

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



**Construction Underway-Now Leasing for Q4 2025**

**± 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







**FedEx**  
**amazon**



POWERED BY  
**ENDURA**  
DOOR COMPONENTS MADE IN THE USA

**BOX**  
BOARD PRODUCTS

**CAMCO**



**Jetzero**

**BOOM**



**MARSHALL**  
AEROSPACE

**TRUIST**

**PTI**

**HondaJet**

**WolfSpeed**

**HAECO**



**ECOLAB**

**CROWN**  
lift trucks

**MACK**



**GILBARCO**  
VEEDER-ROOT

**P&G**

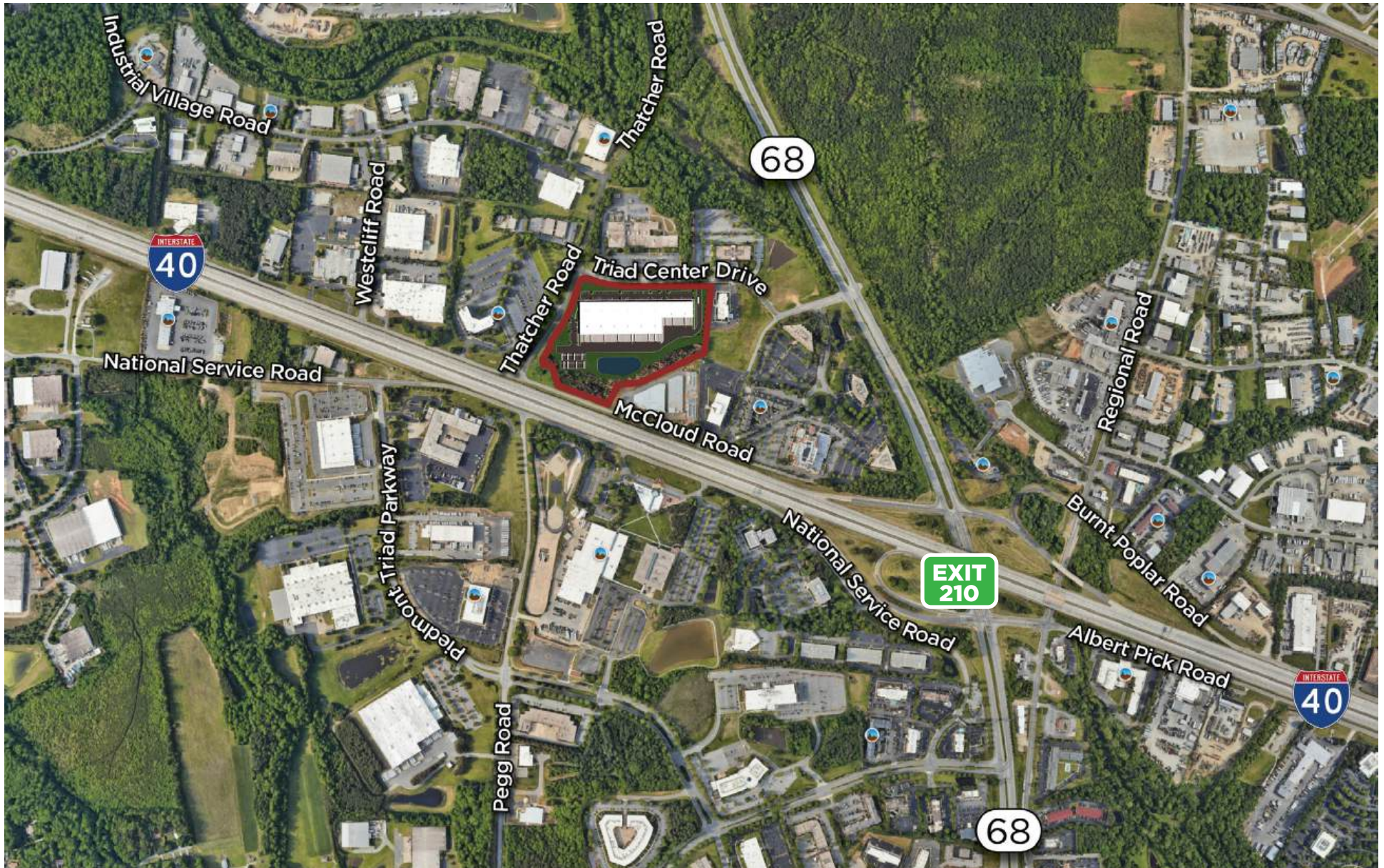
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Site Plan

