

WENDOVER AVENUE

BEACON STREET

BURLINGTON ROAD

FOR LEASE

+/- 100,000 SF
SPECULATIVE INDUSTRIAL BUILDING

3401 BURLINGTON ROAD, GREENSBORO, NC 27405



**CUSHMAN &
WAKEFIELD**

+/- 100,000 SF Speculative Industrial Building

3401 Burlington Road, Greensboro, NC

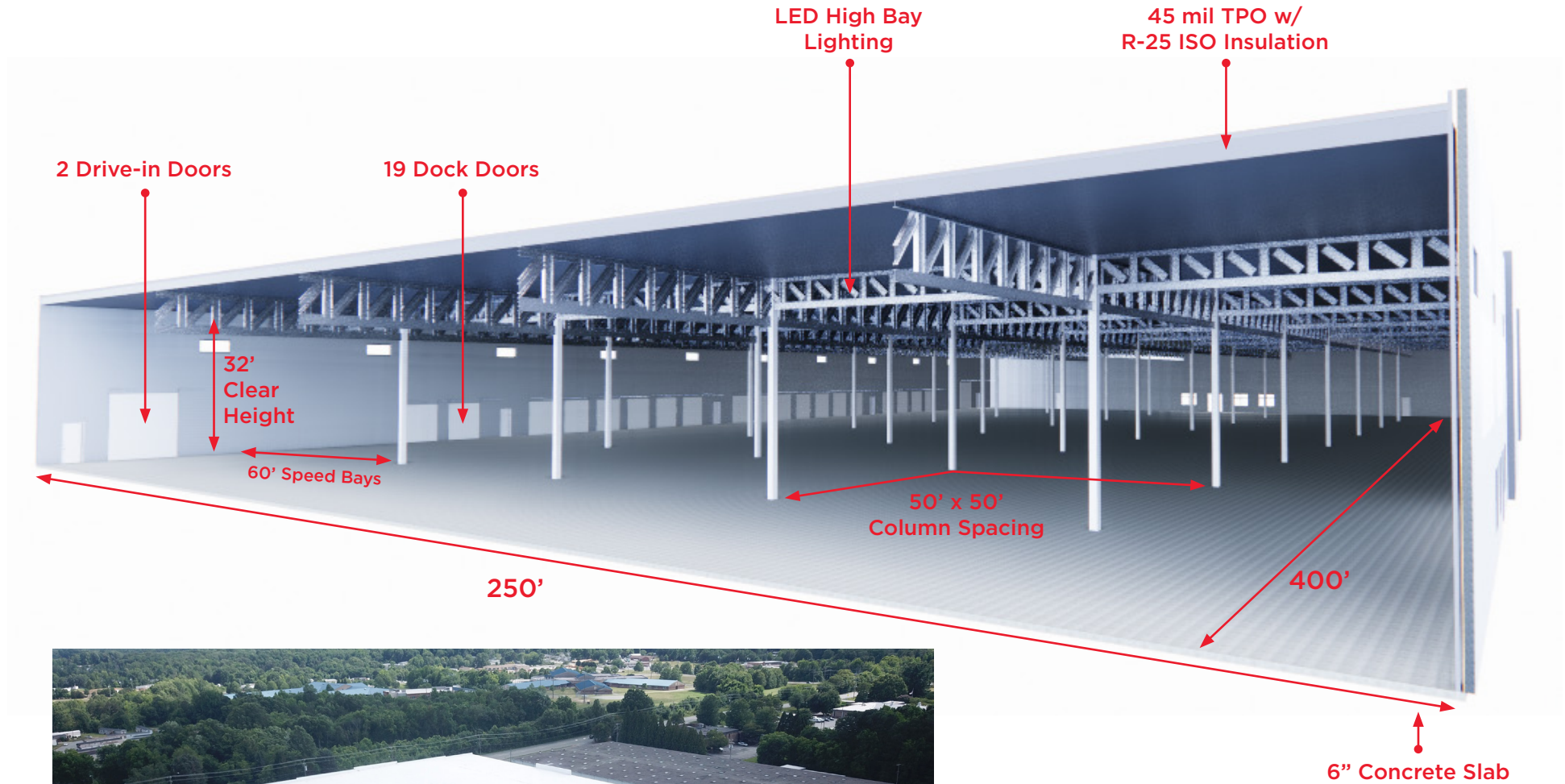
Property Features

Building Size:	+/- 100,000 sf
Office Space:	1,300 SF
Clear Height:	32'
Site:	+/- 8 acres with direct access from Wendover Avenue and Burlington Road
Construction Type:	Steel Frame and Pre-cast Panels - Expandable End Frame on North (Wendover) elevation
Roofing:	45 mil TPO with R-25 ISO Insulation
Bldg. Dimensions:	250' x 400'
Column Spacing:	50' x 50' (50' x 60' deep @ loading docks)
Floor:	6" thick, 4000psi concrete slab on grade
Dock Doors:	Nineteen (19) - each 9'w x 10'h
Drive-In Doors:	Two (2) - each 12'w x 14'h
Dock Equipment:	35,000 lb. mechanical dock levelers at every other door
Truck Court Depth:	150'
Trailer Parking:	Available at an additional cost
Auto Parking:	95 auto parking spaces
Electrical:	800 amp service
Lights:	LED High Bay - average 25-30 foot candles
Fire Protection:	ESFR
HVAC:	Warehouse ventilation w/Gas Unit Heaters
Exhaust:	Warehouse ventilation air change 2x per hour



