



NEW OWNERSHIP

**± 155,520 SF
AVAILABLE**

INDUSTRIAL / DISTRIBUTION BUILDING



CUSHMAN &
WAKEFIELD



3618 MCCONNELL ROAD, GREENSBORO, NC 27405

± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405



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



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

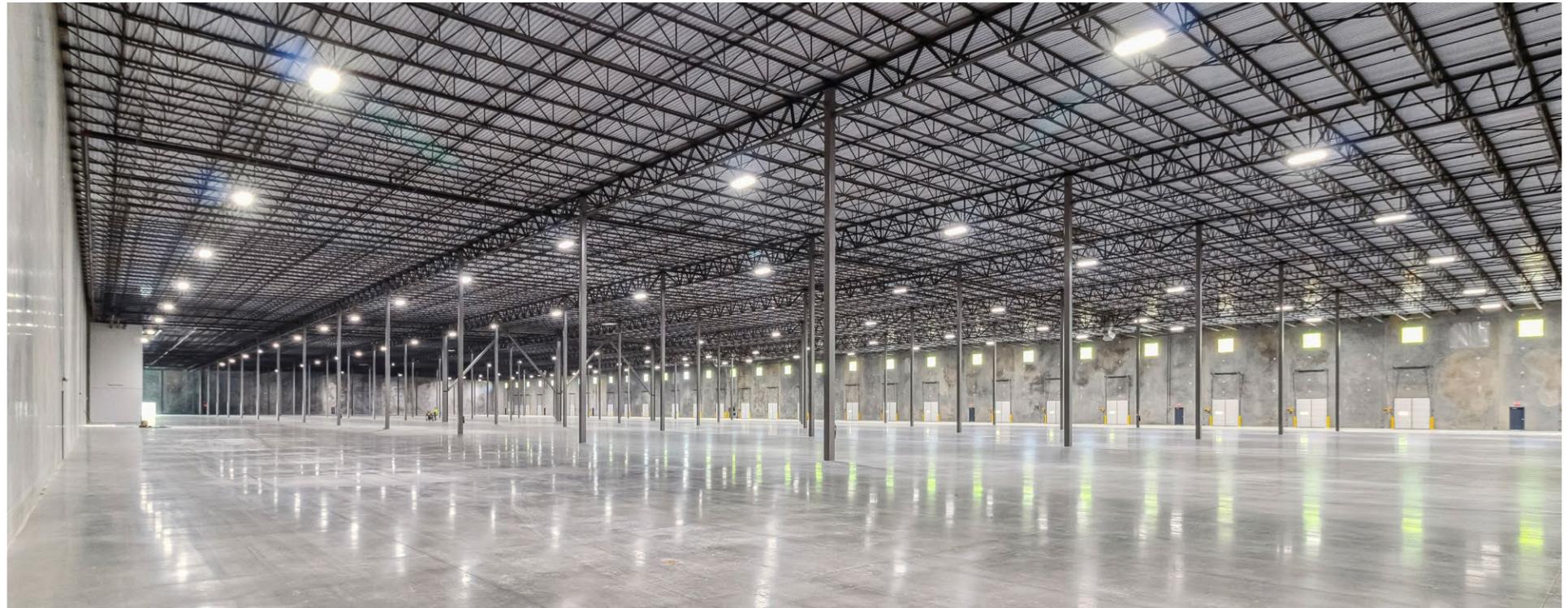
Ryan Conboy, SIOR
Managing Director
+1 336 821 3832
ryan.conboy@cushwake.com

