



NEW OWNERSHIP

± 293,760 SF
INDUSTRIAL / DISTRIBUTION BUILDING



3618 MCCONNELL ROAD, GREENSBORO, NC 27405

± 293,760 SF

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Building Size:	+/- 293,760 SF
Office Space:	+/- 2,211 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:	30 doors and 30 knockout panels (potential total of 60 doors)
Drive-In Doors:	Two (2) 12' x 14'
Dock Equipment:	Per Tenant's specs
Truck Court Depth:	185'
Trailer Parking:	58 trailer spaces
Auto Parking:	202 auto parking spaces (expandable)
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:	2,000A, 480V 3P main service with house panel & two (2) distribution panels
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

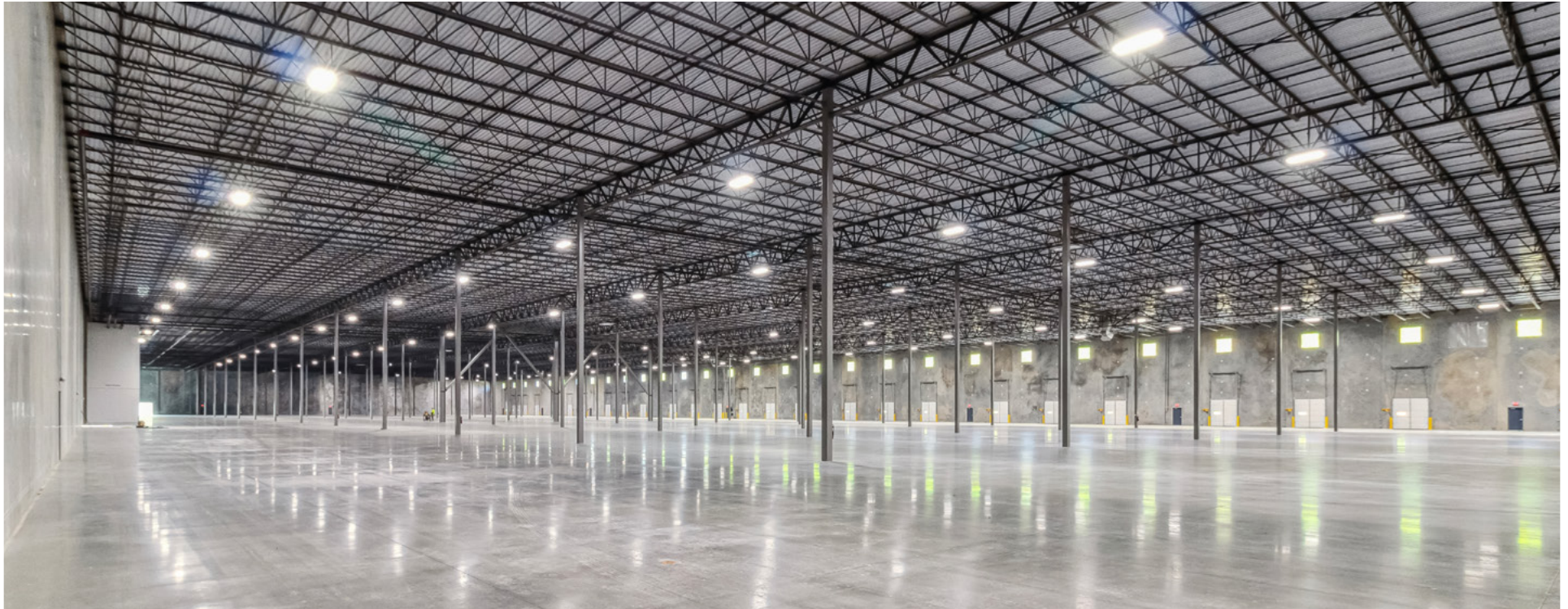
Ryan Conboy, SIOR
Senior Director
+1 336 821 3832
ryan.conboy@cushwake.com