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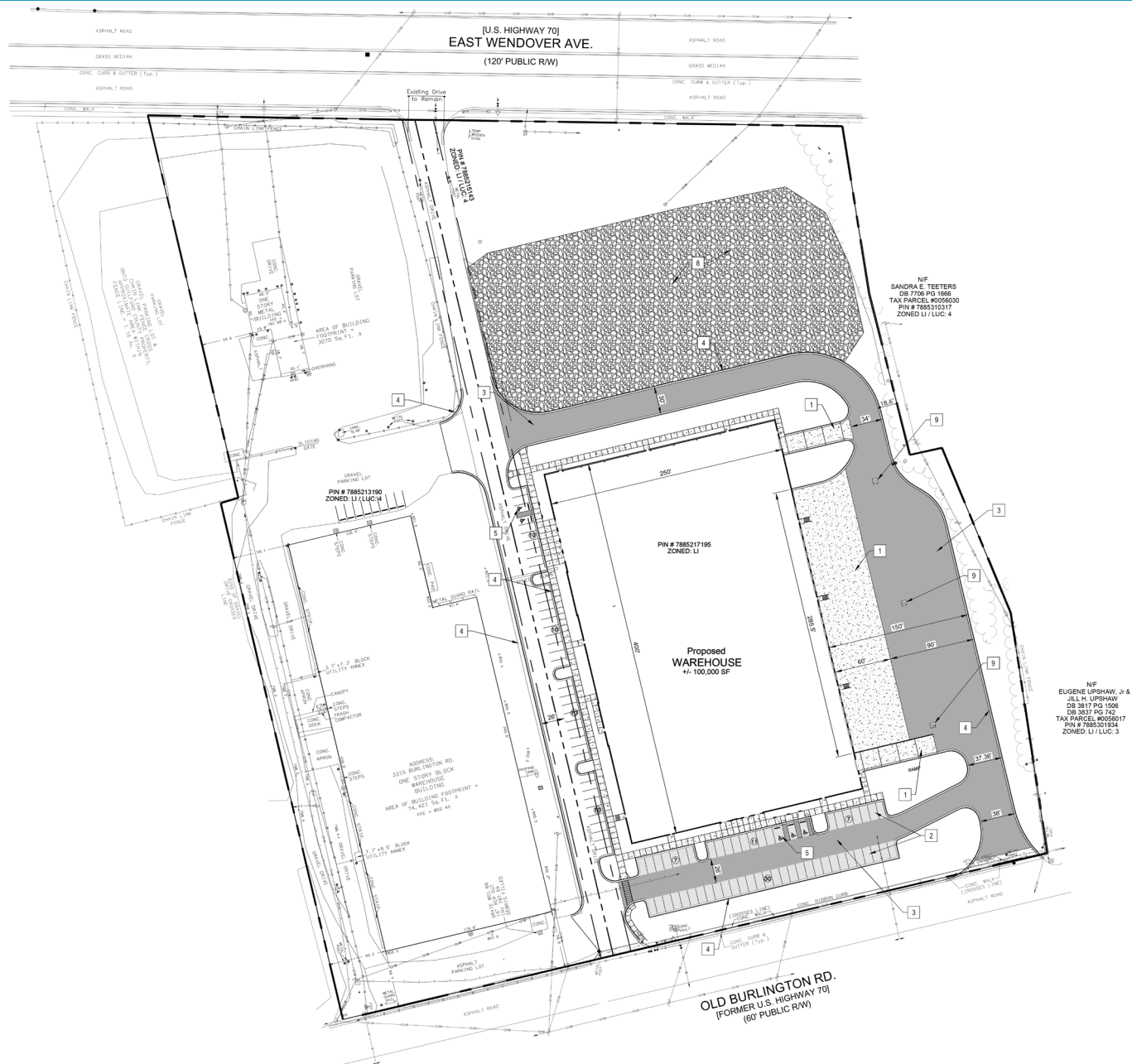