628 Green Valley Road, Ste. 202
Greensboro, NC 27408
Main +1 336 668 9999
Fax +1 336 668 0888
cushmanwakefield.com

± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405



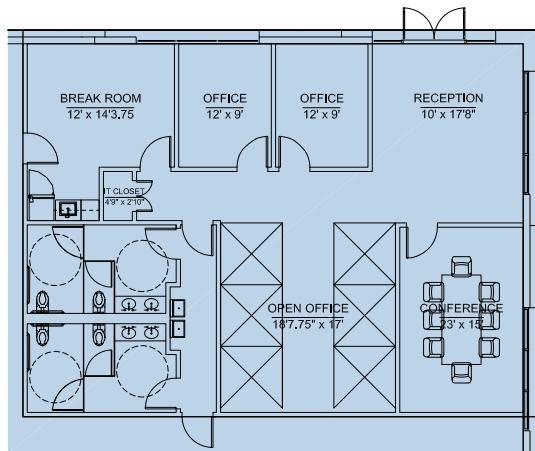
± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

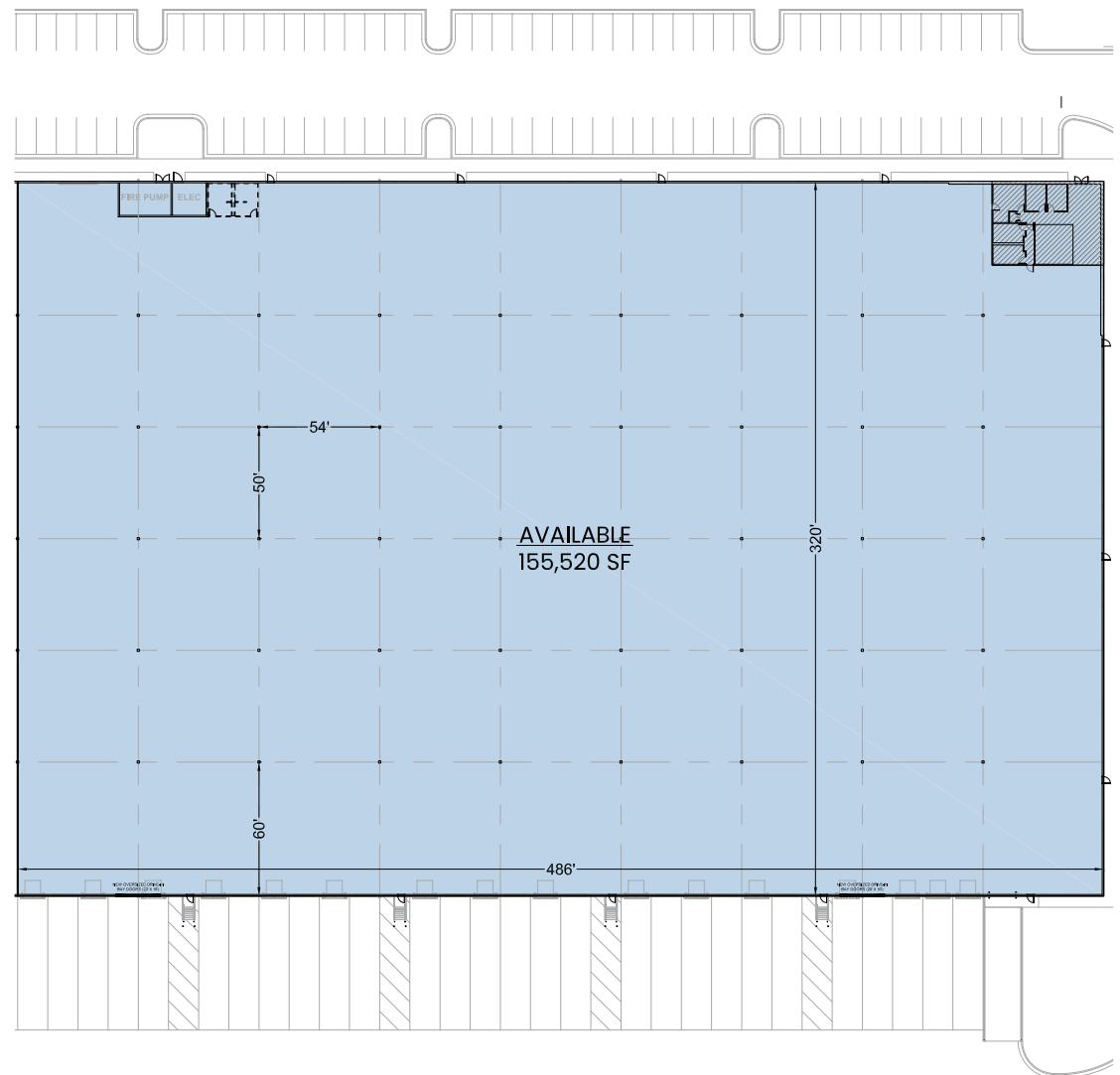
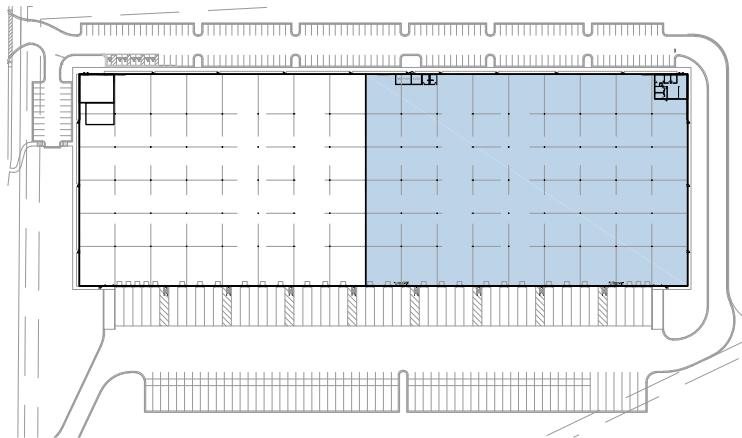
3618 MCCONNELL ROAD, GREENSBORO, NC 27405

