27409

±9,250 SF

±3.5 AC Usable IOS

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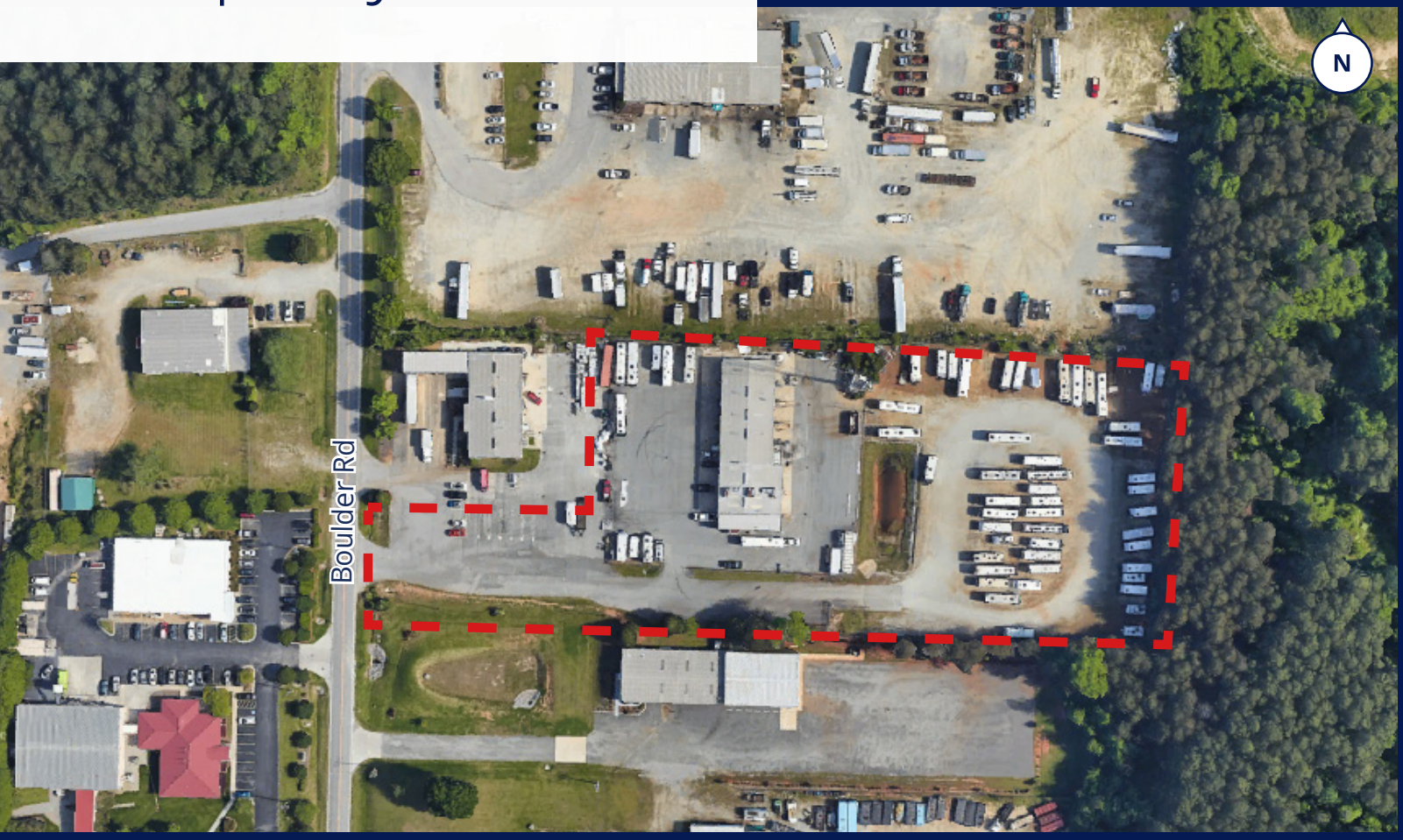


1069 Boulder Rd | For Lease

Property Highlights

- Balanced configuration of ±1,000 SF office and ±9,250 SF warehouse with ±3.5 acres of usable IOS
- Heavy Industrial (HI) designation allows for the most intensive industrial uses and broadens the future tenant pool
- Featuring 13 drive-in doors with a variety of door sizes, providing flexibility to accommodate a wide range of operations
- Centrally located close to the Piedmont-Triad International Airport, between Greensboro and High Point

Property Profile



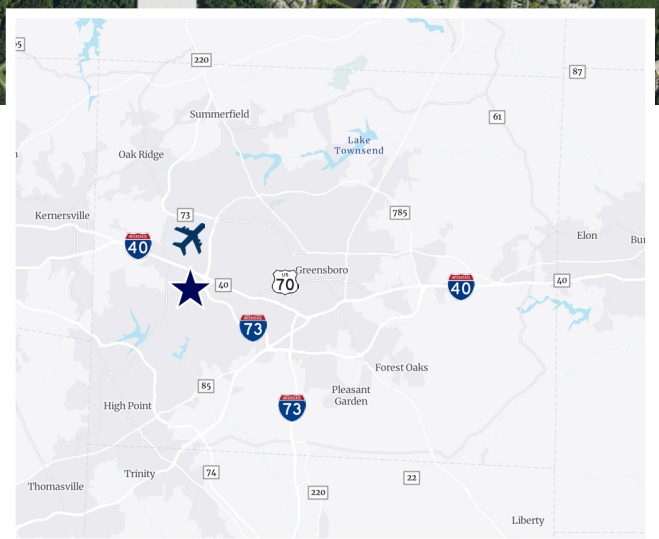
Features at a Glance

Building size:	±9,250 SF
IOS size:	±3.5 Usable IOS Acres
Office size:	±1,000 SF
Drive-in doors:	(8) 12′x16′ (1) 12′x14′ (1) 10′x12′ (2) 14′x14′ (1) 18′x16′
Security:	Fully fenced, gated, lit, partially paved and graveled
Equipment:	6 ton overhead crane



Location & Access





DRIVING DISTANCE FROM PROPERTY

- US 70 — 1.5 MILES
- INTERSTATE 73 — 1.5 MILES
- INTERSTATE 40 — 4 MILES
- 9.1 MILES
- 13.7 MILES

For More Information, Contact:

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