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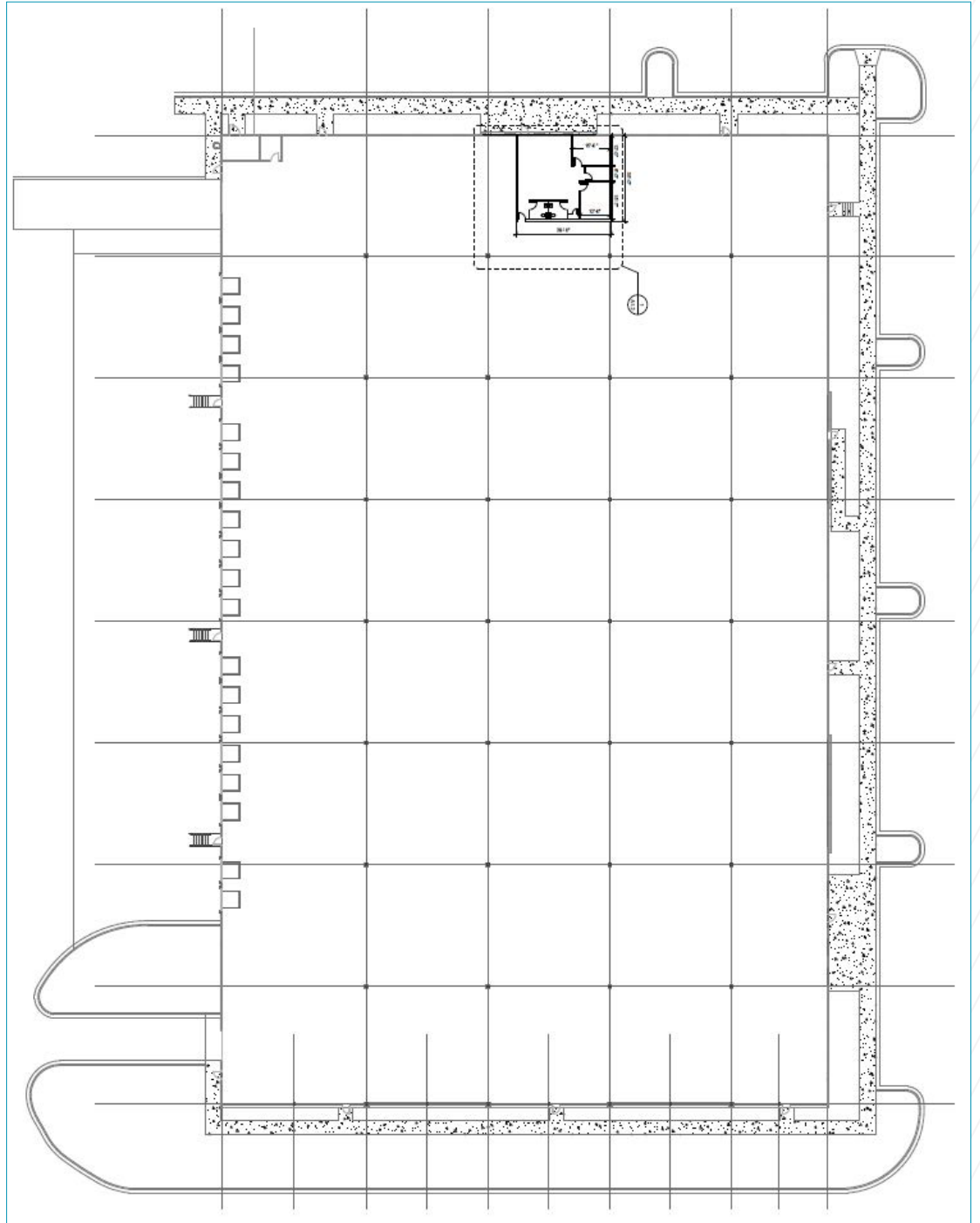