40
LOGISTICS
CENTER
FLOOR PLAN

OFFICE PLAN



KEY PLAN



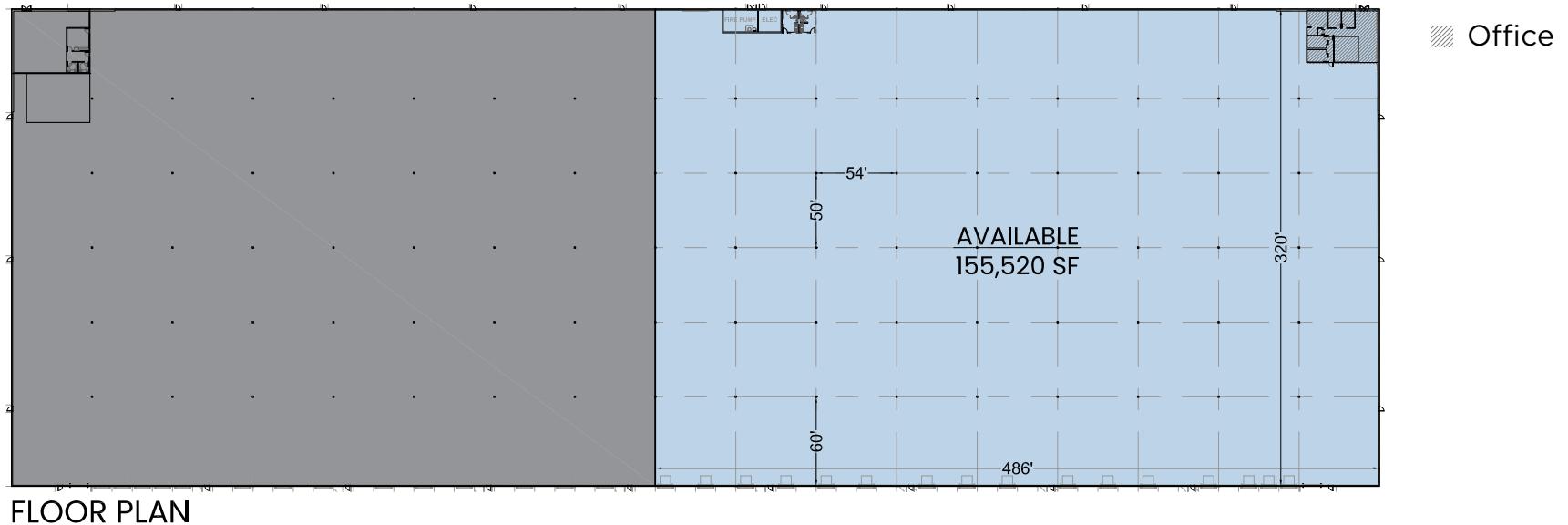
± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

