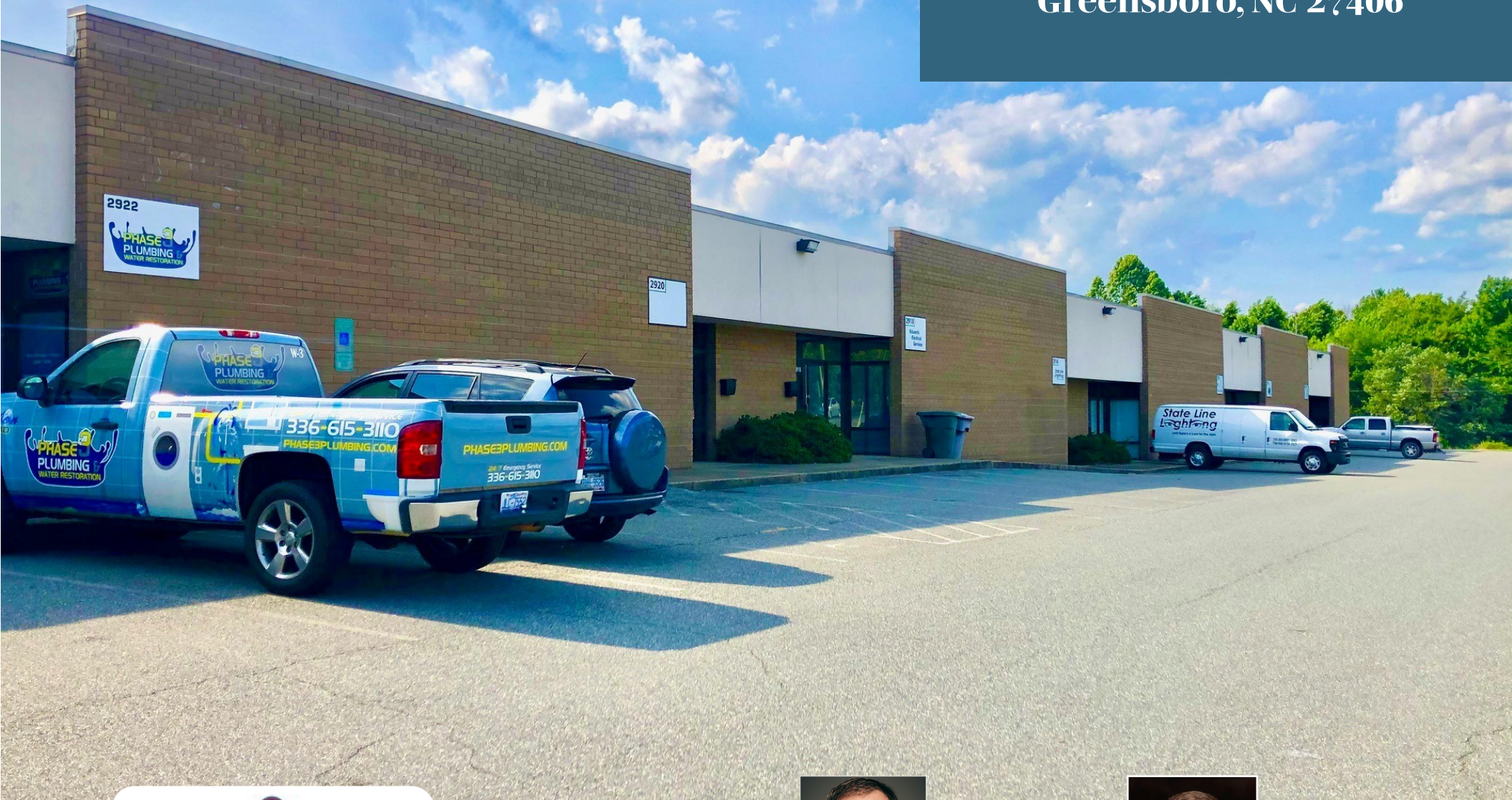


FLEX FOR LEASE  
**2924 Baltic Avenue**  
**Greensboro, NC 27406**



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771



Wes Vogel, Broker  
wvogel@bipinc.com  
P: 336-541-5520  
C: 336-312-0168



Brian Burnham, Broker  
bburnham@bipinc.com  
P: 336-541-5522  
C: 336-362-5612

