



**NEW OWNERSHIP**

**± 155,520 SF  
AVAILABLE**

**INDUSTRIAL / DISTRIBUTION BUILDING**



**3618 MCCONNELL ROAD, GREENSBORO, NC 27405**



# ± 155,520 SF

## INDUSTRIAL / DISTRIBUTION BUILDING

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|                    |   |
|--------------------|---|
| Space Available:   | ±155,520 SF   |
| Office SF:         | 1,880 SF  |
| Clear Height:      | 36'   |
| Site:              | 22.677 Acres  |
| Construction Type: | Concrete tilt-up construction   |
| Roofing:           | 60 mil TPO membrane, mechanically fastened roof with 20-yr warranty   |
| Bldg. Dimensions:  | 320' x 918'   |
| Column Spacing:    | Depth: 50' (typ) w/ 60' speed bays (we also have the 60' bay at the front of the bldg.) / Width: 54'                      |
| Floor:             | 7" unreinforced concrete slab, 4,000 PSI, dowel baskets and joint filler in speed bay                                     |
| Dock Doors:        | 16 doors and 12 knockout panels   |
| Drive-In Door:     | One (1) 12' x 14'   |
| Dock Equipment:    | 35,000lb mechanical levelers, dock seals, bumpers, vision panel, z-guards, swing lights, and quad boxes                   |
