

**NAI** Piedmont Triad

**OPPORTUNITY ZONE**



# **INVESTMENT OPPORTUNITY**

825, 827, 829, 831, 835 Goldsboro Street | 804, 806, 808, 810 Warehouse Street  
GREENSBORO, NORTH CAROLINA

# WAREHOUSE BUILDING PORTFOLIO

NAI Piedmont Triad is pleased to present a rare warehouse building portfolio, investment opportunity. The portfolio consists of (8) 9,800 SF warehouse buildings with one 0.57 acre lot, totaling  $\pm$ 76,800 SF located in an Opportunity Zone.

**EXCLUSIVELY LISTED BY**



**Dan Pierce, SIOR**

Broker

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# EXECUTIVE SUMMARY

## PROPERTY SUMMARY

Address	825, 827, 829, 831, 835 Goldsboro St. 804, 806, 808, 810 Warehouse St. Greensboro, NC 27409
Total SF	±76,800 SF
Portfolio	(8) ±9,600 SF Warehouse Buildings
Lot Size	5.3 Acres
Construction	Wood Frames, Wood Trusses, Plastic Roofs, Asbestos shingle siding wrapped in plastic siding
Tenancy	Stable
Ceiling Height	15'
Sprinkler	Dry Systems
Loading	Combination of Ground Level and Truck Height Doors (10'x10')
Floors	Concrete
Cap Rate	9.2%
Sales Price:	<b>\$990,000</b>

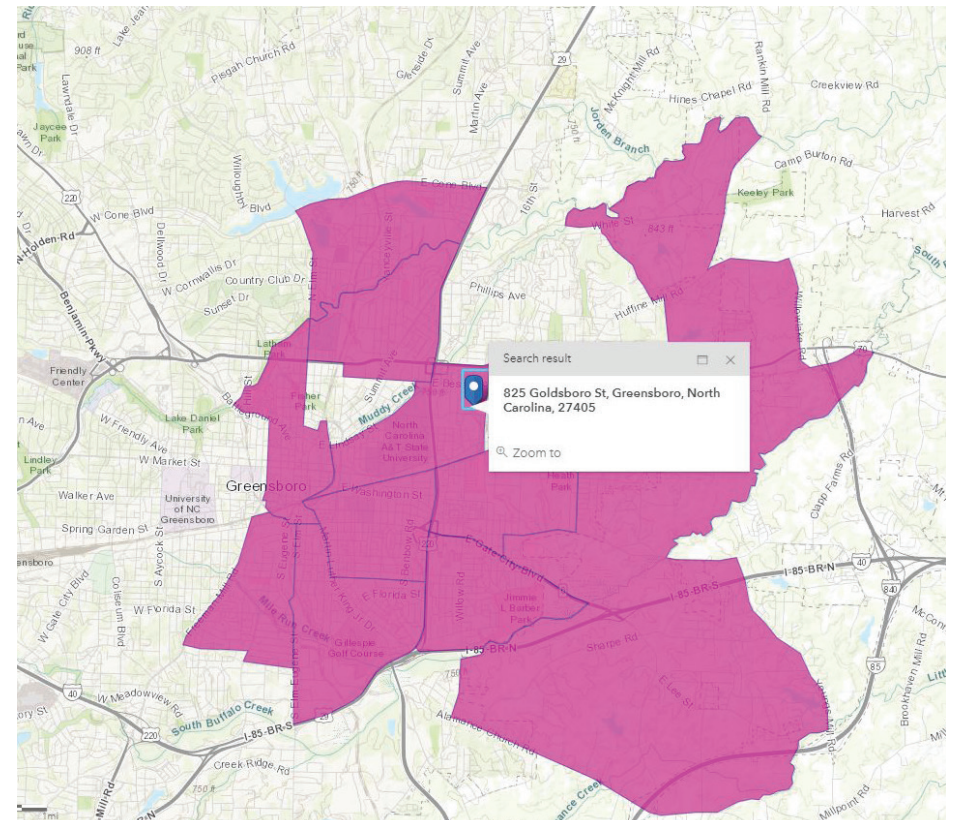


## LOCATED IN AN OPPORTUNITY ZONE

Opportunity Zones are census tracts, consisting primarily of economically distressed communities, where new private investments may be eligible for preferential tax treatment under certain conditions.

The Opportunity Zone program, created as part of the federal Tax Cuts and Jobs Act of 2017, allows investors to defer, reduce, or eliminate unrealized capital gains if they reinvest them in designated zones.

There are 10 low-income census tracts in Greensboro that have been approved by the US Treasury Department as Qualified Opportunity Zones (QOZ's).



# GOLDSBORO STREET BUILDINGS



**825 Goldsboro Street**



**827 Goldsboro Street**



**829 Goldsboro Street (Demolished - 0.57 Acre Lot)**



**835 Goldsboro Street**

# WAREHOUSE STREET BUILDINGS



**804 Warehouse Street**



**806 Warehouse Street**



**808 Warehouse Street**



**810 Warehouse Street**

# LOCATION OVERVIEW



# LOCATION OVERVIEW



# LOCATION OVERVIEW