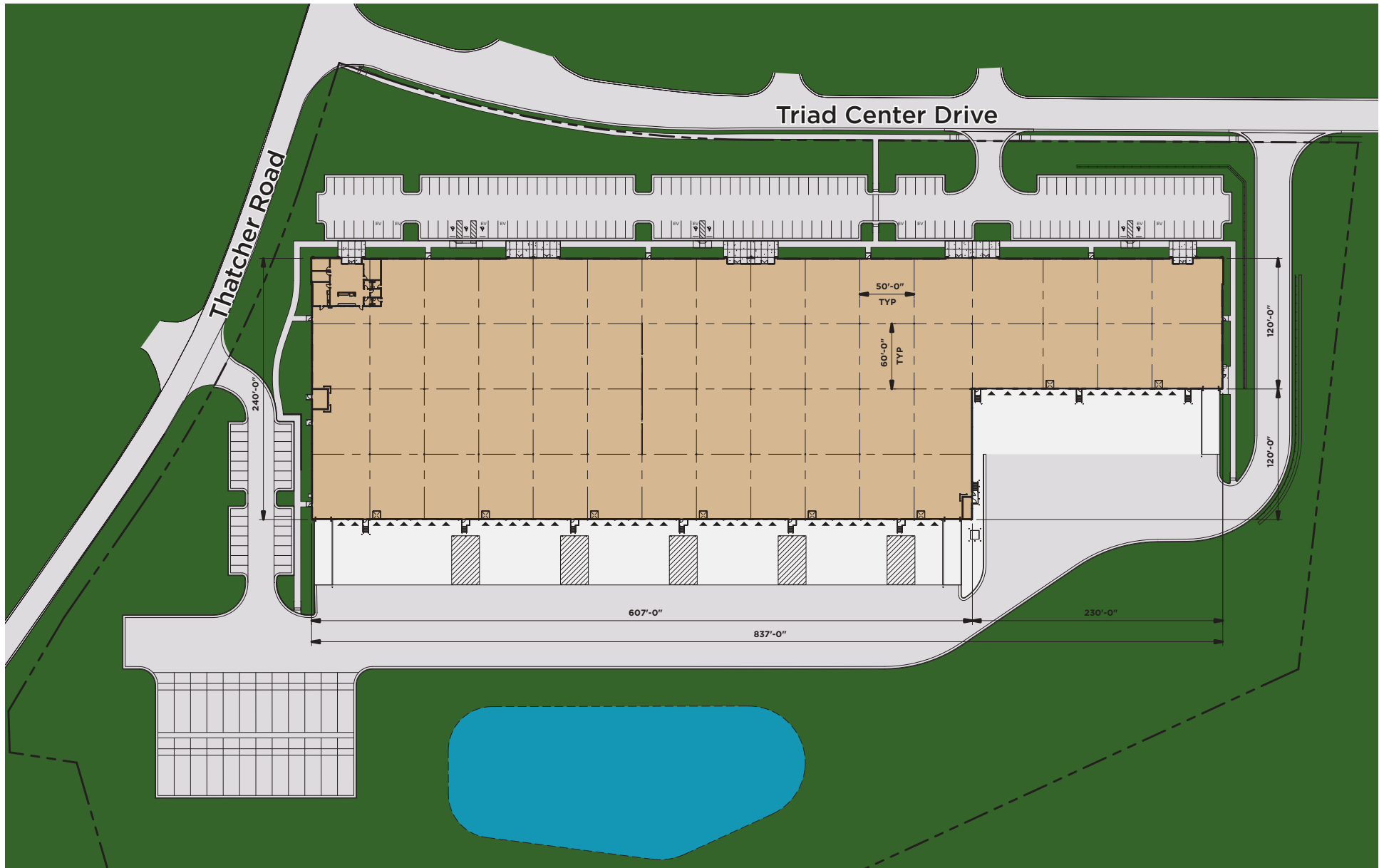
173,280 SF





Floor Plan

173,280 SF



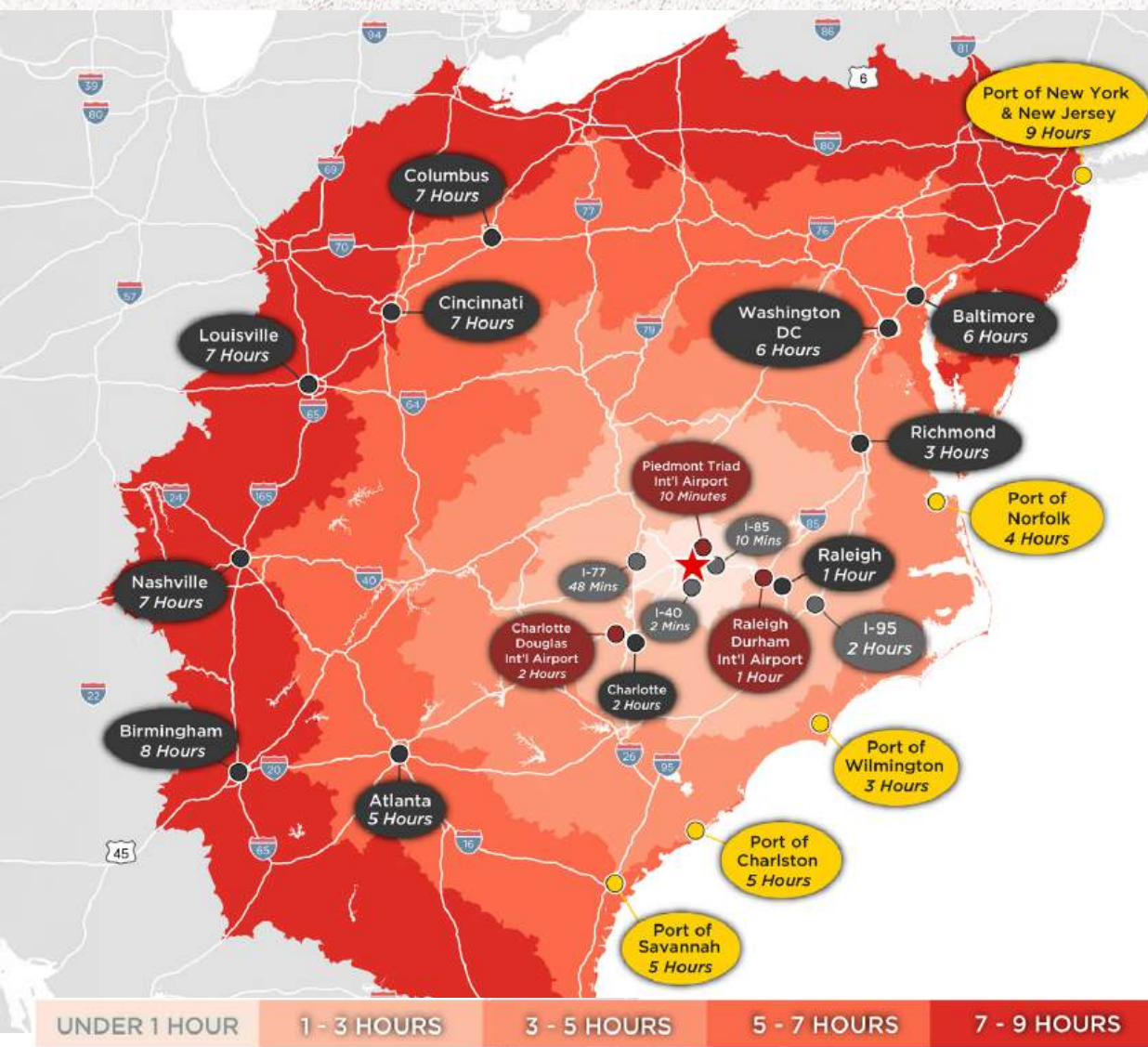
## Building Renderings

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





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**FOR MORE INFO CONTACT:**

**Jason Ofsanko**

Executive Director

T: +1 336 812 3300

[jason.ofsanko@cushwake.com](mailto:jason.ofsanko@cushwake.com)

**Jordan Mitchell**

Senior Director

T: +1 336 201 0495

[jordan.mitchell@cushwake.com](mailto:jordan.mitchell@cushwake.com)

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