

Exceptional Location with Immediate  
Access to I-40 and Hwy 68



**Construction Underway - Now Leasing for Q1 2026 Occupancy**

**± 173,280 SF | Industrial Space For Lease**

7915 Triad Center Drive  
Greensboro, NC 27409





## Property Features

Available September 2025	
Total Size:	173,280 SF (2,804 SF Spec Office) on 17.83 Acres
Clear Height:	32'
Column Spacing:	50' W x 60' D
Building Dimensions:	837' x 240'   Notched 230' x 120'
Zoning:	LI - Light Industrial
Dock Doors:	Forty-seven (47) 9' x 10' manual overhead doors Three (3) 14' x 16' drive-in doors (motorized)
Dock Equipment:	Eight (8) 35k lb mechanical pit levelers
Power:	6000 amps: 700 Amps per suite + 400 amp house panel
Truck Court:	135' truck court consists of 60' deep HD concrete paving plus an additional 75' deep HD asphalt paving
HVAC:	Roof mounted Cambridge units and gas unit
Parking:	171 Car Spaces (1 Space per 1,000 SF)
Sprinkler:	ESFR
Lighting:	Two (2) lights per bay for roughly 15-18 FC
Roofing:	45 mil. Mechanically fastened TPO membrane
Location:	Prime location in the Airport Submarket with direct