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

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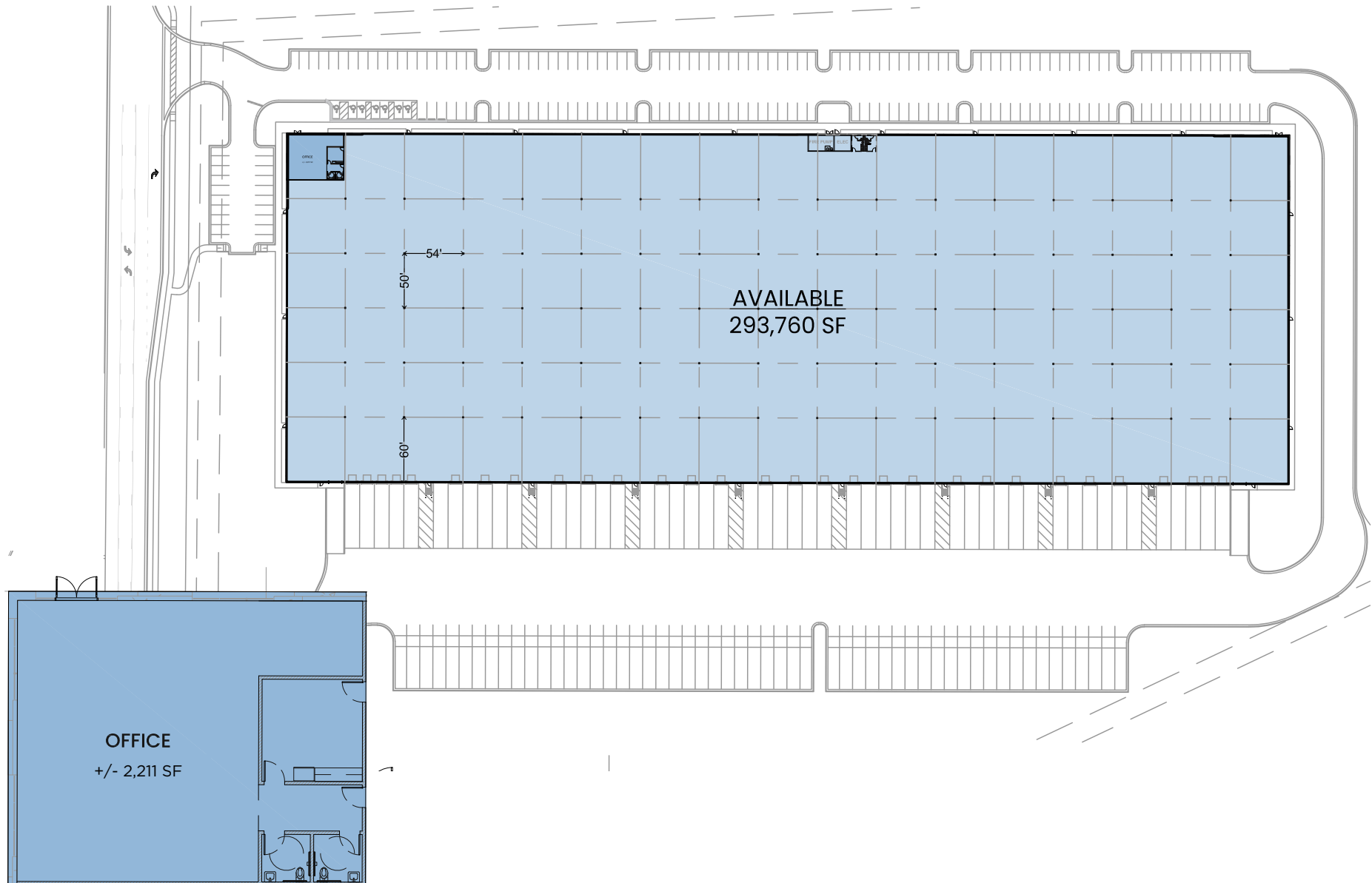
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