| Truck Court Depth: | 185'  |
| Trailer Parking:   | 27 trailer spaces   |
| Auto Parking:      | 98 auto parking spaces  |
| Fire Protection:   | ESFR Sprinkler Protection, Electric Fire Pump   |
| Plumbing:          | 8" underground sanitary to all 4 corners, 3" domestic water line along dock and end walls only                            |
| Heating:           | Heated to 50 degrees at ASHRAE defined exterior conditions, code minimum ventilation                                      |
| Ventilation:       | Code minimum ventilation with 1 air change/hour   |
| Power:             | 1,200A, 480V 3-phase  |
| Interior Lighting: | One (1) LED high bay fixture per structural bay for lease lighting & 25 FC's in the speed bay                             |
| Exterior Lighting: | Both site pole lighting and building mounted wall packs have been included to achieve required site lighting photometrics |



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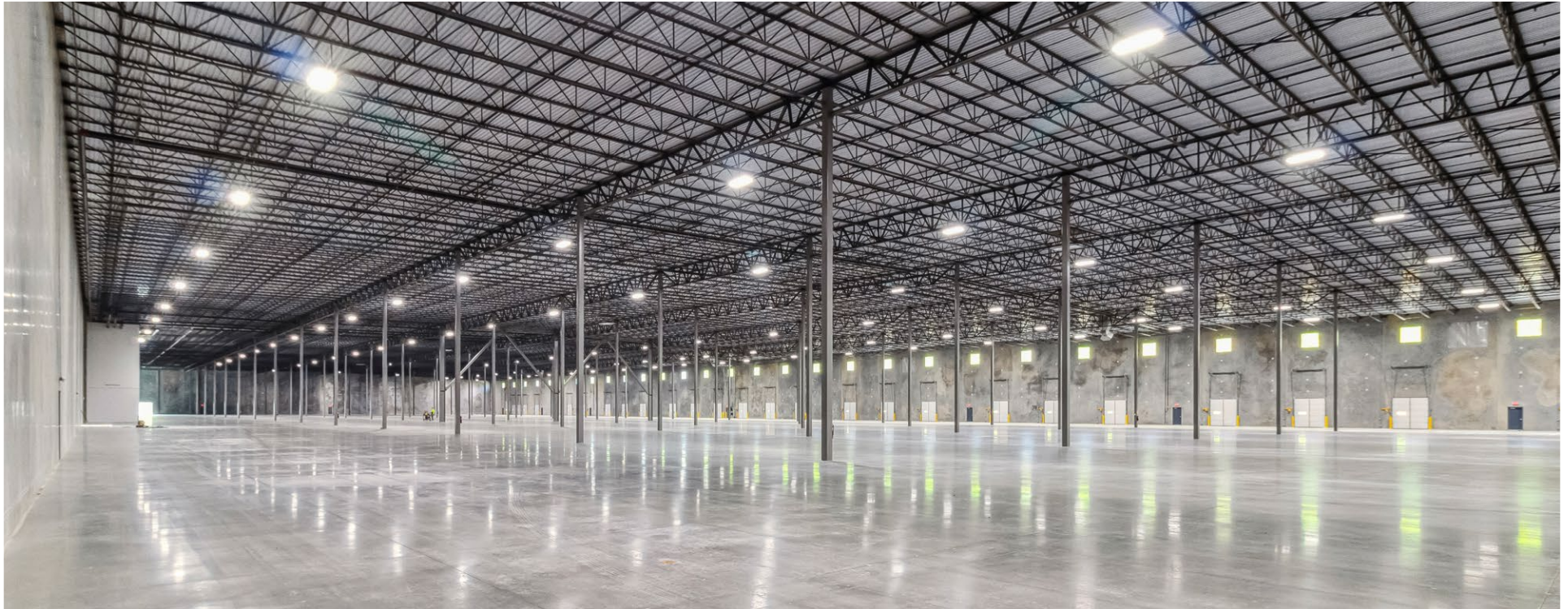
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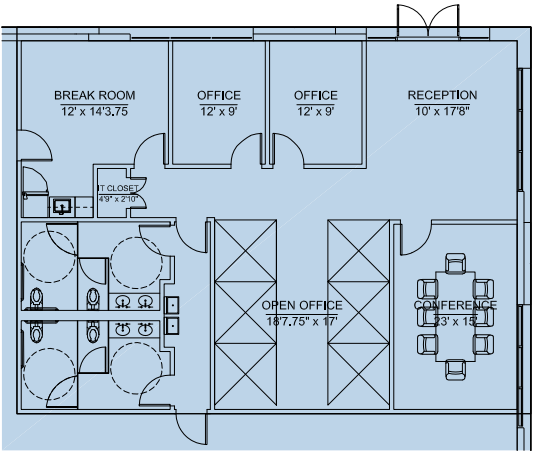


