

Available For Sale or Lease  
**46,528 SF Industrial Building**  
 situated on **± 1.8 Acres**  
 Greensboro, North Carolina



## 2416 Randolph Ave.

Greensboro, North Carolina 27406

### Property Features

- Total SF: 46,528 ± SF  
 (Can be subdivided for smaller lease spaces)
  - 31,395 ± (Refrigerated)
  - 12,941 ± (Non-Refrigerated)
  - 2,192 Office
- ± 1.8 Acres
- Stainless steel ovens to be removed
- Rail adjacent to property
- Ample skilled, diverse workforce
- Zoned: HI (Heavy Industrial)
- 1600 AMP - 220 and 480 service
- Piedmont Triad International Airport (8 miles west)
- State, regional and local economic support
- Only minutes from I-40 and I-85
- Natural Gas Available
- City Utilities



### 2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	3,920	77,271	156,467
Households	1,499	29,158	61,523
Avg. HH Income	\$35,941	\$43,874	\$55,541

For more information, contact:

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**Sales Price: \$750,000**  
**Call for Lease Prices**

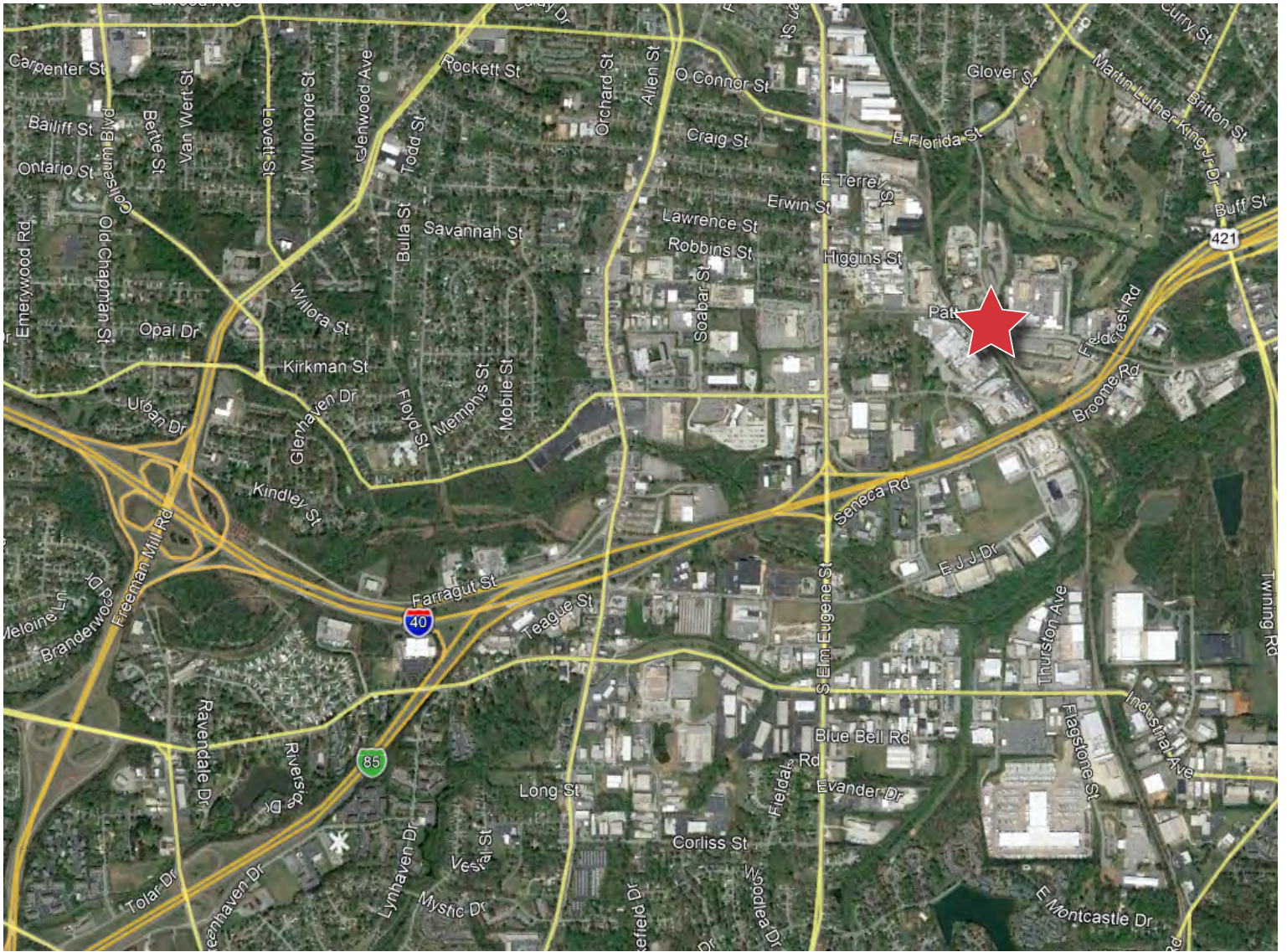
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 Greensboro, NC 27401

