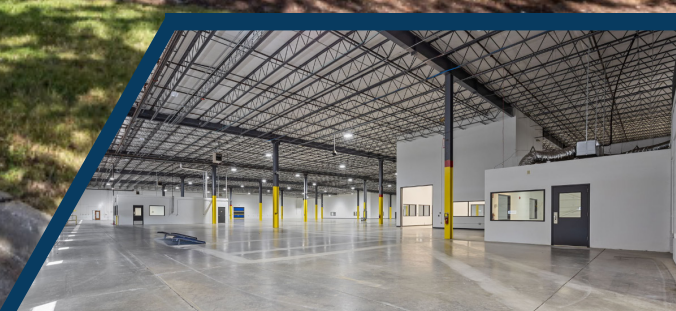


135,822 TOTAL SF



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



 [ADDITIONAL PHOTOS](#)

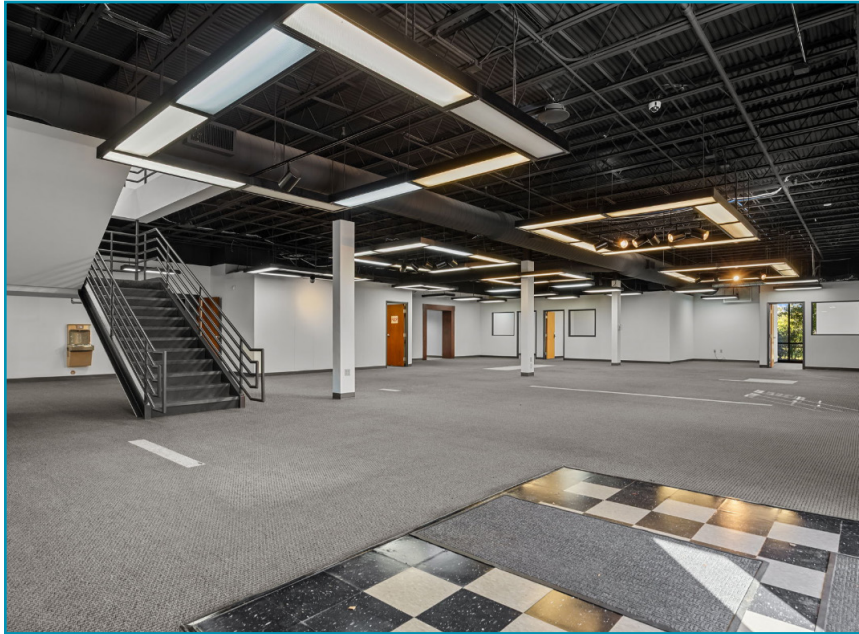
FOR LEASE

719 NORTH REGIONAL ROAD
GREENSBORO, NC 27409



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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Tom Townes, SIOR CCIM
Managing Director
+1 336 812 3302
tom.townes@cushwake.com

Jason Ofsanko
Executive Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Jordan Mitchell
Managing Director
+1 336 201 0495
jordan.mitchell@cushwake.com

628 Green Valley Rd., Suite 202
Greensboro, NC 27408
+1 336 668 9999
cushmanwakefield.com