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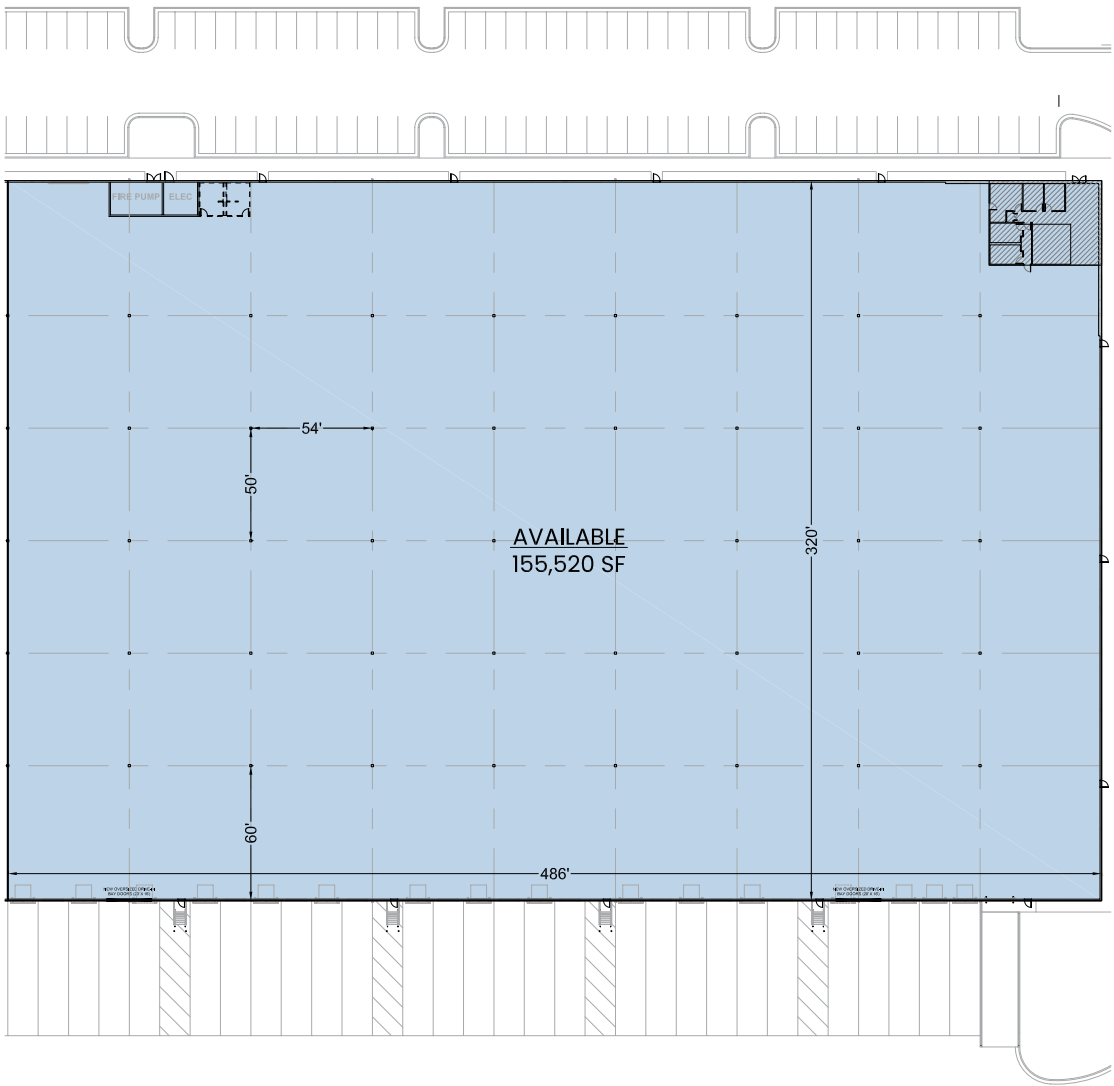
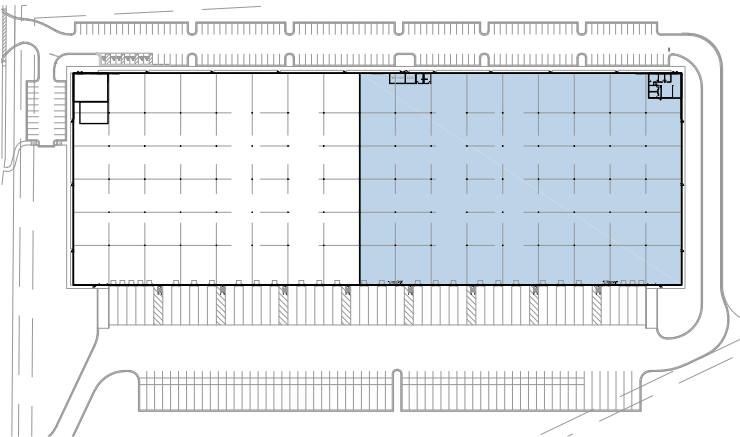
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OFFICE PLAN