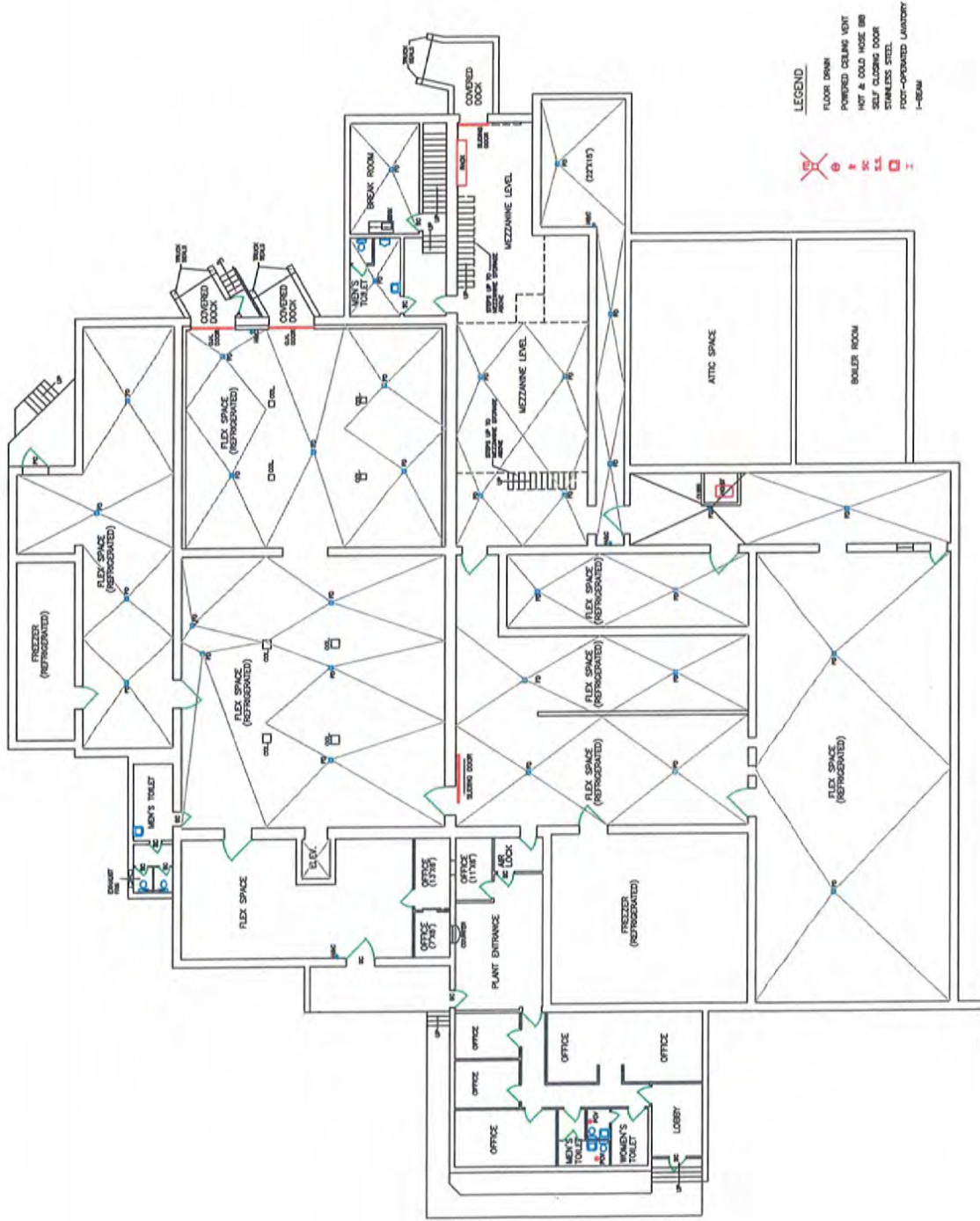
+1 336 373 0995

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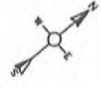






