



KEY FEATURES

- Suite B: ±7,000 SF
- 1 Dock High Door
- 1 Drive-In Door 12'x12'
- Multiple HVAC Zones
- Installed Security & Firearm System
- Break Room with Kitchen
- 18' Ceilings
- \$9.75 per SF NNN
- Sublease through 6/2028
(Potential for a Direct Deal)

FLEX SPACE

FOR LEASE | \$9.75 NNN

9 OAK BRANCH STREET

9 Oak Branch Street
Greensboro, NC 27407

Great flexible use space on a quiet street near bustling Wendover area! This ±14,000 clean brick building offers ±18' ceilings, concrete flooring with multiple dock high doors, and ±8,622 SF office space.

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE, CCIM

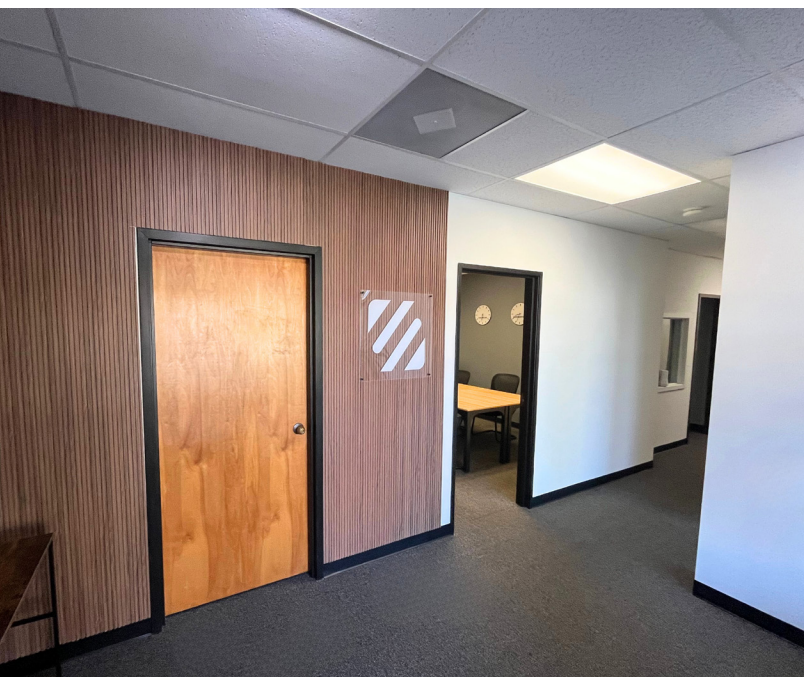
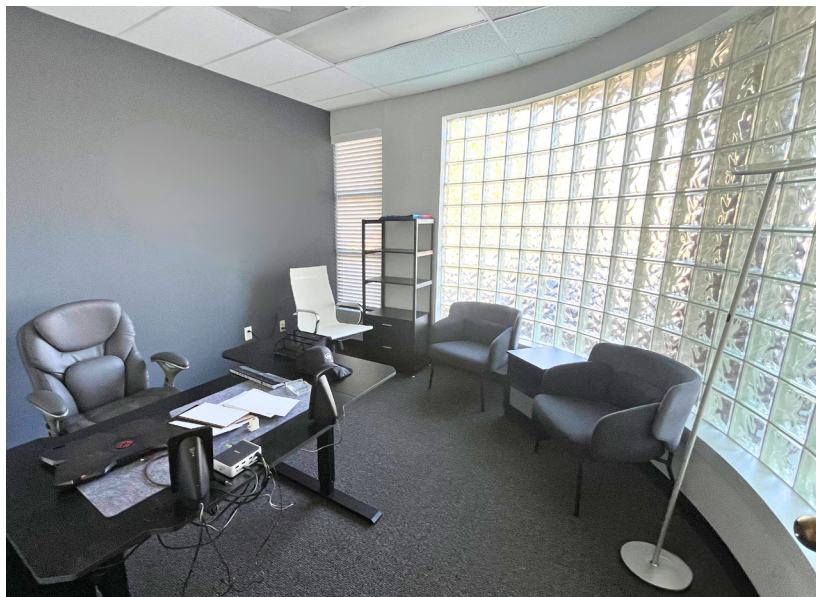
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STEVE VALLOS

