

# Specialty Use / Flex / Fitness / Warehouse For Lease

**Prime Location:**

**1105-1119 Coliseum Blvd. Greensboro, NC**



## Features of Property:

- +/-2,200 sf flex: warehouse/ office/creative/fitness
- Direct proximity to Greensboro Coliseum, Hwys, Steel Hands, Chapman St. , & UNCG
- Tall ceilings
- Concrete floors

**For Lease: \$1,750 per month**  
(modified gross lease)

**Jeffrey Yetter,**  
**CCIM, LEED AP**

**336-497-1444**

515-C South Elm St  
Greensboro, NC 27406

[jeff@ironhillinvestments.com](mailto:jeff@ironhillinvestments.com)

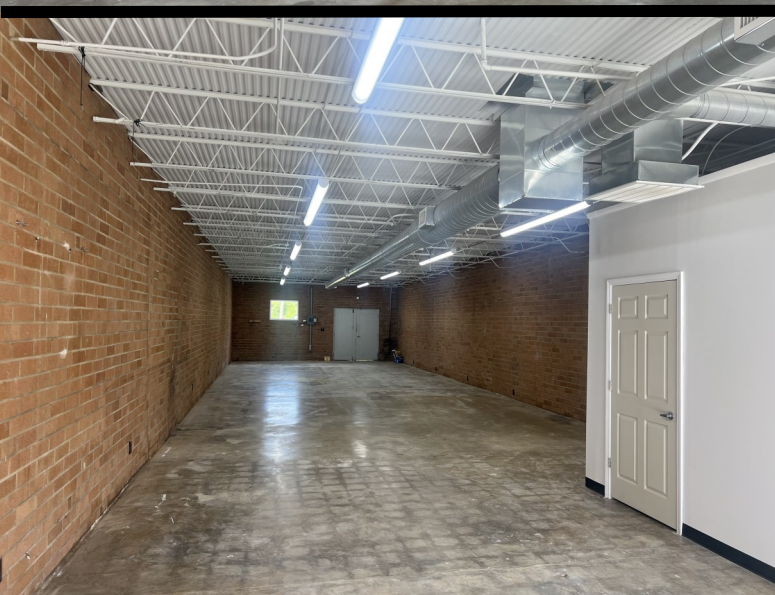


**Commercial Real Estate - Brokerage - Consulting - Development**



# Specialty Use / Flex / Fitness / Warehouse For Lease

**Prime Location:**  
**1105-1119 Coliseum Blvd. Greensboro, NC**



**Commercial Real Estate - Brokerage - Consulting - Development**

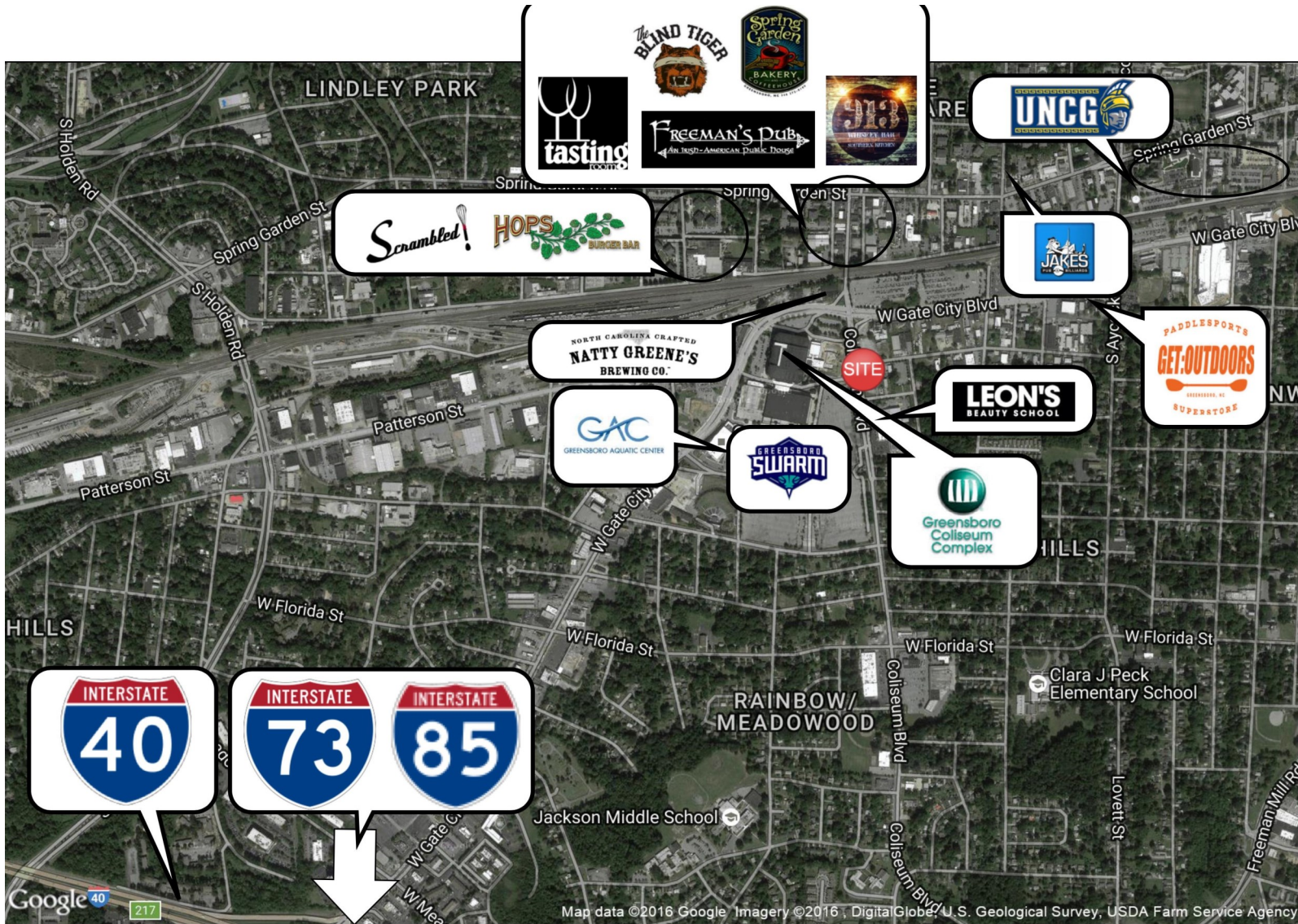
Information furnished regarding the aforementioned property was from sources deemed reliable. No warranties or guarantees are expressed or implied as to the accuracy thereof



# Specialty Use / Flex / Fitness / Warehouse For Lease

Prime Location:

**1105-1119 Coliseum Blvd. Greensboro, NC**



- Full access median break with two “hard corners”
- Located directly next to the Greensboro Coliseum (+/- 1,100 annual events)
- Close Proximity to Interstate 40 & 85, Hwy 220 & 29
- +/- 1.5 miles to UNCG

**Commercial Real Estate - Brokerage - Consulting - Development**