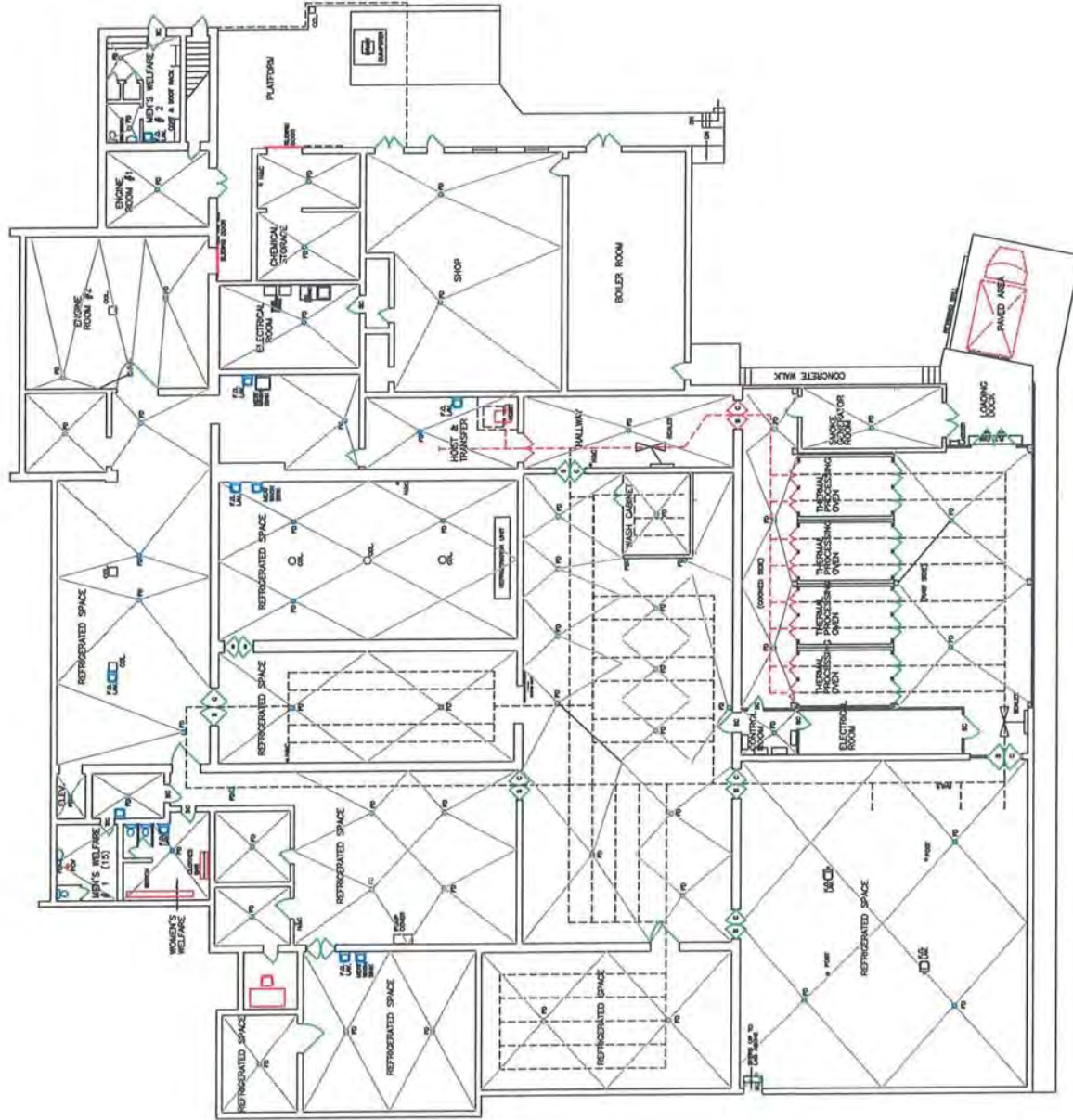


- LEGEND**
- FLOOR DRAIN
  - POWERED CEILING HOIST
  - HOT & COLD HOSE BIB
  - SELF-CLOSING DOOR
  - STAINLESS STEEL
  - FOOT-OPERATED LAVATORY
  - 1-8204



SECOND FLOOR LEVEL PLAN  
 PROCESSING FLOW PLAN - APRIL 14, 2011  
 SCALE: 1/8"=1'-0"

DATE	BY	SCALE	PROJECT NO.
			1-8204



**LEGEND**

- FLOOR DRAIN
- POURED CEILING VOFF
- HOT & COLD W.H.
- SELF-CLOSING DOOR
- EMERGENCY EXIT
- NON-UPGRADED LANDING



FIRST FLOOR LEVEL PLAN  
 PROCESSING FLOW PLAN - APRIL 14, 2011  
 SCALE: 1/8" = 1'-0"

NORTH CAROLINA UNIVERSITY OF AGRICULTURE AND MECHANICAL COLLEGE	
CURTIS PACKING COMPANY GREENSBORO, N.C.	
DATE	ISSUE
APRIL 14, 2011	1
PROJECT NO.	620B