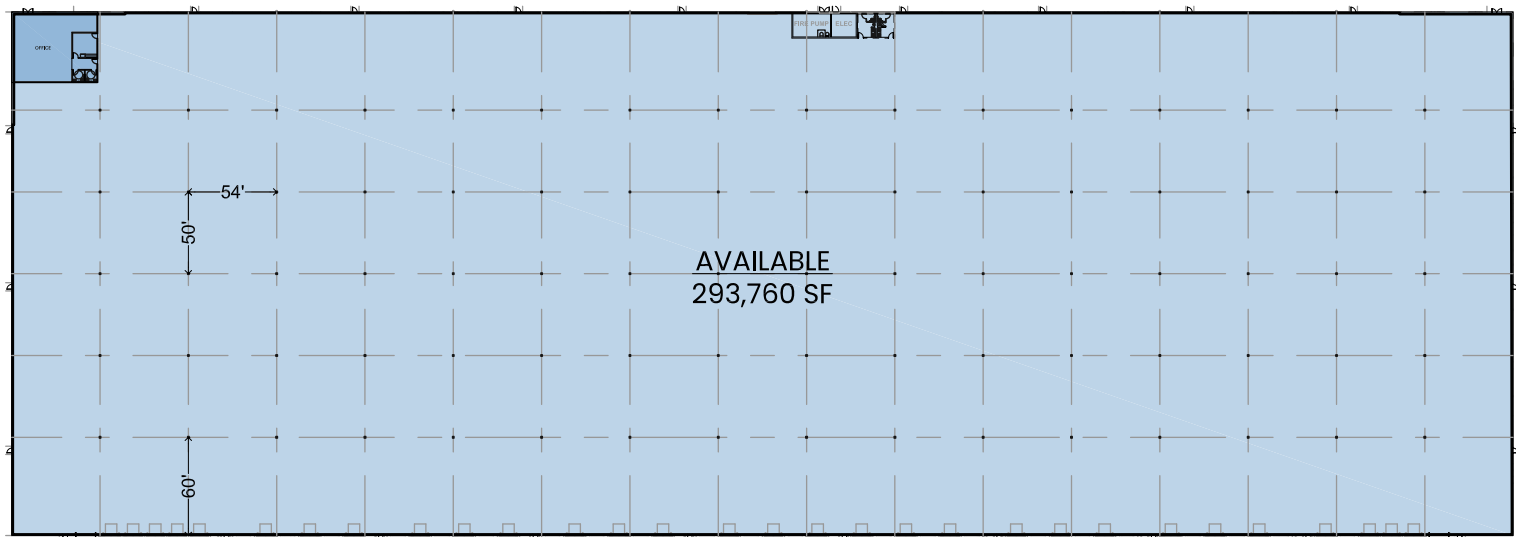
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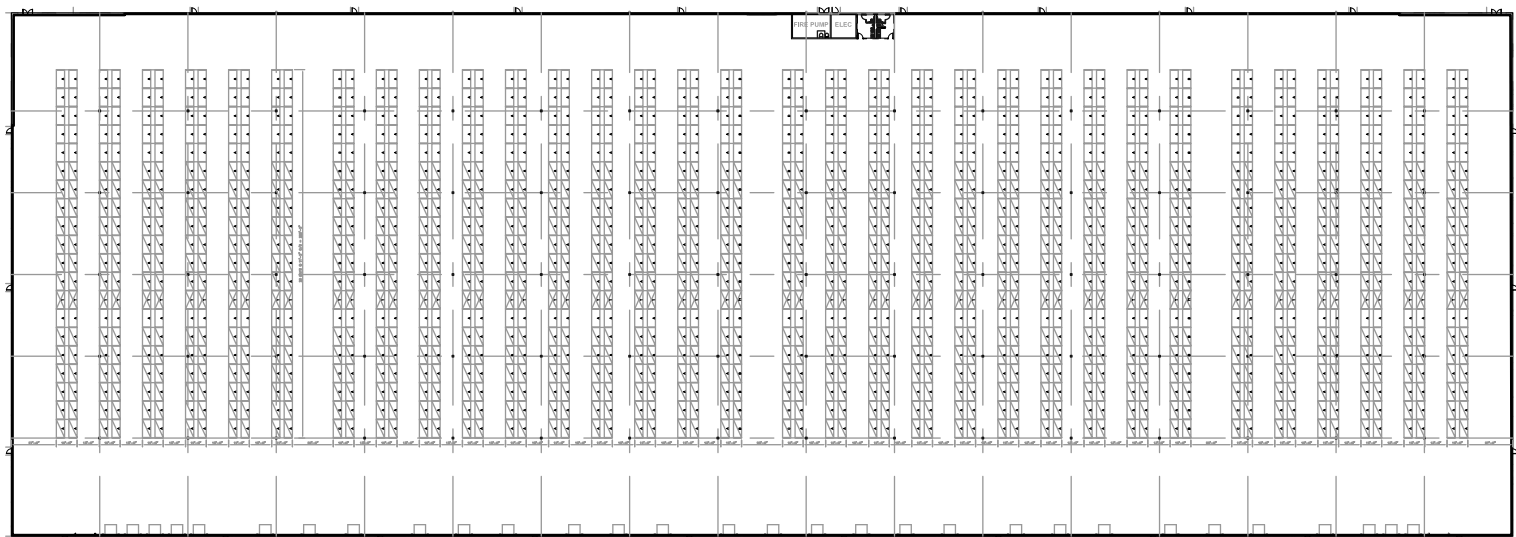
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PROPOSED RACKING PLAN



