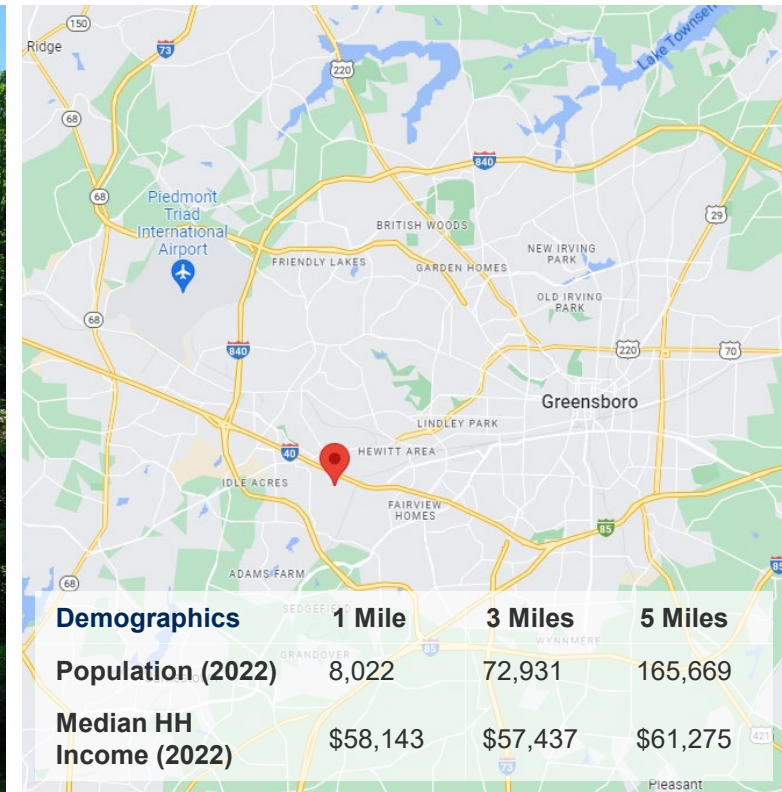


# 4821 Koger Blvd

📍 Greensboro, NC 27407



## MISSION CRITICAL PROPERTY FOR SALE



### Highlights

- Single Story, 13,636 SF on 2.96 Acres
- Ample parking available, +/- 77 Spots
- Excellent visibility and easy access to Wendover Avenue and HW-40
- Conveniently located near a number of restaurants and retail shopping
- Currently built out for a single occupant
- +/- 2,000 SF mission critical data center facility
- Fully integrated irrigation system for the entire landscape
- The building has two large natural gas generators to maintain power
- Current building Tenant since facility was built in 2007 just renewed a 5 year lease ending on May 31st 2028

### Current Tenant Overview

Dynamic Quest is one of the largest US southeast regional managed IT service companies offering IT support, cloud hosting, and security services along with a comprehensive range of technology services to hundreds of businesses in NC, SC, GA, FL, and AL. Headquartered in Greensboro, Dynamic Quest has a team of technology experts covering nearly every aspect of IT and serving clients across multiple industry verticals.



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Bath&BodyWorks  
ULTA  
Burlington  
Tropical CAFE  
SportClips  
ROSS  
Target  
Kohl's  
Michaels  
PETSMART  
WELLS FARGO  
OLD NAVY  
DICK'S  
Starbucks

Starbucks  
Walmart  
sam's club  
Kroger

ROOMS TO GO  
TJ-maxx  
Great Clips  
Panera  
noodles  
five BEL'W  
COSTCO  
Waffle House  
BURGER KING  
Staples  
petco  
MOES

Flow Lexus of Greensboro  
CarMax  
Greensboro Nissan  
Green Ford  
Greensboro Honda

M & J Developers  
United Refrigeration  
Johnstone Supply  
General Dynamics  
Piedmont Fasteners Inc