# 2924 Baltic Avenue Greensboro, NC 27406

## Property Features

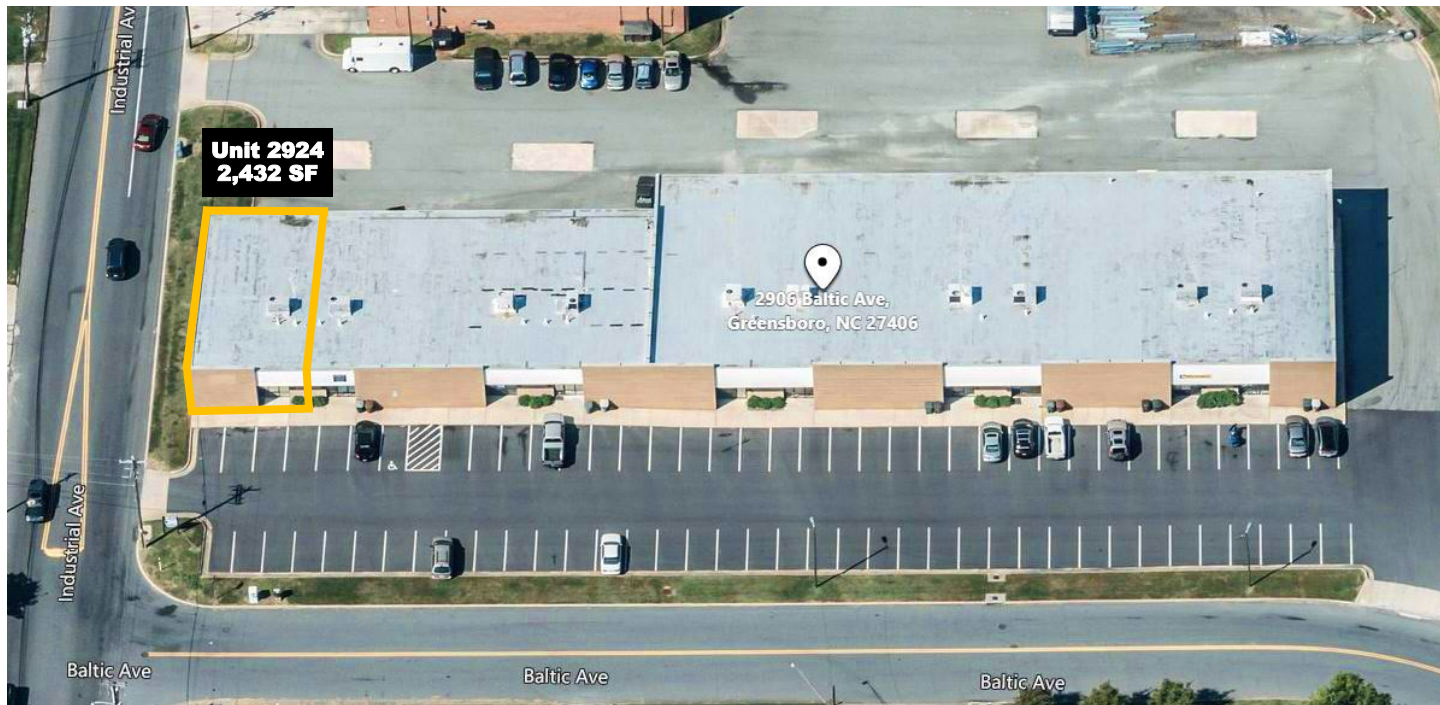
- Industrial/Flex Park
- Flex spaces with functional Office areas
- Ceiling Height: Up to 14'
- Dock High Warehouse Doors
- Located near S. Elm Eugene Street and Industrial Avenue
- Easy access to I-40, I-85, US-29 and I-73 (Urban Loop)
- Close proximity to Downtown Greensboro