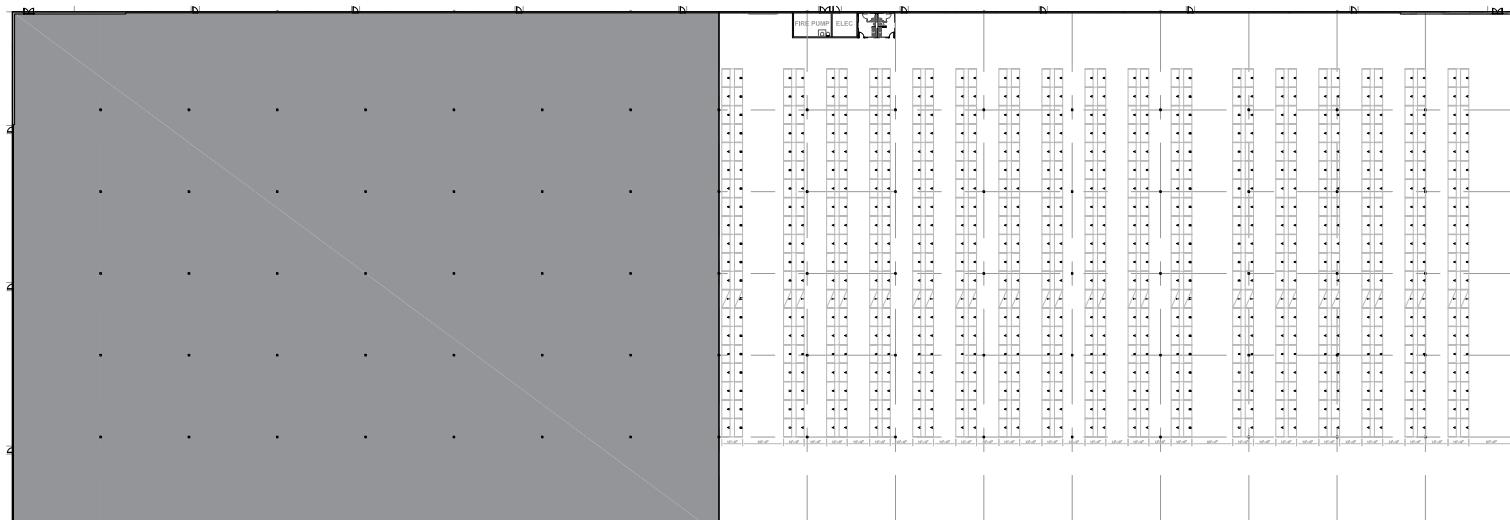
3618 MCCONNELL ROAD, GREENSBORO, NC 27405