ASHLEY  
BEST BUY  
LOWE'S

CAVA  
BLAZE PIZZA  
SUPERCUTS  
OUTBACK  
PartyCity  
Tuesday Morning

at home  
Chick-fil-A  
THE HANNAH  
McDonald's  
HOBBY LOBBY  
TACO BELL

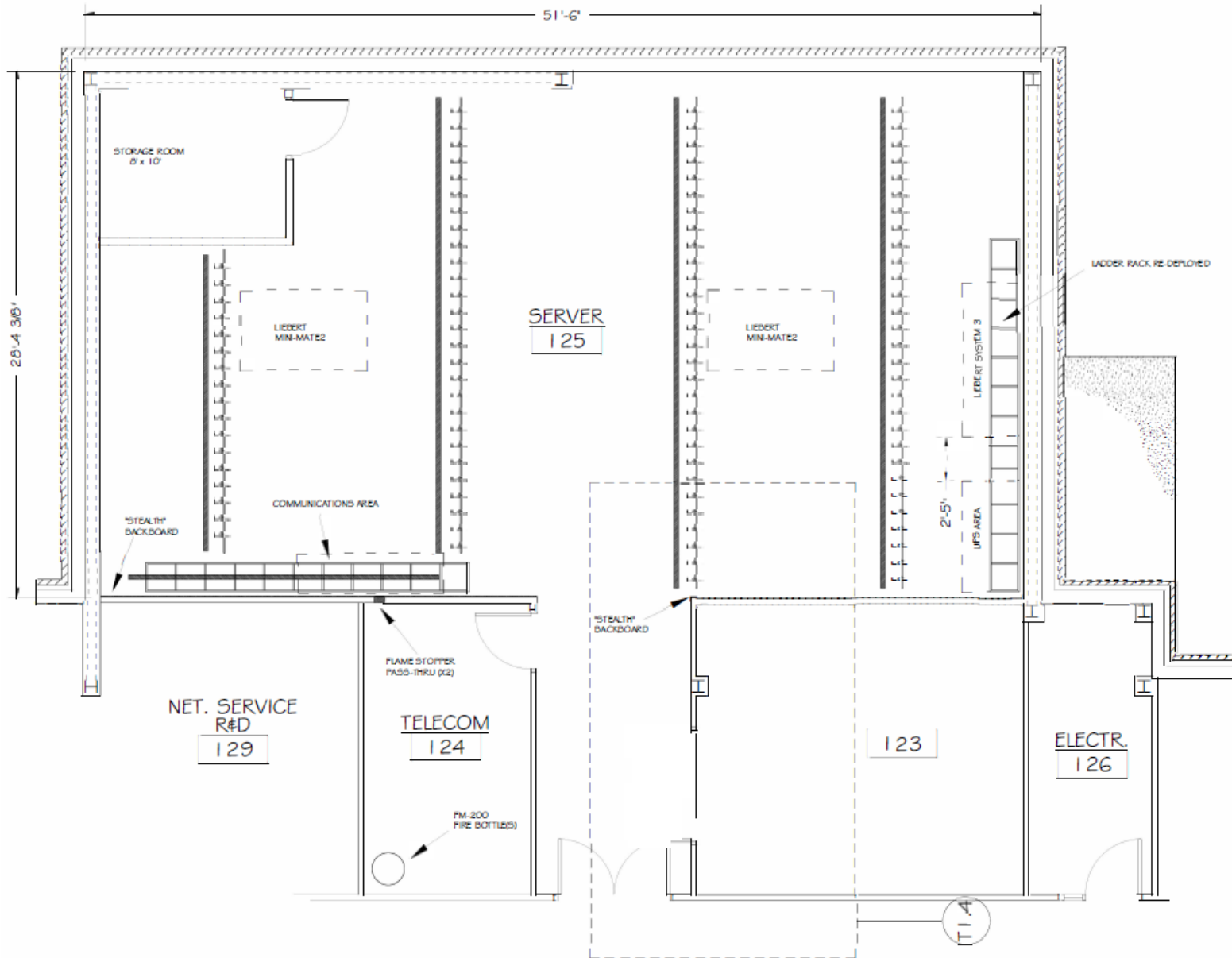
Cardinal Health  
PetSuites Greensboro  
Carvana Greensboro  
ECS Southeast

RH Barringer  
Central Carolina Air Conditioning  
Duke Energy

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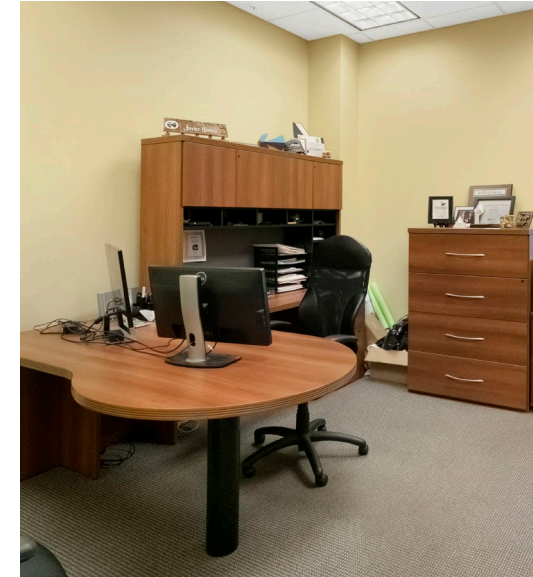
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