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9 OAK BRANCH DRIVE

PROPERTY DETAILS

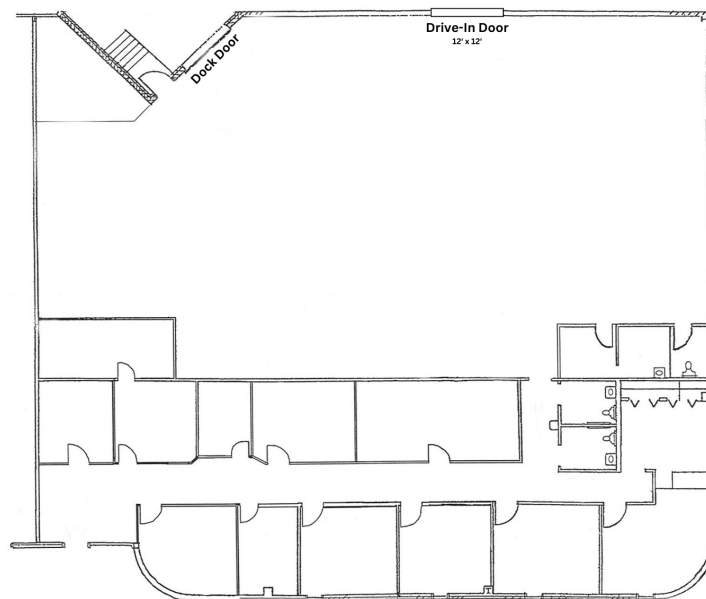
Property Type	Flex	Avail SF ±	7,000	Ceiling Height ±	18'
Year Built	1993	Docks ±	1	Bldg Exterior	Masonry
Acres ±	1.95	Parking ±	Ample	Floors ±	1
County	Guilford			Zoning	CP
Heating/Air	Yes - Multiple Units			Drive-In ±	1 (12'x12')

SUITE DETAILS

Suite B	<ul style="list-style-type: none"> - 7,000 SF Total - 3,000 SF Office - 4,000 SF Warehouse
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PRICING & TERMS

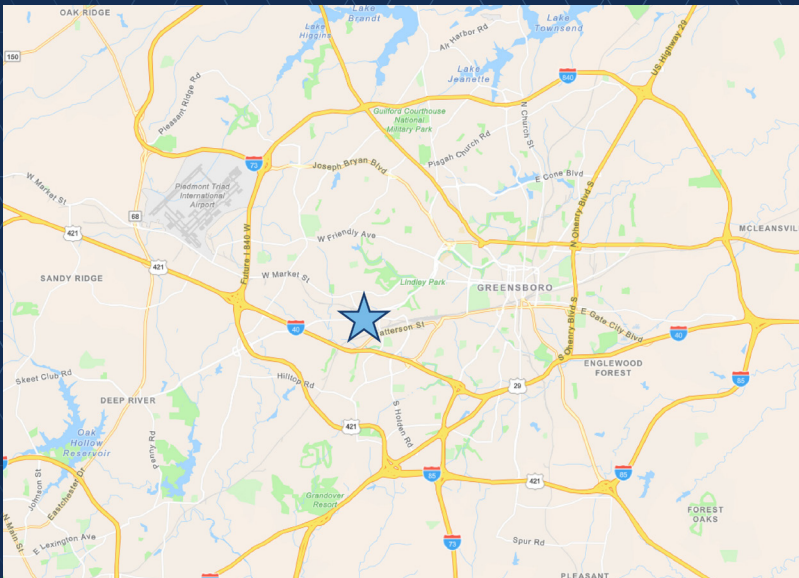
Lease Rt/SF	\$9.75	Lease Type	NNN
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**9 B Oak Branch
Greensboro, NC
±7,000 SF**

FLEX SPACE

FOR LEASE | \$9.75 NNN



LOCATION FEATURES

- ±0.4 miles to W Wendover Avenue
- W Wendover Avenue (35,500 AADT)
- ±10.3 miles to PTI Airport