40
LOGISTICS
CENTER

PROPOSED RACKING PLAN



FLOOR PLAN



PROPOSED RACKING PLAN

± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405



SURROUNDING BUSINESSES / AMENITIES



± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405

40
LOGISTICS
CENTER

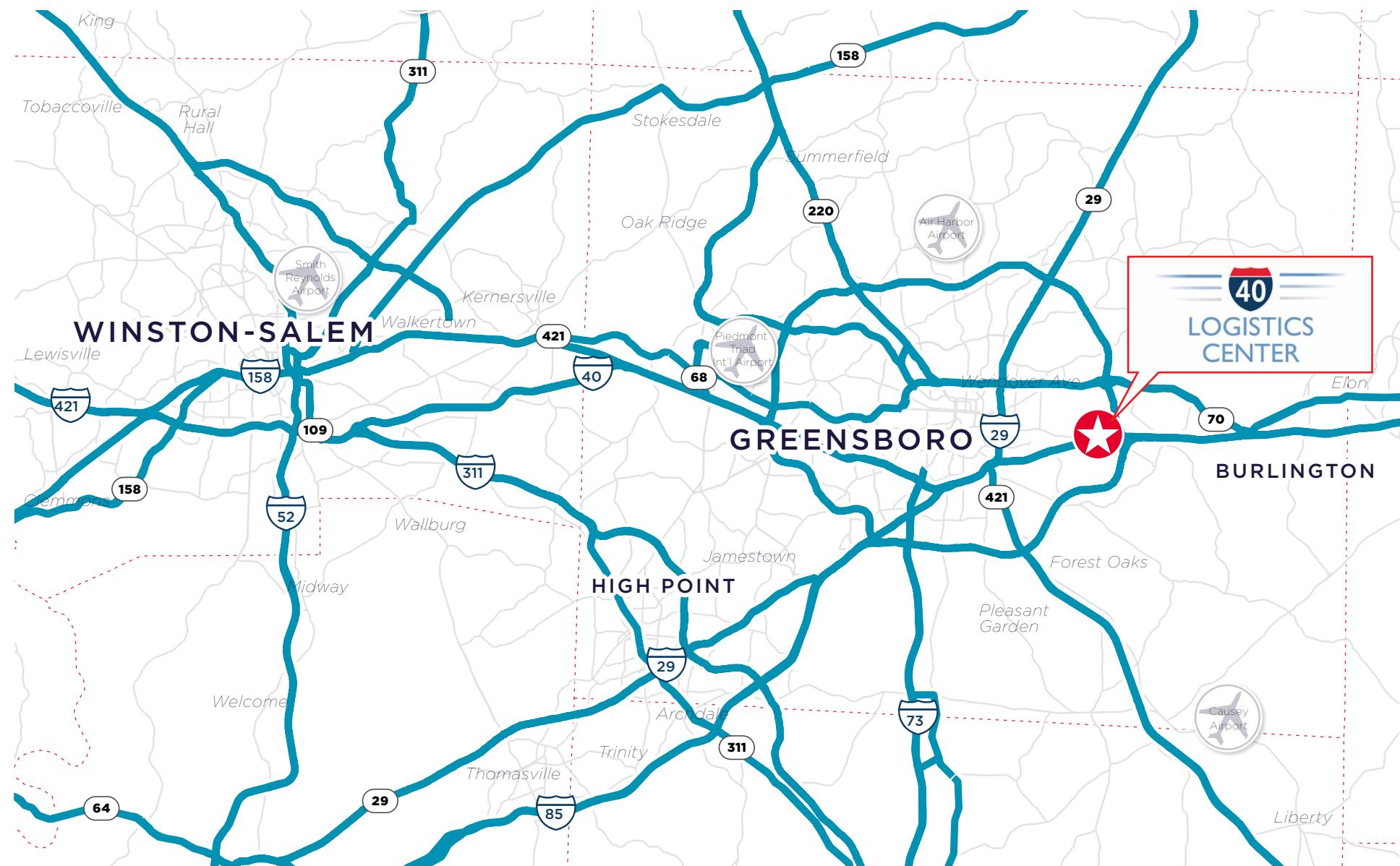
INTERSTATES & PORTS MAP



± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405



± 155,520 SF

INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405



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.



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.