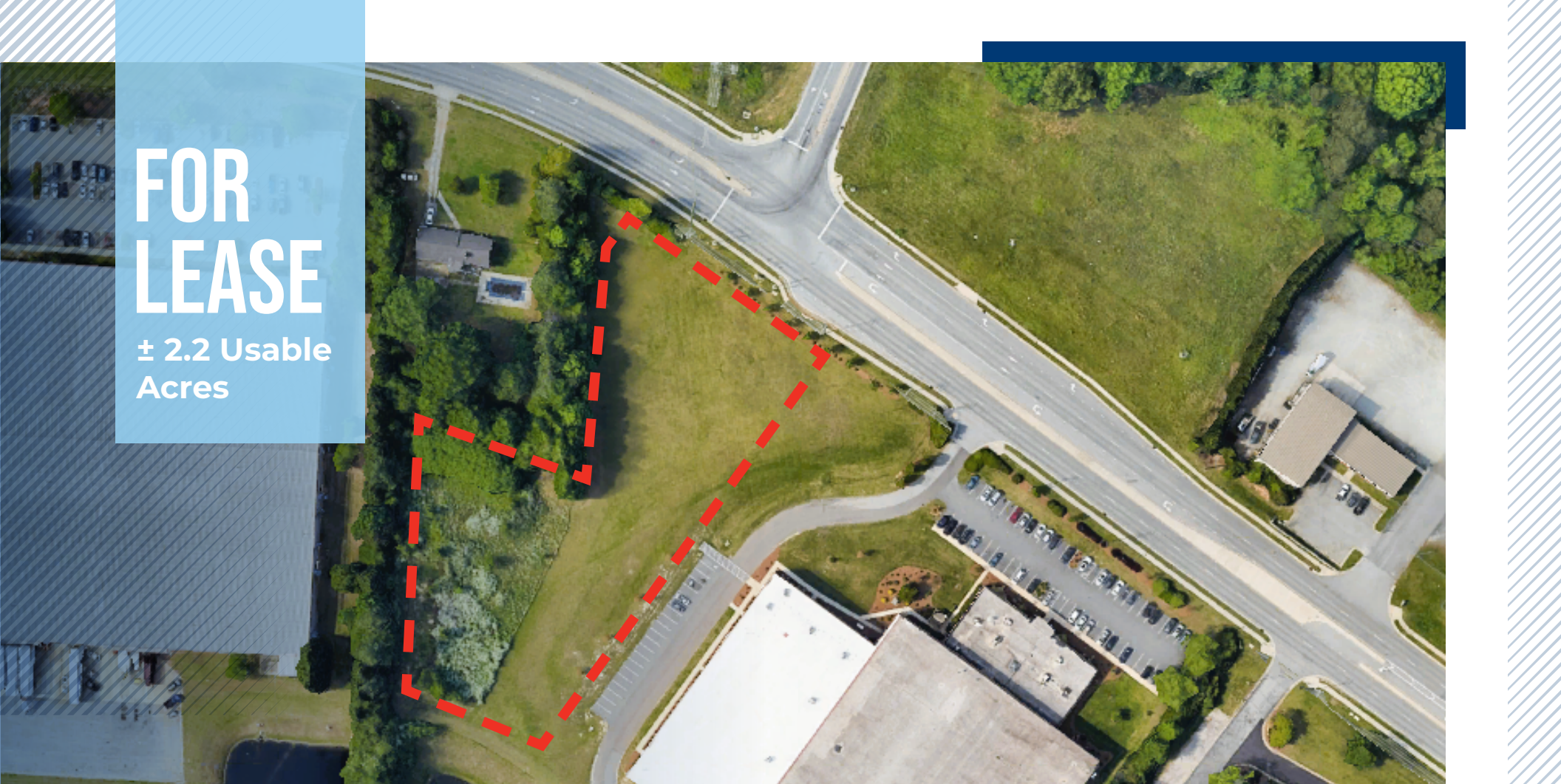




**FOR
LEASE**

± 2.2 Usable
Acres

IOS YARD

8765 W Market St
Greensboro, NC 27409



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PROPERTY OVERVIEW

Industrial Outdoor Storage Opportunity

- » Strategically located in Greensboro's core industrial submarket, 8765 W Market St offers a rare IOS (Industrial Outdoor Storage) opportunity within close proximity to major transportation infrastructure. The property sits less than 1.6 miles from I-40, approximately 5 miles from I-840, and just 9 miles from I-74, providing seamless access to regional and interstate distribution routes. Piedmont Triad International Airport is under 10 minutes away.