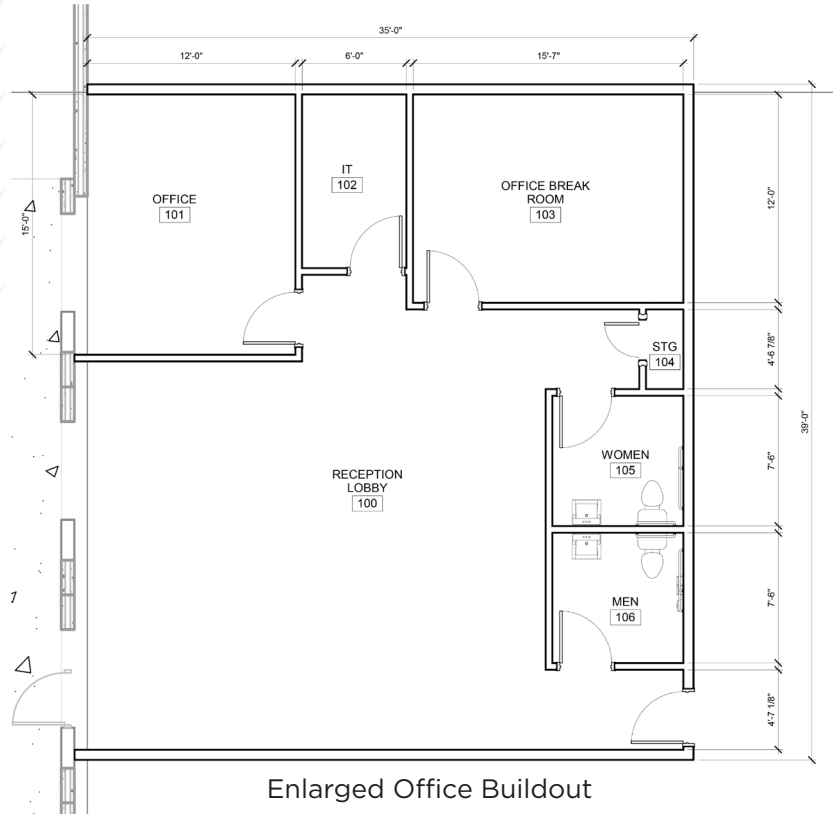
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Site Plan



