

FOR LEASE

Owned and Operated by



Bull Ridge II

1160 Pleasant Ridge Road, Greensboro, NC 27409

± 280,800 SF Available

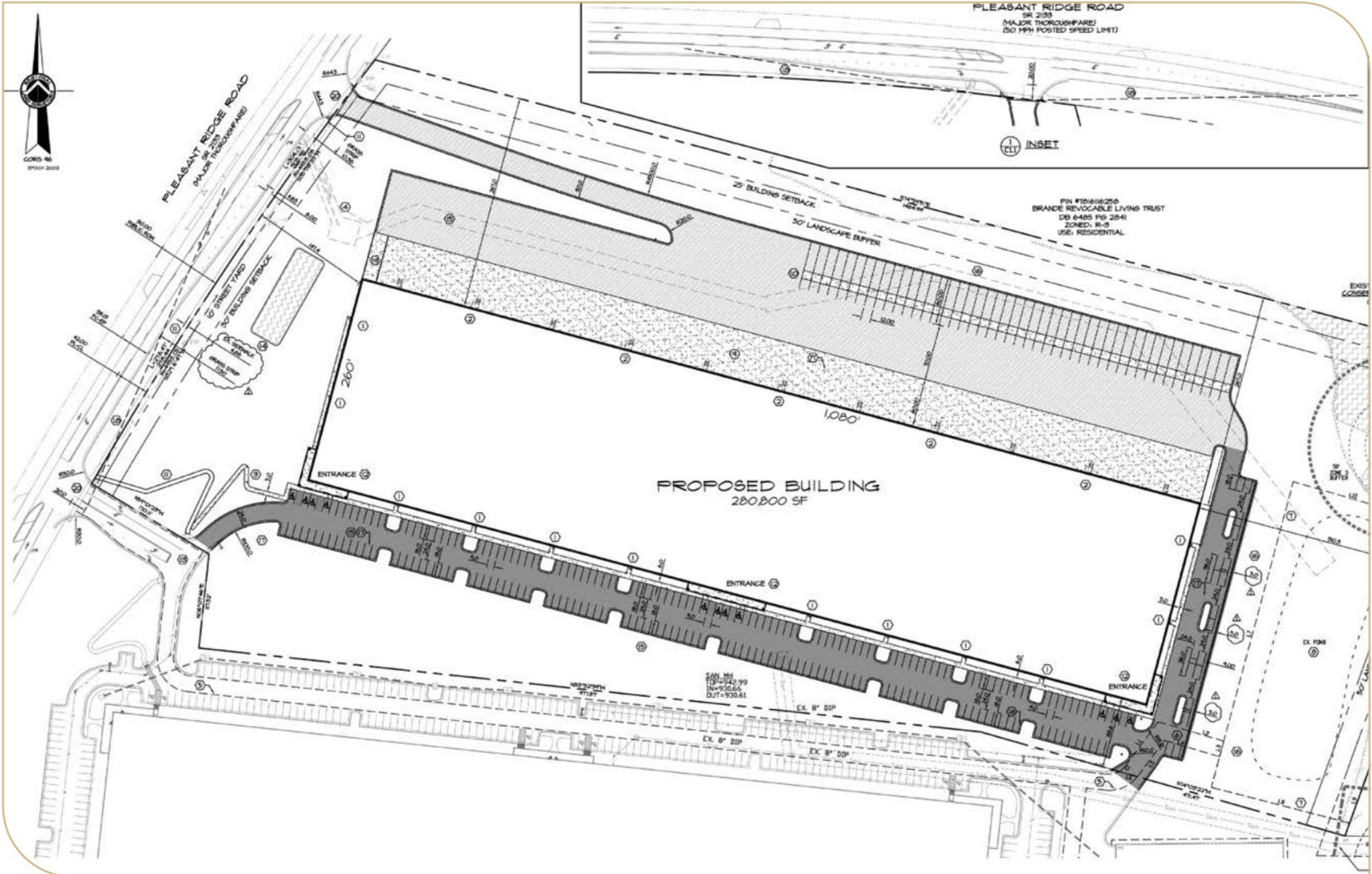


**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



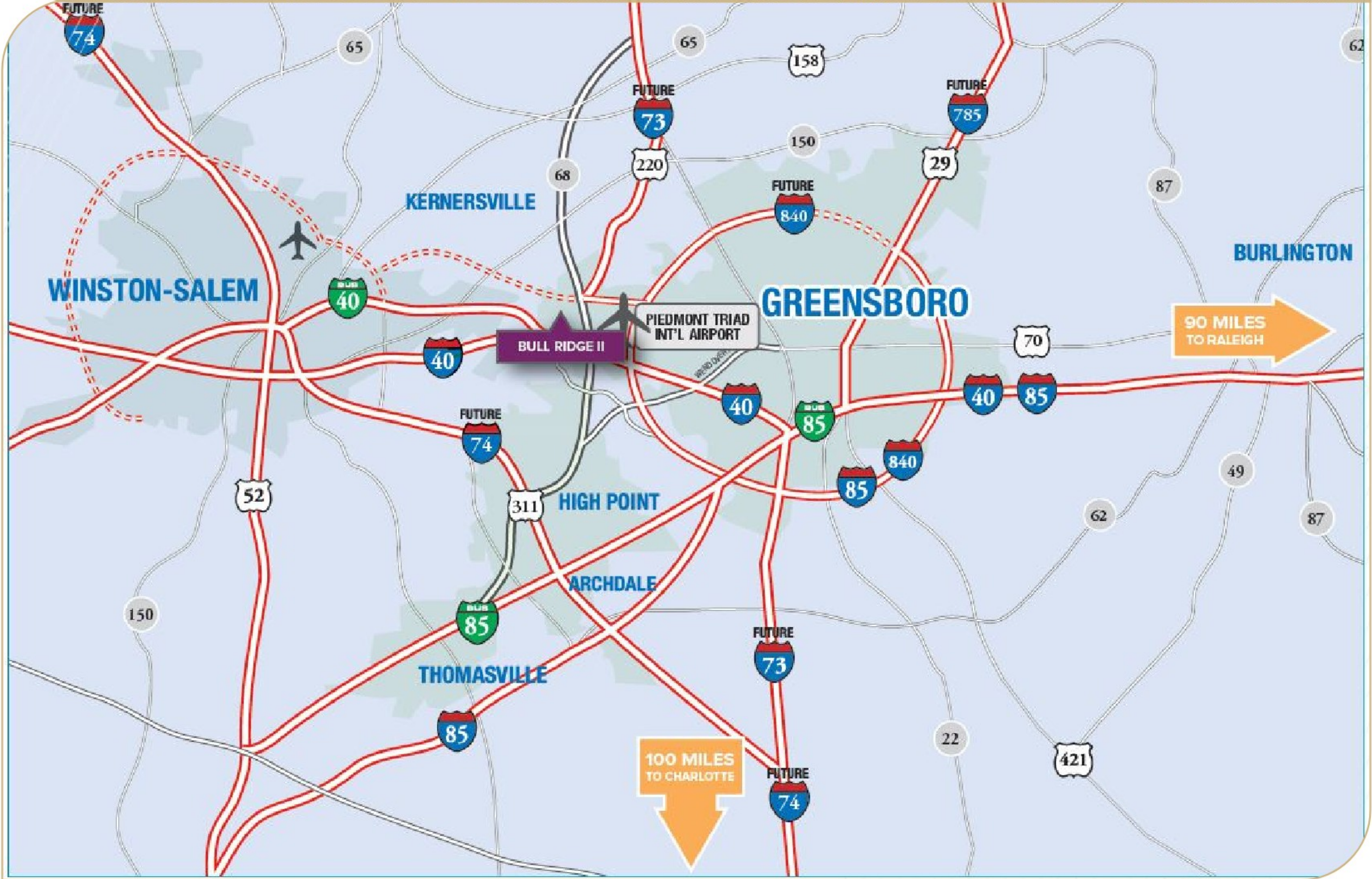
Building Size:	280,800 SF
Office Space:	Per Tenant's Specs
Clear Height:	36' Clear
Site:	23.62 Acres
Construction Type:	Concrete tilt-up
Roofing:	R-20 Insulation - 60 mil TPO membrane
Building Dimensions:	260' x 1,080'
Column Spacing:	50' x 54' - with 60' speed bay
Floor:	Slab on Grade - 7" unreinforced 4,000 PSI
HVAC:	Gas fired unit heaters

Dock Doors:	Sixty-five (65) each 9' x 10'
Drive-In Doors:	Two (2) each 9' x 10'
Dock Equipment:	40,000 lb. mechanical dock levelers at every other dock opening
Truck Court Depth:	130'
Trailer Parking:	46 trailer storage
Auto Parking:	200 Parking spaces
Electrical:	2,000 amp panel; ability to upgrade service per tenant specs
Lights:	LED (one light per bay)
Fire Protection:	K-17 ESFR Sprinkler System

Anticipated Delivery: June 2023

Bull Ridge II offers 70,000-280,800 sf in a modern industrial building with easy access to I-40, Hwy 68, I-73 & I-85.





BULL RIDGE II
CLASS A LIGHT INDUSTRIAL PARK

1160 PLEASANT RIDGE ROAD, GREENSBORO, NC 27409