FLOOR PLAN



PROPOSED RACKING PLAN

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SURROUNDING BUSINESSES / AMENITIES



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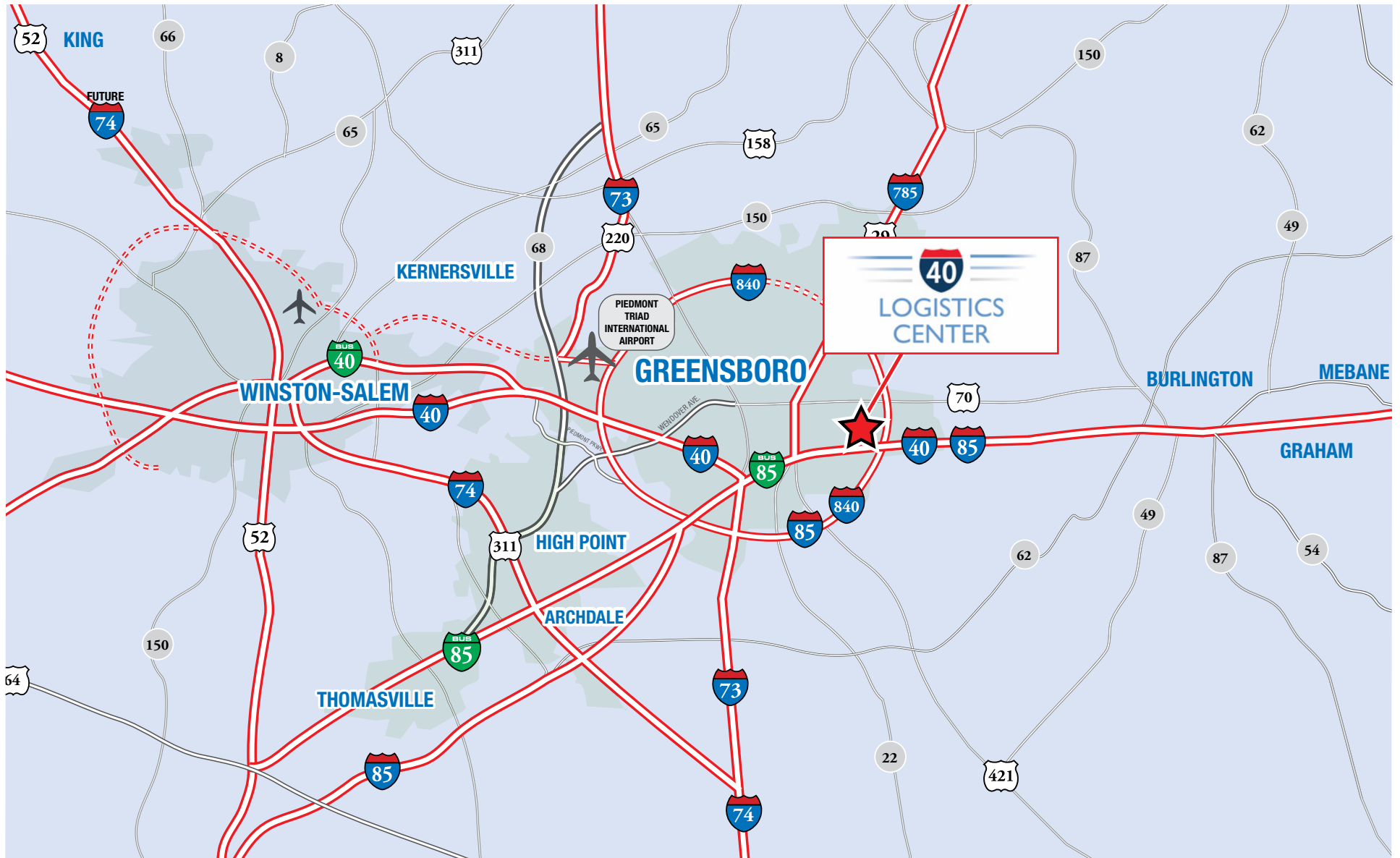
INTERSTATES & PORTS MAP



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OWNERSHIP SUMMARY

ABOUT SL INDUSTRIAL PARTNERS

SL Industrial Partners, a member of the Silverman Group family of companies, oversees the leasing and management of 28 million square feet of existing industrial product across 21 states, as well as an additional 15 million square feet of new construction in 9 states. The current projects under development include both build to suit and speculative opportunities in emerging markets such as Hartford CT, Richmond VA, Savannah & Atlanta GA, Pittsburgh PA, Northern NJ, and South Florida. SL Industrial Partners brings together a group of dedicated professionals with vast expertise and the commitment to identify value in the industrial space. Our goal is to ensure that all our tenants have the facilities necessary to achieve their goals.



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