KEY PLAN



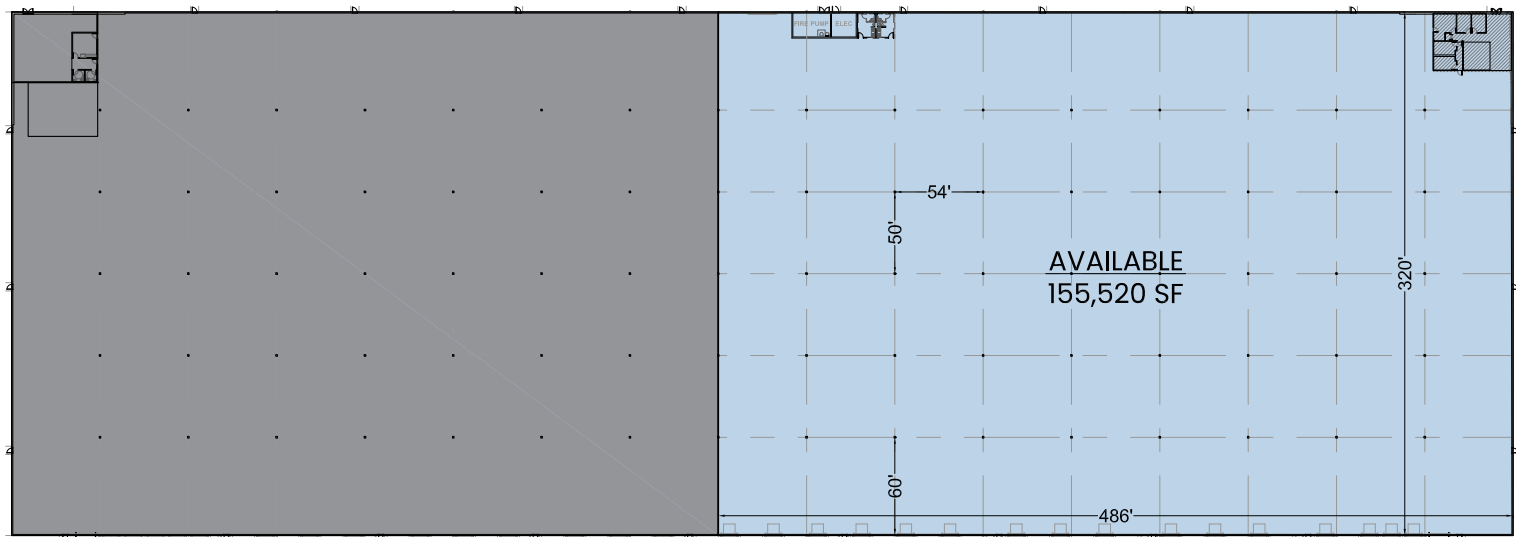
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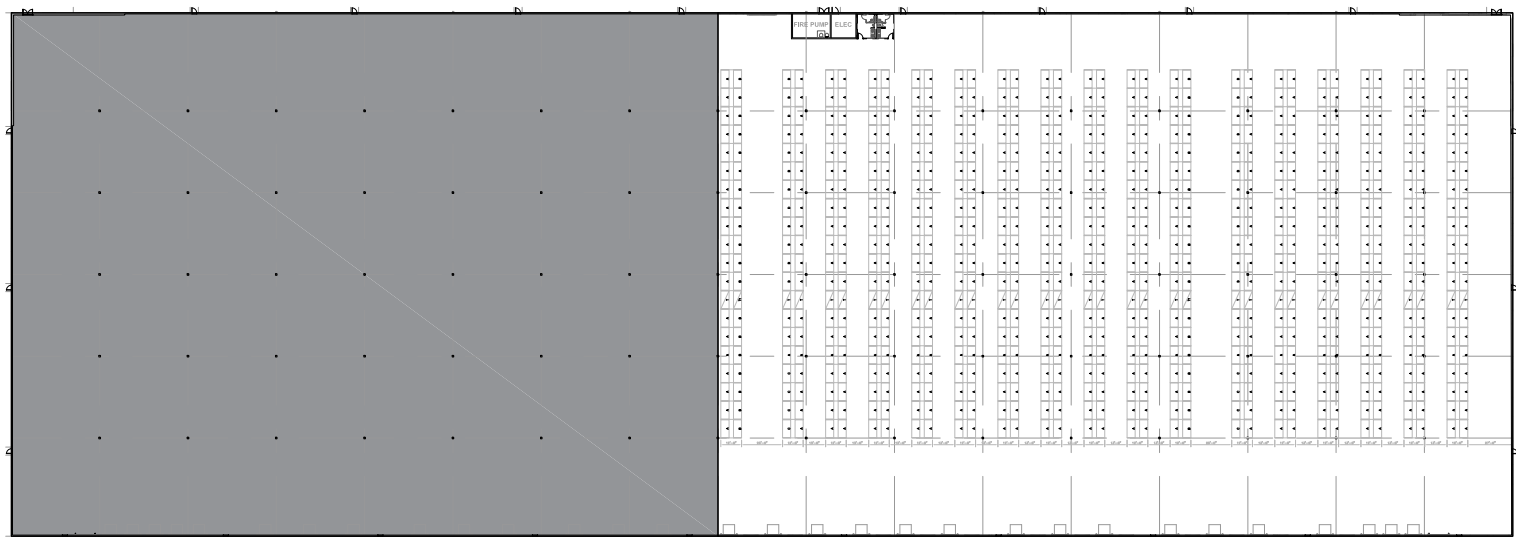


PROPOSED RACKING PLAN



Office

FLOOR PLAN



PROPOSED RACKING PLAN



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SURROUNDING BUSINESSES / AMENITIES