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Floor Plan



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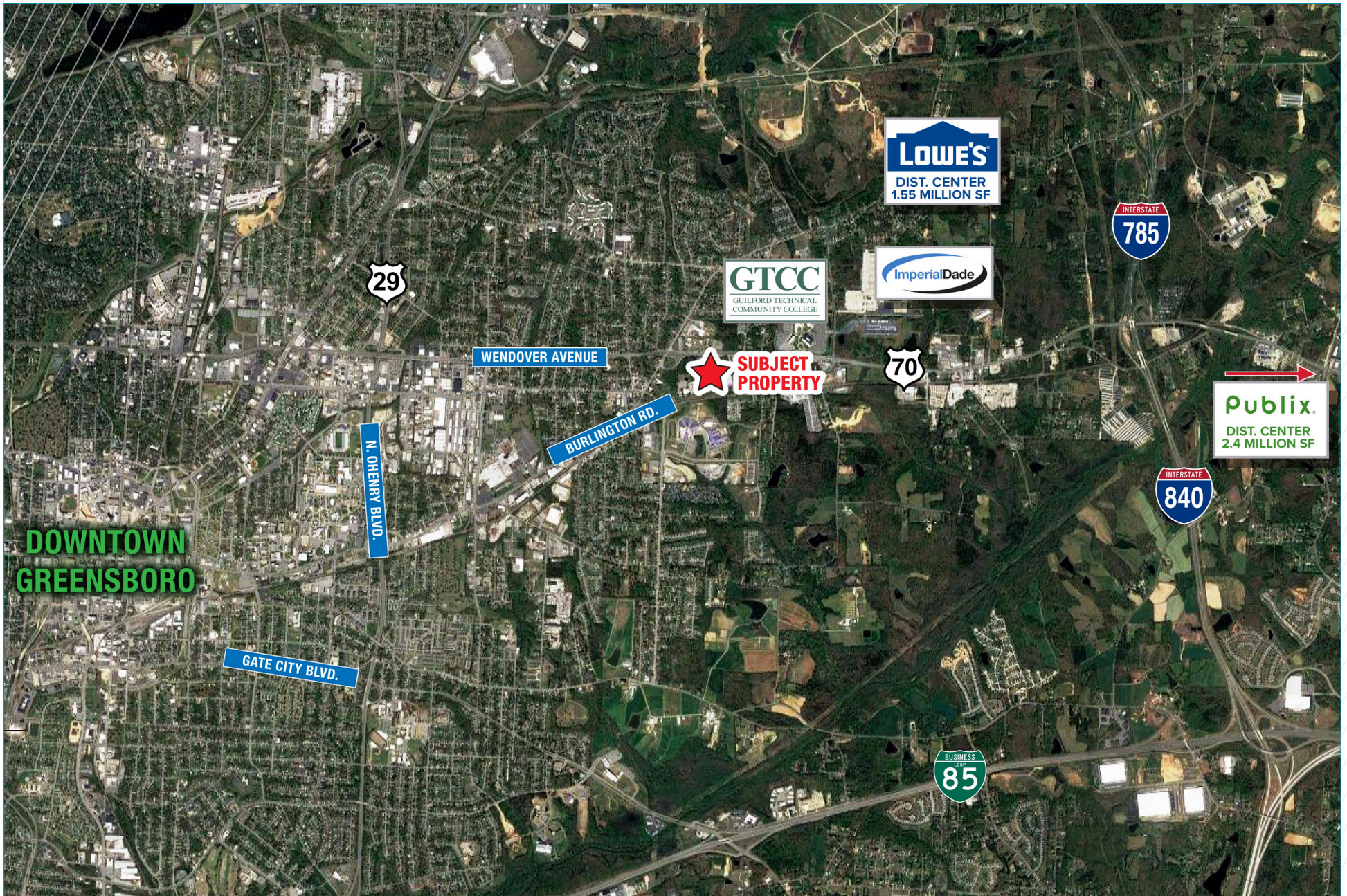
Location Map



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Location Aerial





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