## Location

- The site can be accessed easily from I-40/85, US-29 and I-73
- Nearby businesses include: UPS Customer Center, Big Tex Trailer World, Southeastern Furniture, Alro Metals, United Metal Finishing, Brady Trane and VF Jeanswear

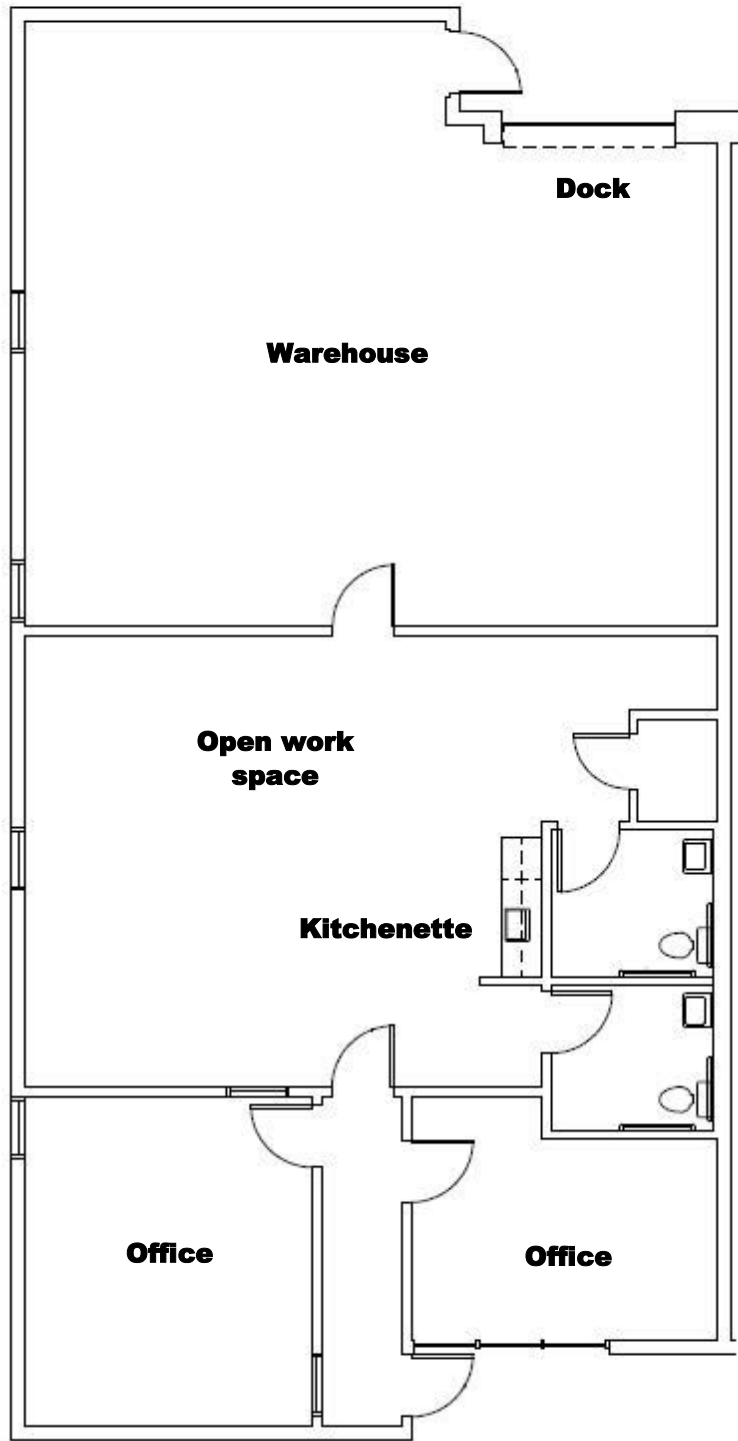
## Potential Uses

- Sales Center
- Light Industrial/ Warehouse





