

Development Opportunity
18.7 ± Acres near
PTI Airport - I-40, I-73



SITE

Metals Dr. & W. Gate City Blvd. (Land)

Greensboro, North Carolina 27407

NAI Piedmont Triad

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For Sale Metals Dr. And W. Gate City Blvd. (Land) Greensboro, NC 27407

- 18.7 +/- acres of developable land For Sale
- Commercial Zoning 17.62 +/- acres (LI), 1.09 acres +/- (HB)
- Utilities in place (Duke Energy, Piedmont Natural Gas), City of Greensboro Water and Sewer
- Norfolk Southern direct rail access (can be re-activated)
- Rare development opportunity in the heart of the Triad
- Close proximity to Fedex Ship Center, Fedex Freight and FedEx Ground
- Excellent access to highway infrastructure: I-40 (1 mile±), I-73 (1.5 miles±) I-840 Urban Loop (1.5 miles±), I-85 (2.5 miles±) and PTI Airport (6.2 miles±)
- Possible Industrial (Distribution, Manufacturing, Flex) and/or Retail Development
- **For Sale: \$2,525,850**

