



400-A Edwardia Drive
Greensboro, NC 27409

EDWARDIA
INDUSTRIAL PARK

INFILL FLEX / WAREHOUSE WITH HEAVY POWER



BRAND NEW SPEC OFFICE

Property Highlights

- **±16,000 SF**
- Masonry construction
- Ample parking
- Professionally managed
- Central Greensboro location with great access to amenities
- ± 1,798 SF brand new office with 11' finish ceiling
- Outstanding location off Wendover Ave with great proximity to I-40 (1.6 miles)
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/ Sewer

(Call for lease rate)

Jason Ofsanko

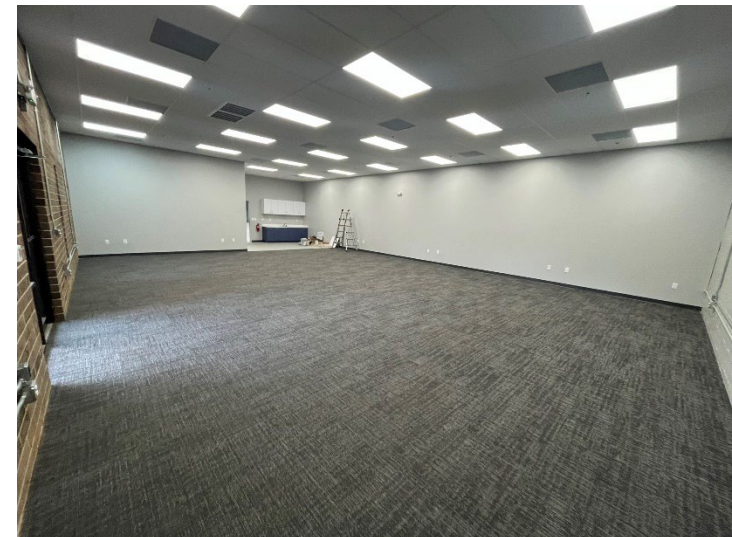
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William Mann

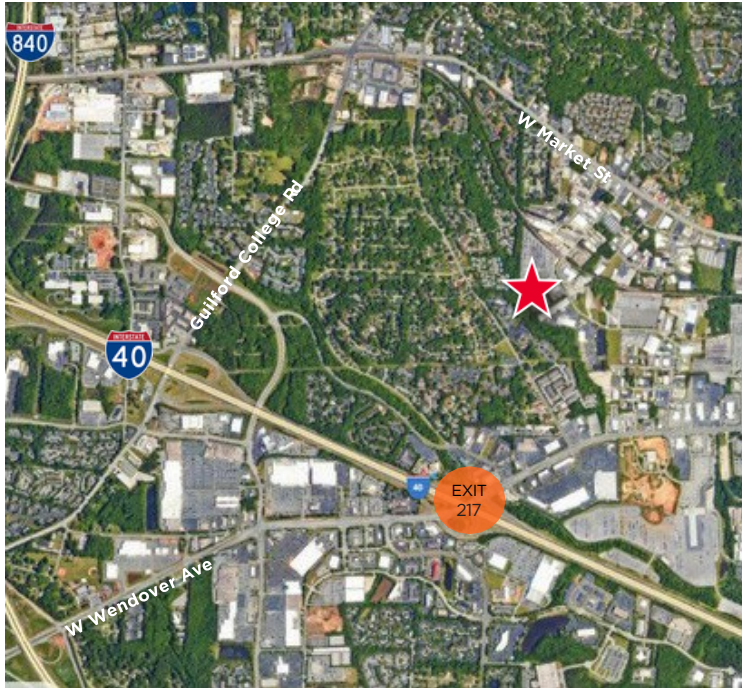
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Property Features

Size ±16,000 SF

Clear Height 14'

Column Spacing 32' 8" X 27' 6"

Loading (2) 8' x 8' Dock Doors
(1) 10' x 10 Drive-In Door

Power

2000 amps of 480v/3 phase electrical service

Location

Outstanding location off Wendover Ave. with great proximity to Interstate 40 (1.6 miles)