This site is ideally positioned for fleet storage, equipment laydown, contractor yards, or logistics-based users seeking secure outdoor space. With light industrial zoning and strong surrounding industrial activity, the property caters to a wide range of users and investment strategies.

Use	IOS Yard
Acreage	± 2.2 Acres
Zoning	LI
Lighting	Site Lighting
Security	Fully fenced, gated and lit
Features	• Newly developed • Graveled • Ability to add office trailer
Lease Rate	Contact Broker



IOS Yard

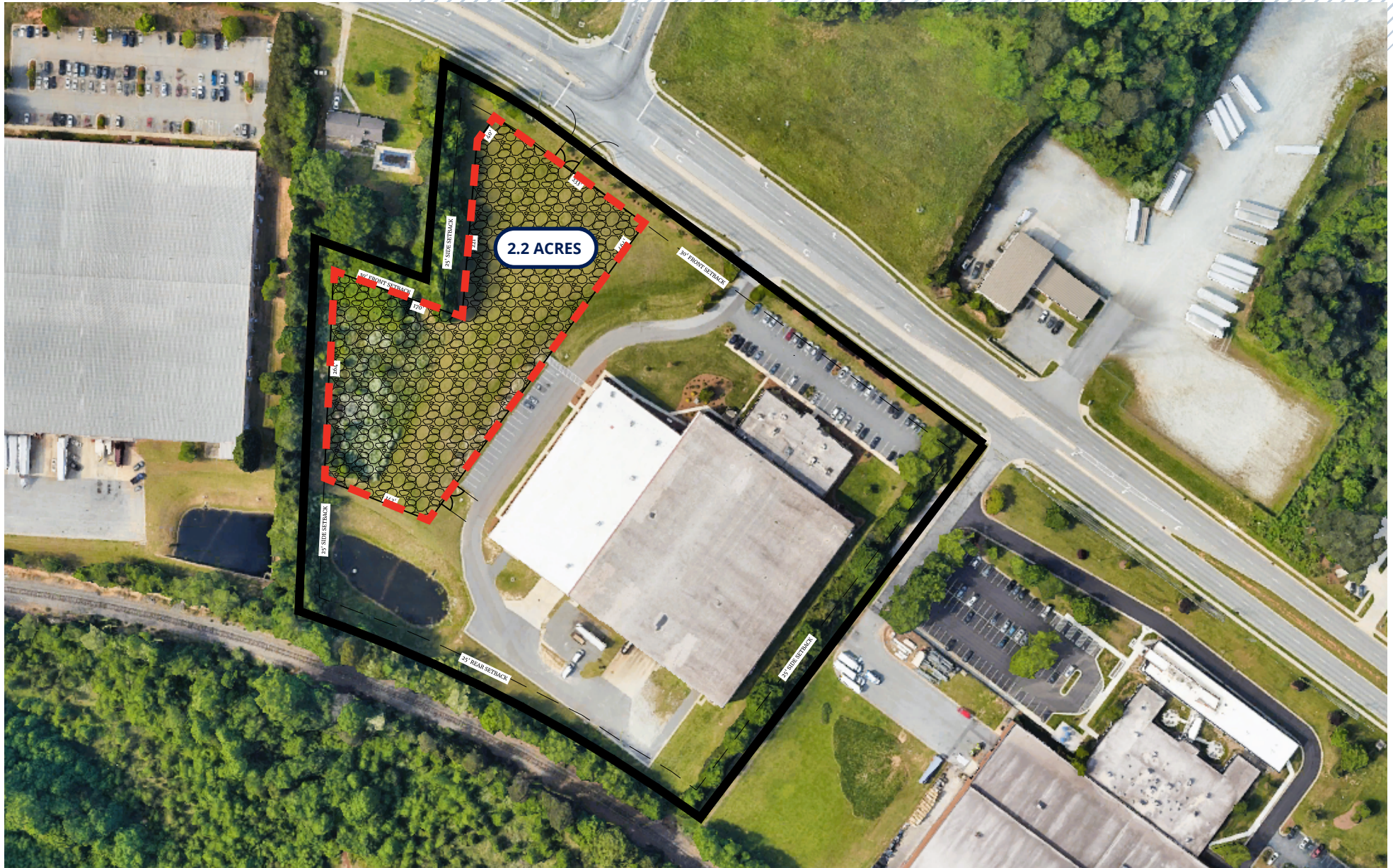


LI



Fully Fenced, Gated and Lit

SITE PLAN



SITE ACCESS



1.6 Miles



5.1 Miles



9.3 Miles

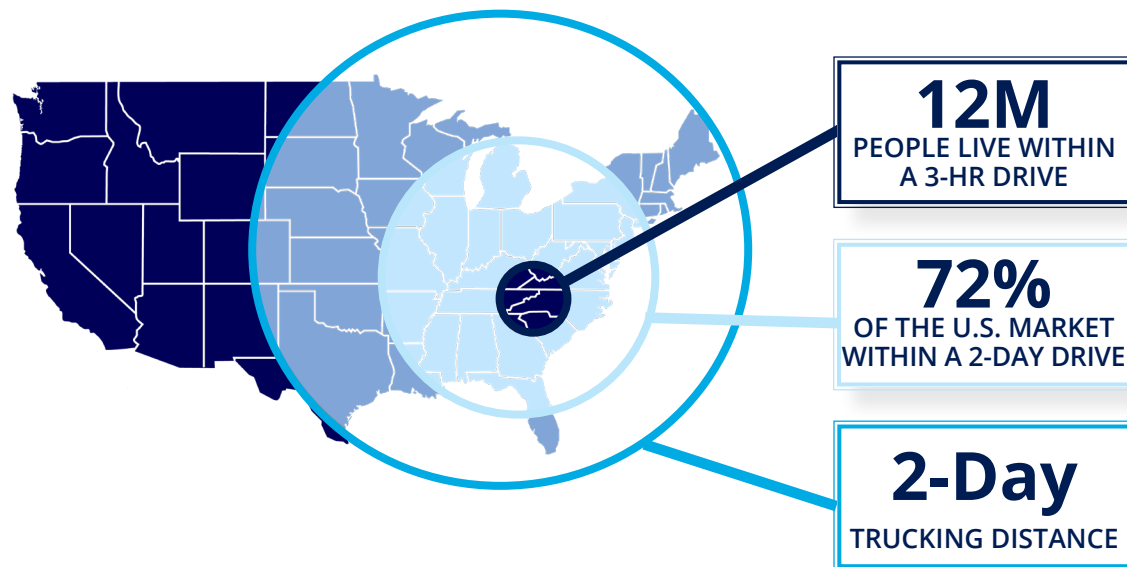


4.4 Miles



TRANSPORTATION

- Piedmont Triad International Airport's growth continues to take off with work going on for Boom Supersonics' 400,000-square-foot facility to build high-speed jets., and Honda Jet committing to build corporate jets on the site.
- Completion of the Greensboro Urban Loop will allow traffic to bypass Greensboro and improve congestion on existing Interstate 40, particularly along the section that includes I-40, I-85 Business and U.S. Routes 29, 70, 220 and 421.



Piedmont Triad Int'l Airport

280+ Daily Flights
14 Non-Stop Destinations
350 International Flights Per Year



Major Interstates

I-73
I-85
I-785
I-840
US 421



Trucking

72% of the U.S. population lives
within a 2-day drive



4 Major Ports within 285 miles

Port of Morehead City
Port of Norfolk
Port of Wilmington, NC
Port of Charleston, SC



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