*Work space/Additional warehouse area*



### 2023 POPULATION



2 Mile	5 Miles	10 Miles
29,633	146,114	363,712

### AVERAGE HH INCOME

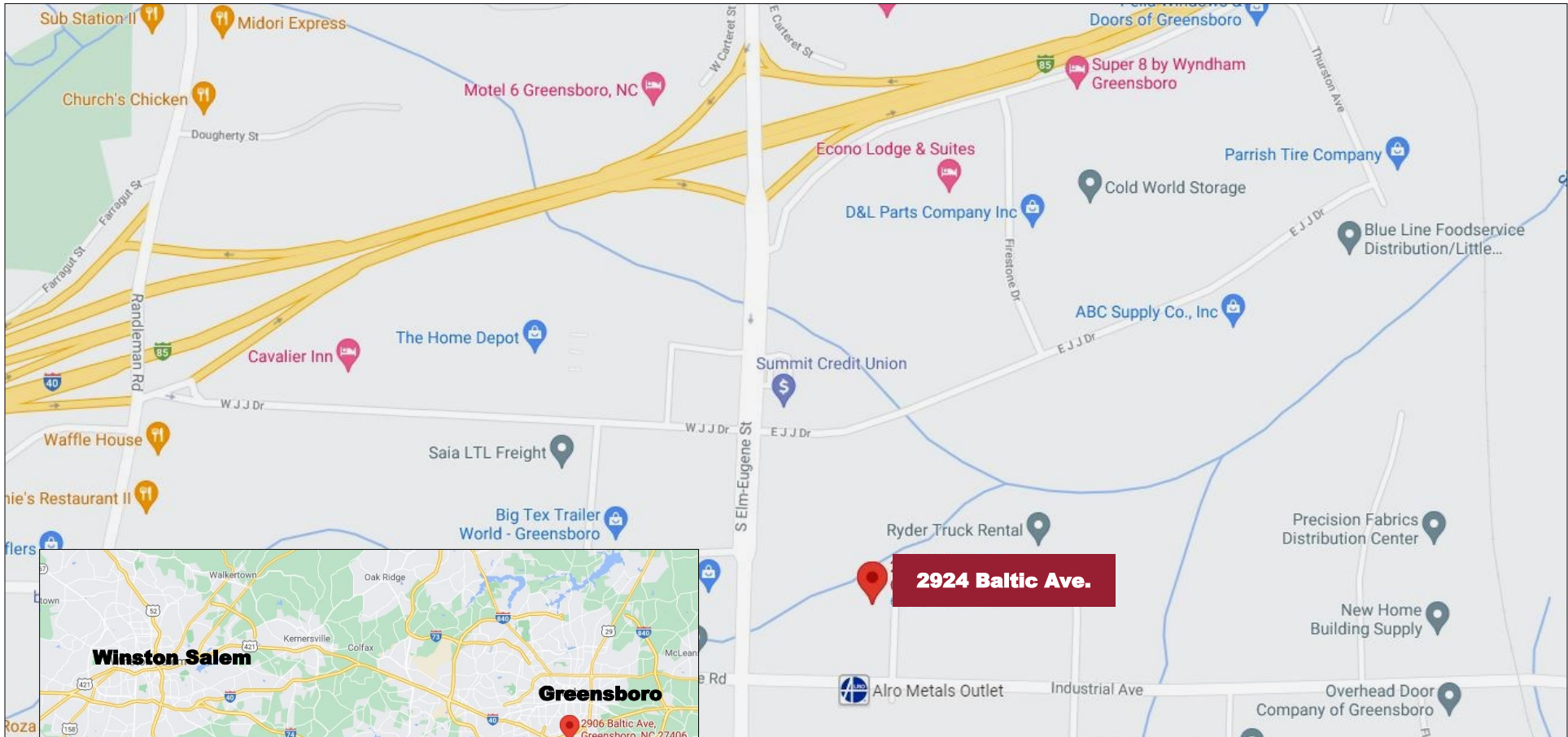


2 Mile	5 Miles	10 Miles
\$50,875	\$61,119	\$73,807

### TRAFFIC



I-40 and I-85
140,036 vehicles per day



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.