



135,822 TOTAL SF

- OPTIMAL LOCATION IMMEDIATELY ADJACENT TO THE
PIEDMONT TRIAD INTERNATIONAL AIRPORT
- SIGNIFICANT POWER

FOR LEASE

719 NORTH REGIONAL ROAD
GREENSBORO, NC 27409



CUSHMAN &
WAKEFIELD



719 NORTH REGIONAL ROAD

GREENSBORO, NC 27409



LOCATION

Address	719 North Regional Road
City/State/Zip	Greensboro, NC 27409
County/Tax Parcel #	Guilford/97694
Site Acreage	6.8 AC

SIZE & BASIC FEATURES

Total SF	135,822 SF
Original SF	96,110 SF
Expansion SF	39,710 SF
Clear Height	26'
Year Built/Expanded	2000/2020
Office SF	23,449 SF
Auto Parking	97 Spaces
Basic Construction	Concrete Tilt-Wall

LOADING

Loading	Side
Dock High Doors	19
Drive-In Doors	1
Truck Court Depth	150'

FIRE, ELECTRICAL, LIGHTING

Fire Protection	ESFR
Warehouse Lighting	T-8/LED
Electrical Power	Manufacturing Grade; 2 Services; 3-phase 277/480v Duke Energy (2 MDP's totaling 4,200 amps @ 480 volts w/ multiple sub-panels)

ROOF INFORMATION

Roof Type	Standing Seam Metal (Original) and TPO (Expansion)
Roof Installed	2000 & 2020
Roof Warranty	TPO-3/9/2035

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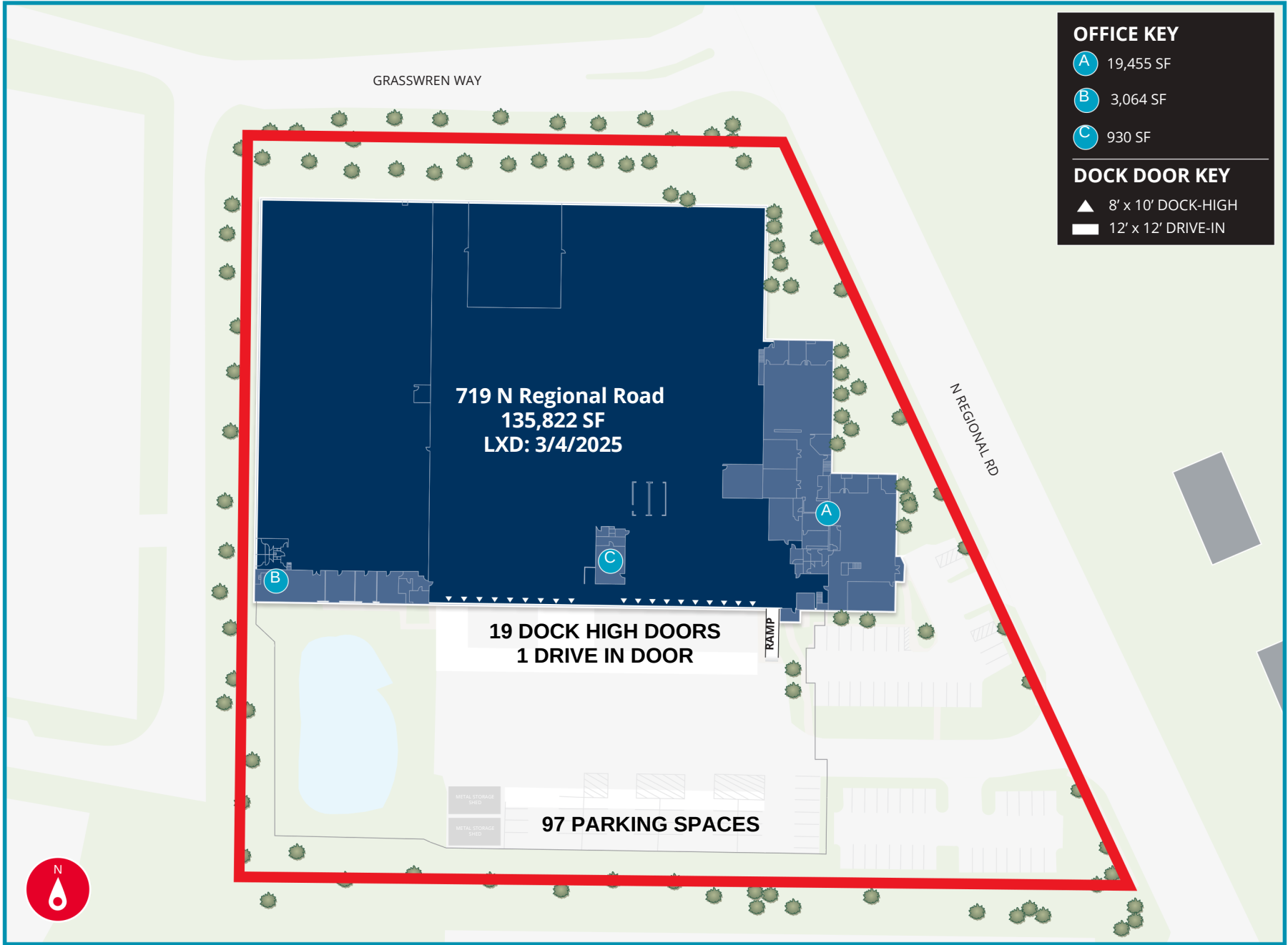


