

Greensboro, NC 27409



Property Highlights

 Excellent access to major area highways and interstates:

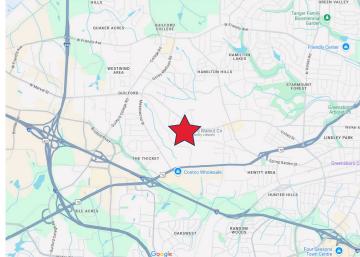
I-40: 7 mins - 2.4 miles

I-73: 9 mins - 3.5 miles

I-85: 15 mins -10.2 miles

• Piedmont Triad International Airport located just 15 minutes away (7 miles)

- Facility and truck court are fully fenced
- 1.3 Acres adjacent to building ideal for additional parking or expansion
- Excellent visibility and signage opportunities
- Clear Span



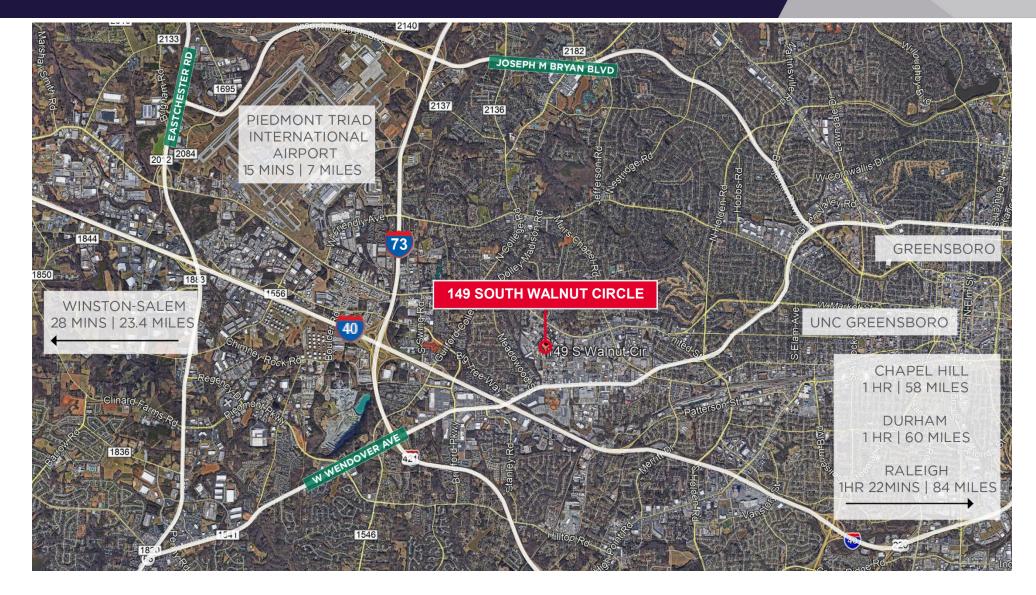
John Schultz

Managing Director Direct: +1 336 812 3301 john.schultz1@cushwake.com **Ryan Conboy, SIOR** Managing Director Direct: +1 336 821 3832 ryan.conboy@cushwake.com Jason Ofsanko Executive Director Direct: +1 336 812 3300 jason.ofsanko@cushwake.com

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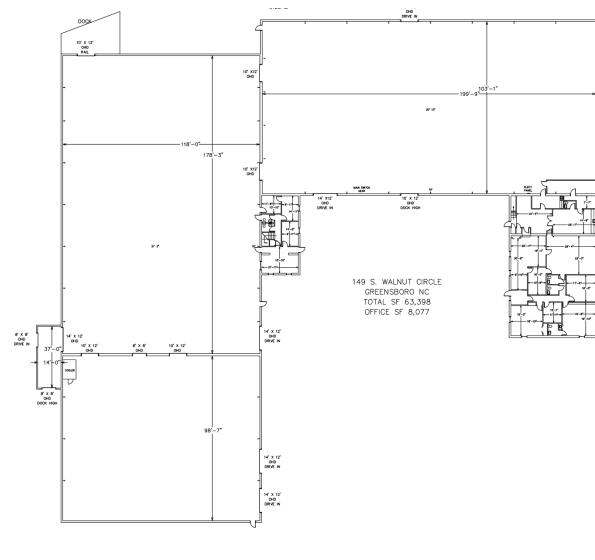
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BUILDING FEATURES

| Total Site Acreage | 4.09 AC |
|--------------------|--|
| Building Size | ±63,398 SF |
| Office | ±8,077 SF |
| Lease Rate | \$6.50/SF NNN |
| Timing | May 2025 |
| Parking | 47 Auto |
| Year Built | 1972/1976/1994 |
| Zoning | LI - Light Industrial |
| Construction | Masonry |
| Clear | 21'6" in the center, 16' at the eaves |
| Drive-Ins | 4 - 14'W x 12'H |
| Dock High Doors | 2 Dock High (10' x 12' and 8' x 8') |
| Lighting | LED with Motion Sensors |
| HVAC | Office Only |
| Power | Panel shows 1,200 Amps 208Y/120 3-Phase power |
| Roof | Metal - Center Pitch. Reconditioned in 2018 |
| Other | Clear Span (no interior columns) |
| John Cohultz | Dyan Canboy SIOD |



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