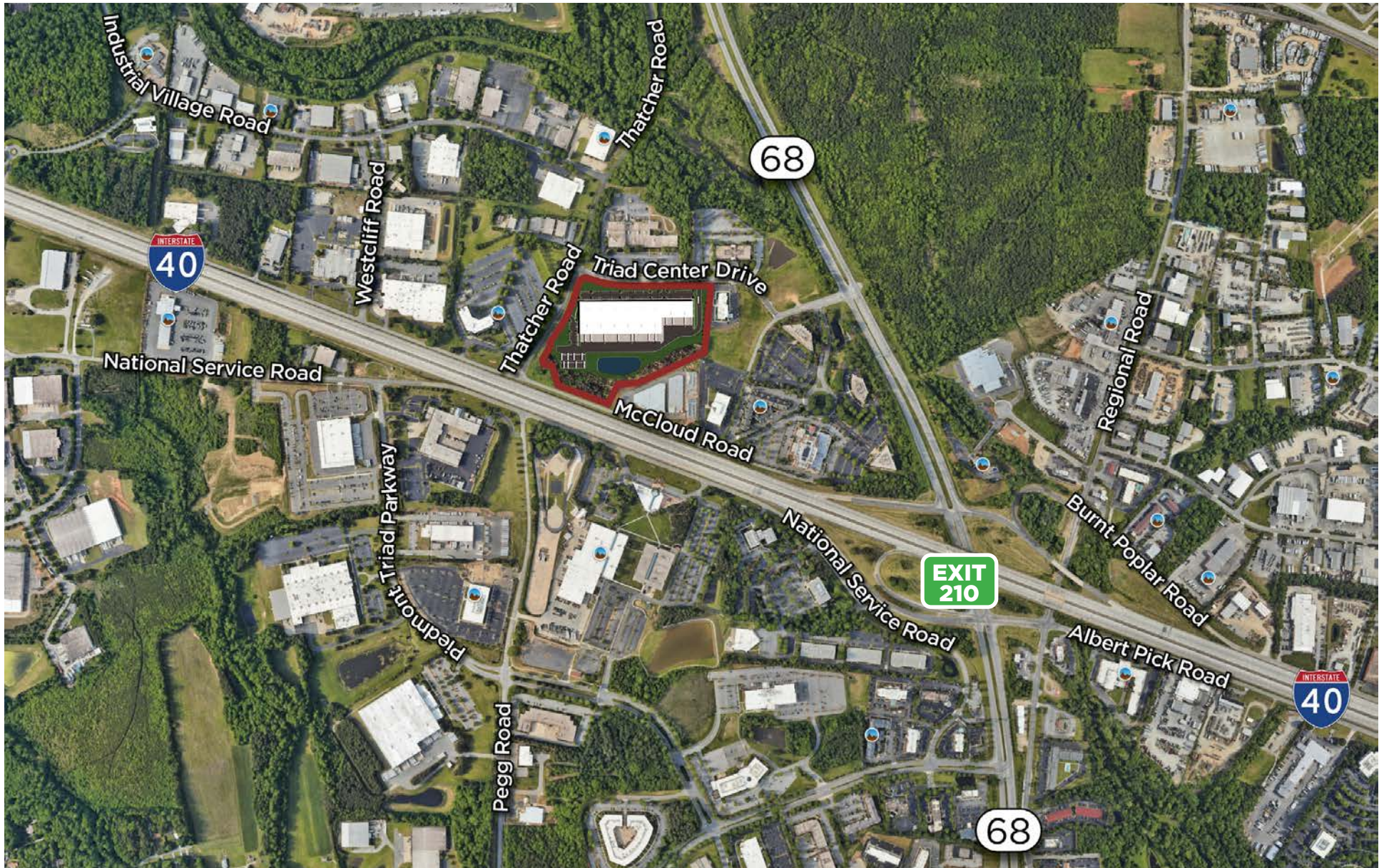






Site Plan

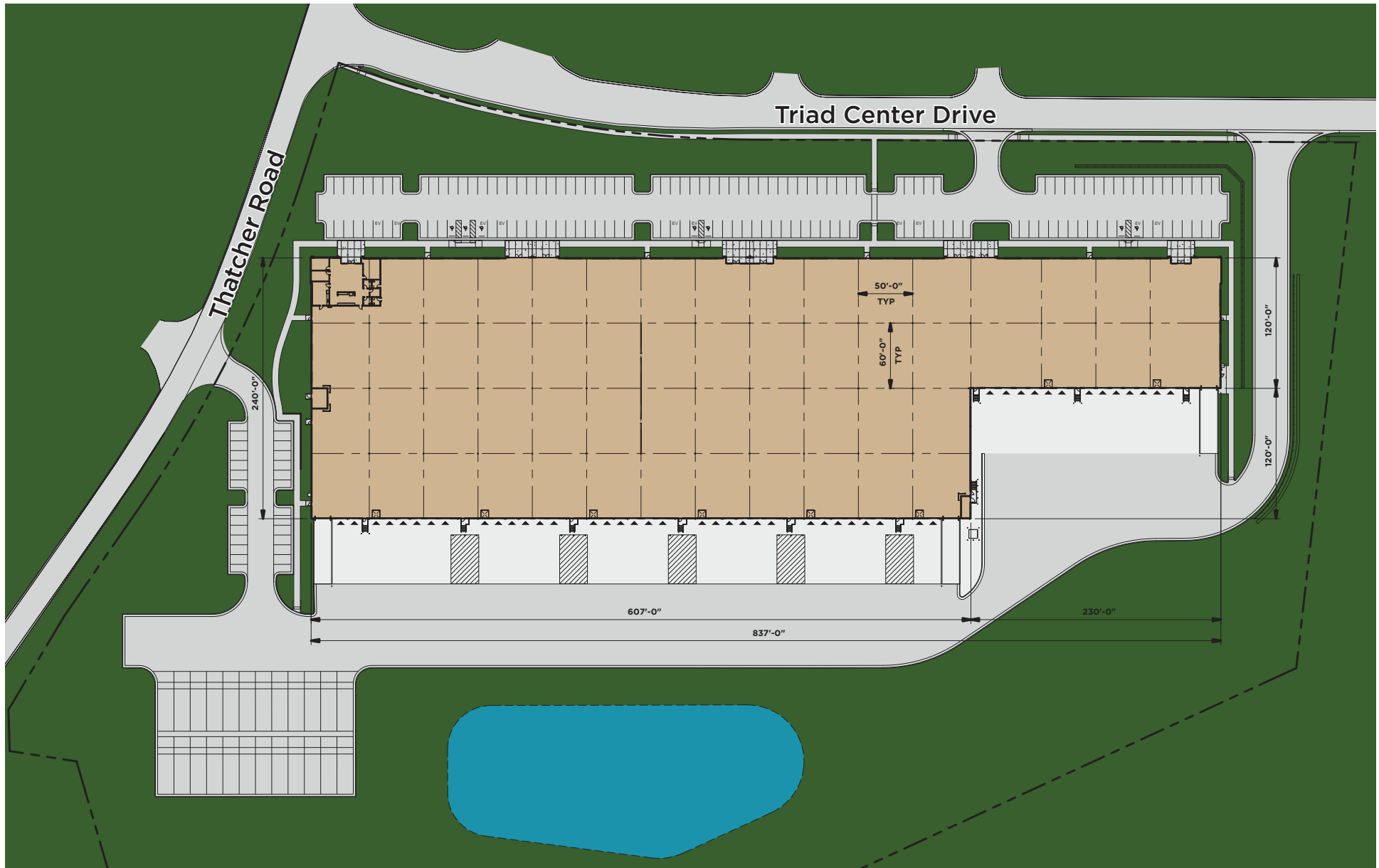
173,280 SF





Floor Plan

173,280 SF



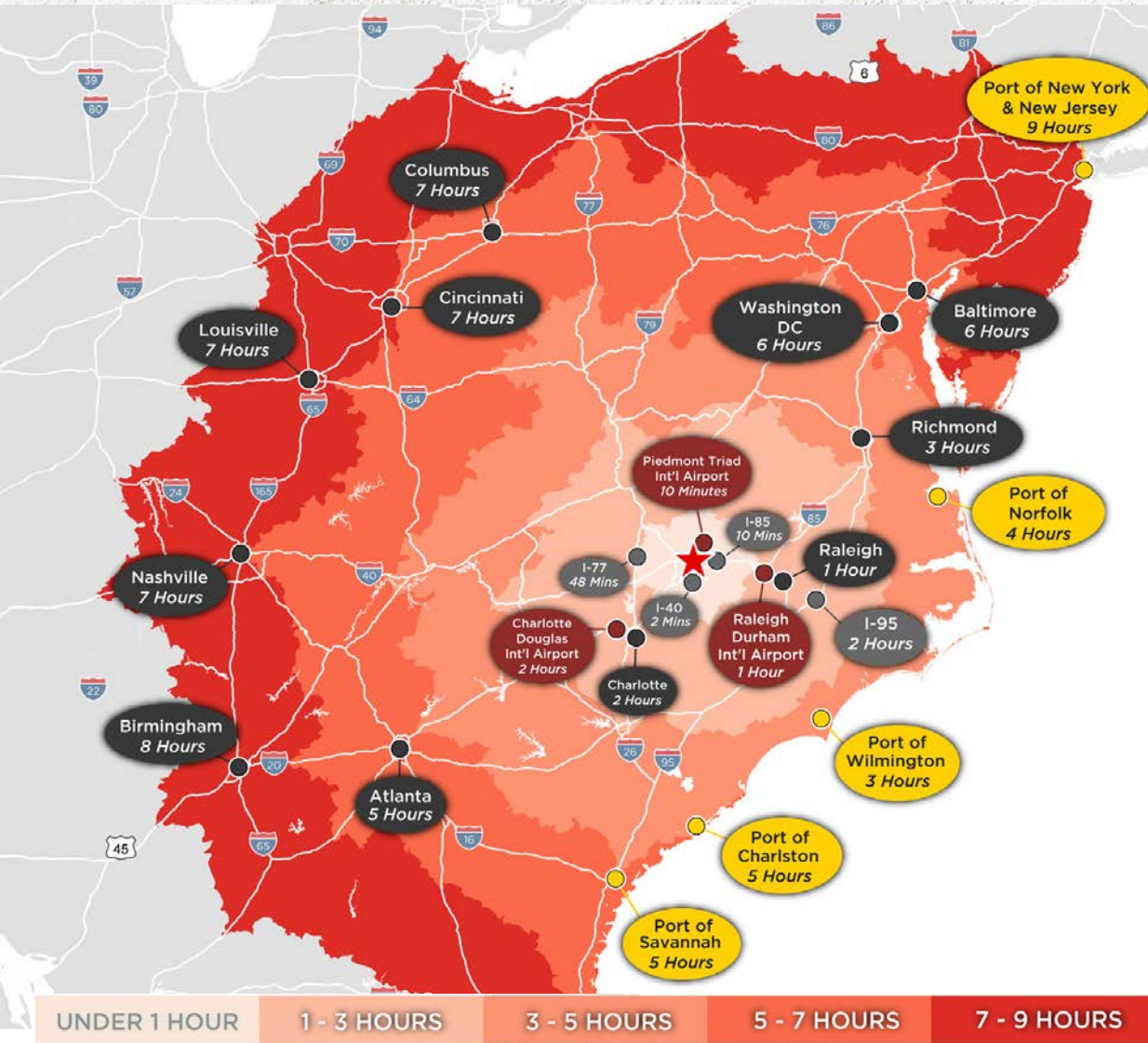
## Building Renderings

173,280 SF





## One-Day Drive Times



Greensboro is centrally located along the I-40 / I-85 corridor between Charlotte and Raleigh

The Triad Market encompasses over  $\pm 200$  million square feet

Over 200 internationally based companies have a presence in the Triad

US News and World Report ranked Greensboro as the 23rd-best place to live

Greensboro-High Point is ranked second in North Carolina for the size of its manufacturing employment and consistently ranks among the top ten counties in the Southeast for manufacturing employment

North Carolina was ranked #1 competitive state by Site Selection Magazine 3 years in a row

Greensboro is ranked the 22nd most affordable mid-sized city for home buyers





**CUSHMAN &  
WAKEFIELD**



**CRESCENT**  
COMMUNITIES

**FOR MORE INFO CONTACT:**

**Jason Ofsanko**  
T: +1 336 812 3300  
[jason.ofsanko@cushwake.com](mailto:jason.ofsanko@cushwake.com)

**Jordan Mitchell**  
T: +1 336 201 0495  
[jordan.mitchell@cushwake.com](mailto:jordan.mitchell@cushwake.com)

©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.