OFFICE KEY

- A 19,455 SF
- B 3,064 SF
- C 930 SF

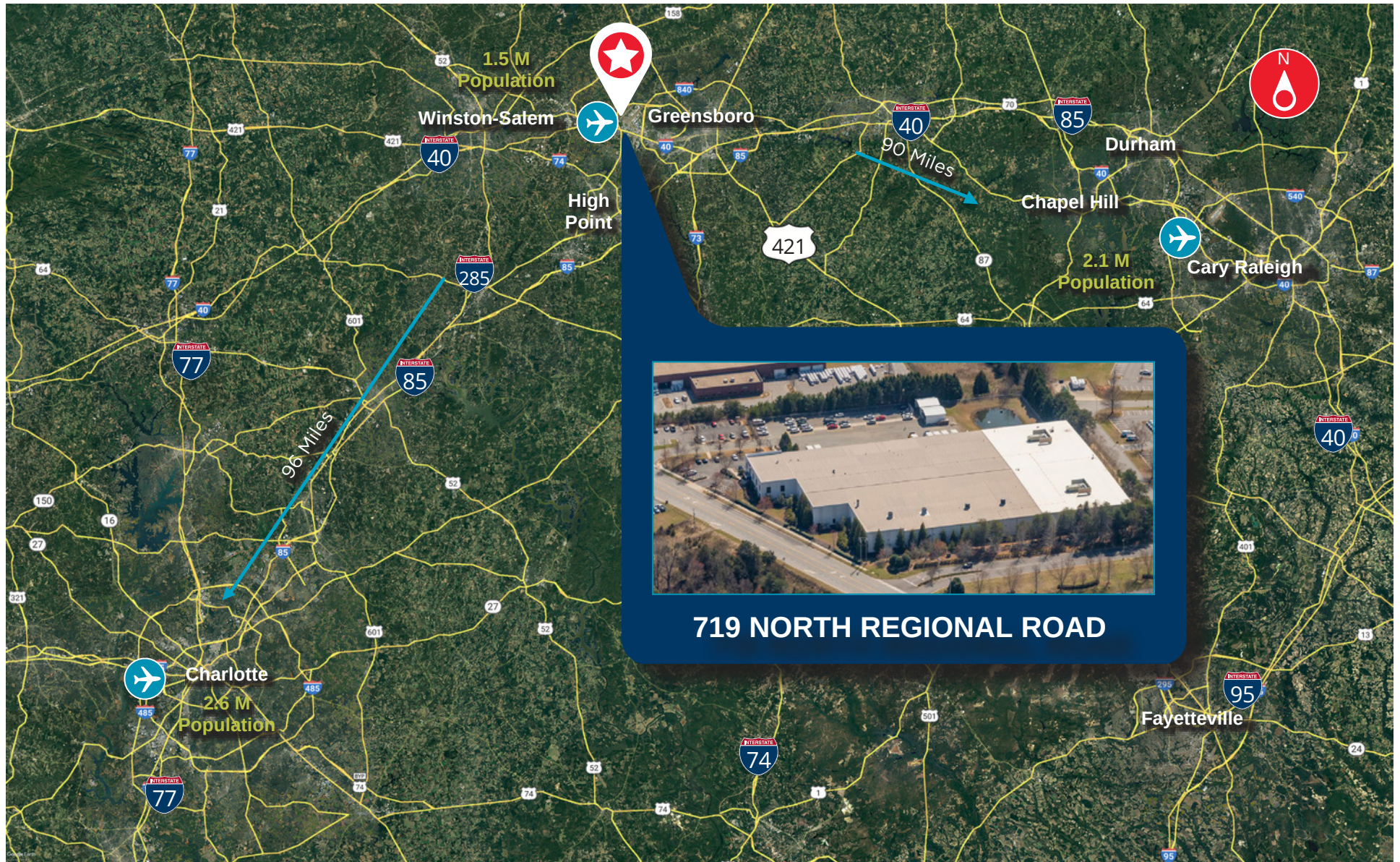
DOCK DOOR KEY

- ▲ 8' x 10' DOCK-HIGH
- ▬ 12' x 12' DRIVE-IN



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