

# SALE



## 405 POMONA DRIVE GREENSBORO, NC

OFFICE / WAREHOUSE BUILDING

35,223 SQUARE FEET ±  
- 18,764 SF ± OFFICE SPACE  
16,459 SF ± WAREHOUSE SPACE

BUILT IN 1978 AND WELL MAINTAINED

SPECIAL FEATURES INCLUDE:  
KEY CARD SECURITY ACCESS, COMPRESSED  
AIR LINES, 220 / PHASE 3 POWER, SPRINKLER  
SYSTEM, AND PARTIALLY AIR CONDITIONED  
WAREHOUSE SPACE (11,822 SF ±)

LOADING DOCKS INCLUDE:  
TWO DOCK HIGH AND ONE  
SUNKEN DRIVE IN DOOR

CURRENTLY 100% LEASED  
PROVIDING IMMEDIATE CASH FLOW

CONVENIENT LOCATION MINUTES  
FROM THE INTERSTATE AND AIRPORT

NESTLED ON 3.81 ACRES ±

ZONED LIGHT INDUSTRIAL

CEILING HEIGHTS INCLUDE:  
9' ± (OFFICE) AND 15' - 17' ± (WAREHOUSE)

CALL FOR DETAILS



445 DOLLEY MADISON ROAD / SUITE 400 / GREENSBORO, NC 27410 / 336-297-1000  
WWW.ESSAINC.COM

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# 405 Pomona Drive

## Floor Plan

