

AVAILABLE FOR SUBLEASE

3711 ALLIANCE DRIVE

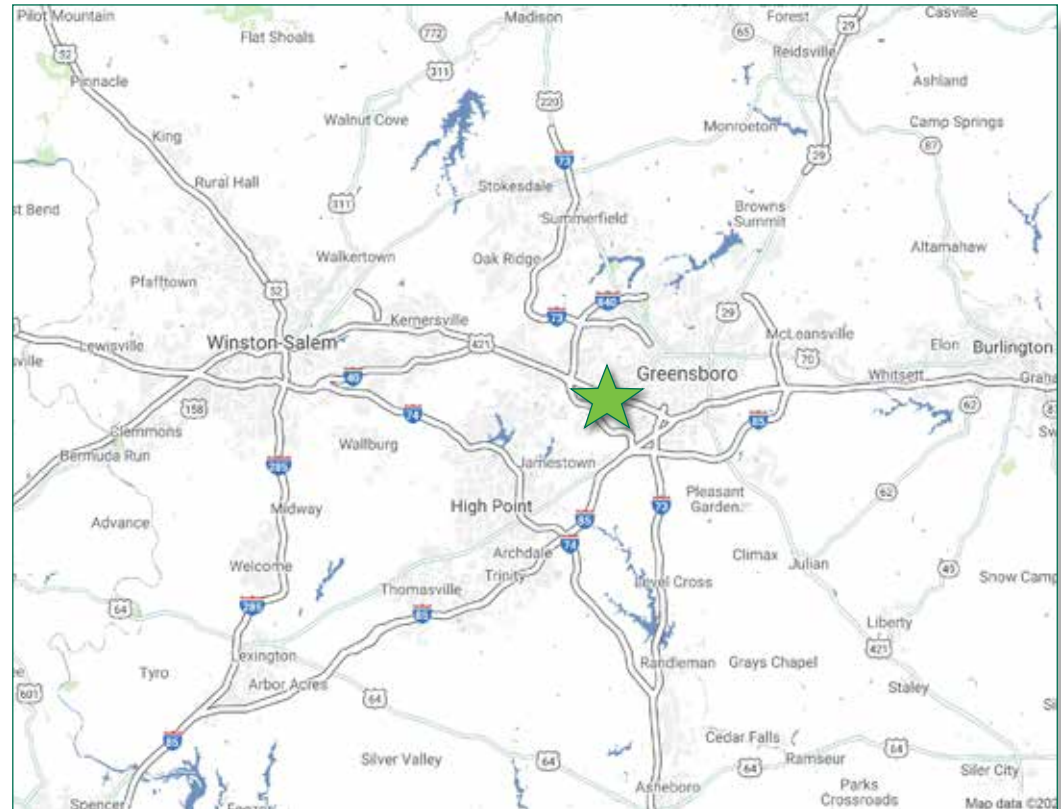
GREENSBORO, NORTH CAROLINA 27407



PROPERTY INFORMATION

FULL BUILDING OPPORTUNITY

- **Size:** 29,366 SF
- **Original Term:** Expires February 29, 2028
- **Lease Rate:** \$4.25/SF NNN
- **Acreage:** 1.55 Acres
- **Year Built:** 1981
- **Zoning:** Light Industrial
- **Ceiling Height:** +/- 16'-19'
- **Column Dimensions:** 27'x40'
- **Dock Doors:** Three (3) doors - 8'x10'
- **Drive-In Doors:** One (1) door - 12'x12'
- **Sprinkler:** 100% sprinklered
- Outside storage available
- Well maintained building
- Functional layout
- Good access to Interstate 40 via Wendover Avenue. Within minutes of Piedmont Triad International Airport.







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