Lease Rate

Contact Listing Broker for Lease Rate

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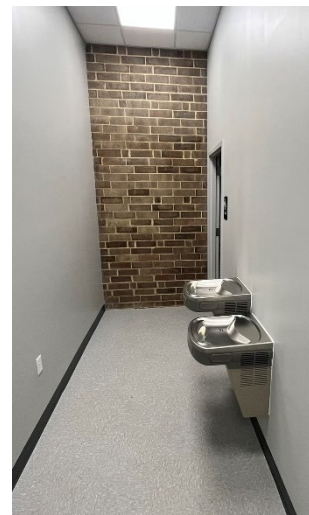
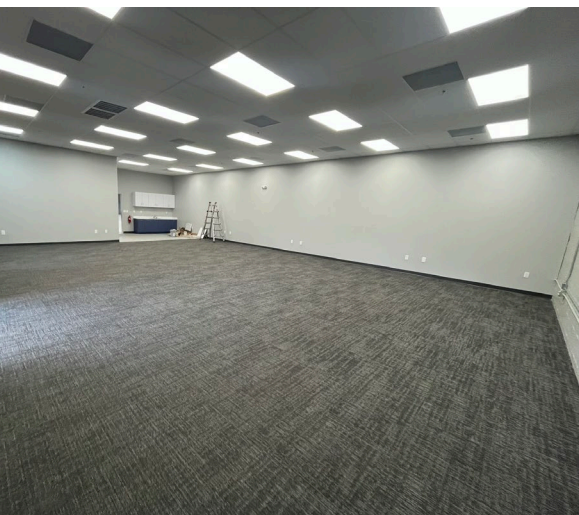
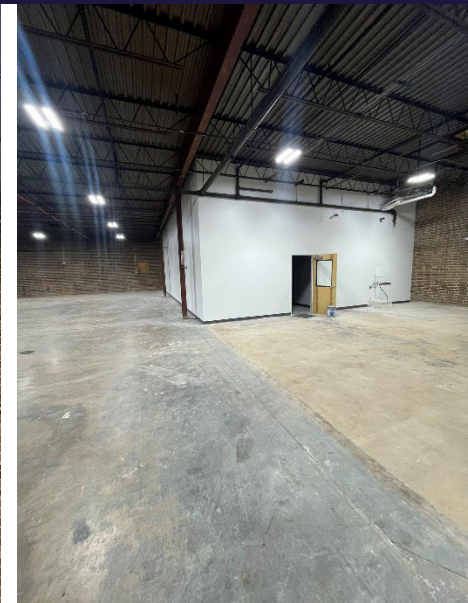
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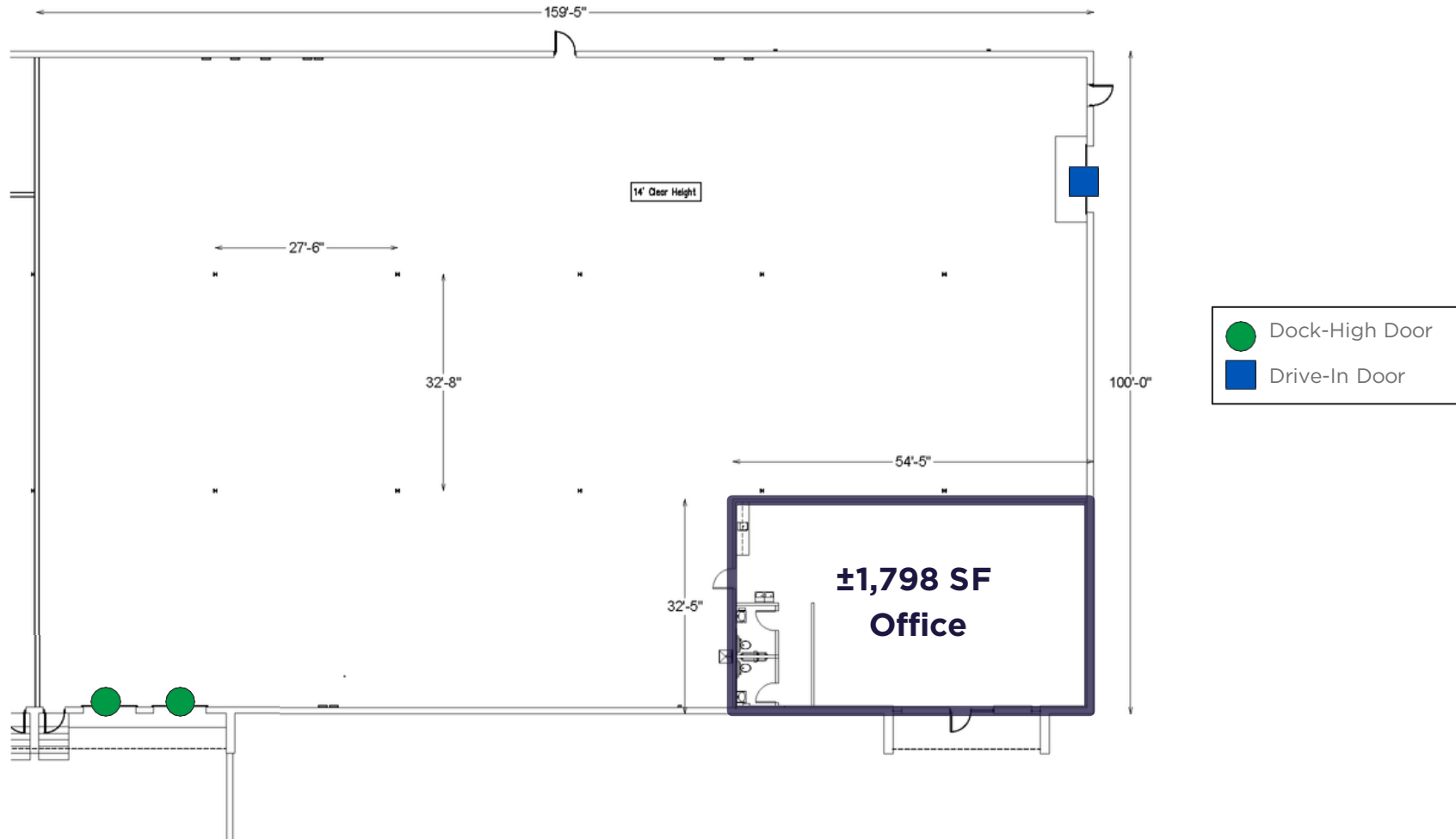
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Floor Plan



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