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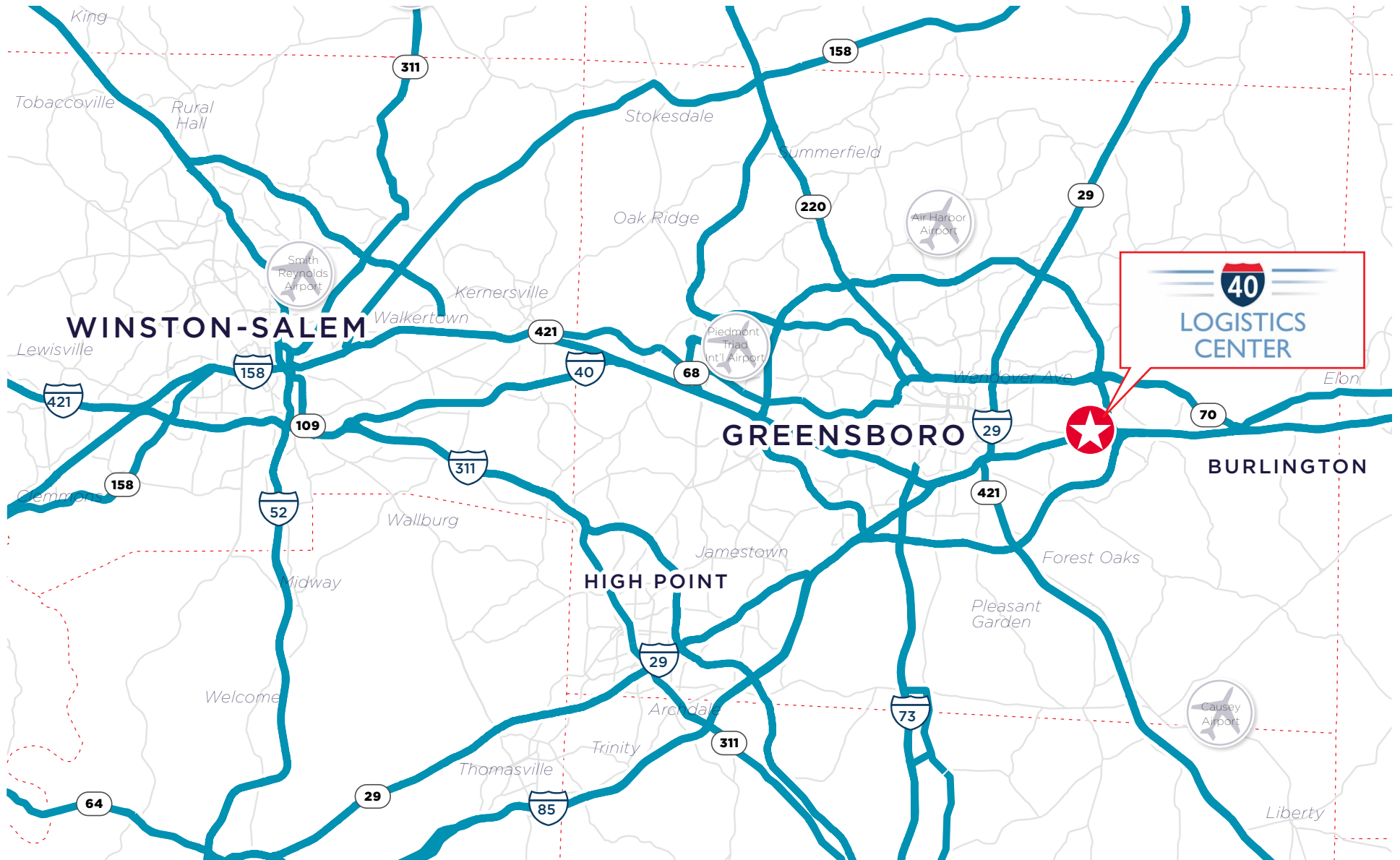
**INTERSTATES & PORTS MAP**



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### OWNERSHIP SUMMARY

## ABOUT SL INDUSTRIAL PARTNERS

SL Industrial Partners, a Silverman Group company, oversees the leasing and management of 30 million square feet of existing assets across 21 states, along with a development pipeline totaling 15 million square feet in nine key markets. Our team is composed of seasoned professionals with deep market knowledge and a long-term approach to value creation. We are committed to delivering well-located, functional, and flexible industrial environments that empower our tenants to operate efficiently and scale with confidence.



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