

FOR LEASE

Owned and Operated by



FEDERAL RIDGE BUSINESS PARK

4328, 4336, 4344, 4380 & 4388 Federal Drive
Greensboro, NC 27410

± 18,600 SF - 98,400 SF



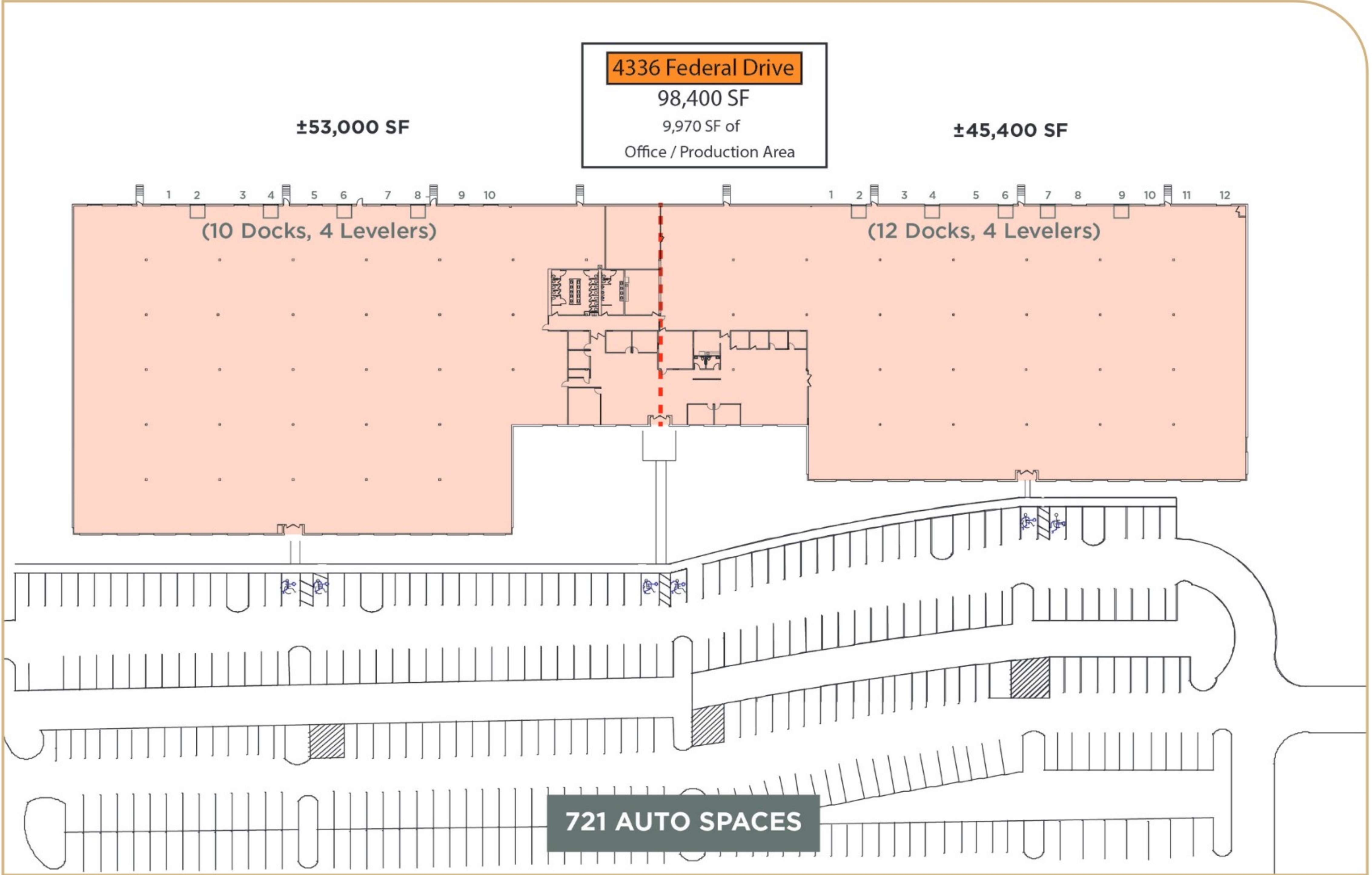
LEASING INFO & CONTACT

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Raffi Simel, SIOR

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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.



4336 Federal Drive, Greensboro, NC 27410

Size: 98,400 SF

+/- 9,970 SF Office / Production Area

Can demise either side for +/- 53,000 SF and +/- 45,400 SF

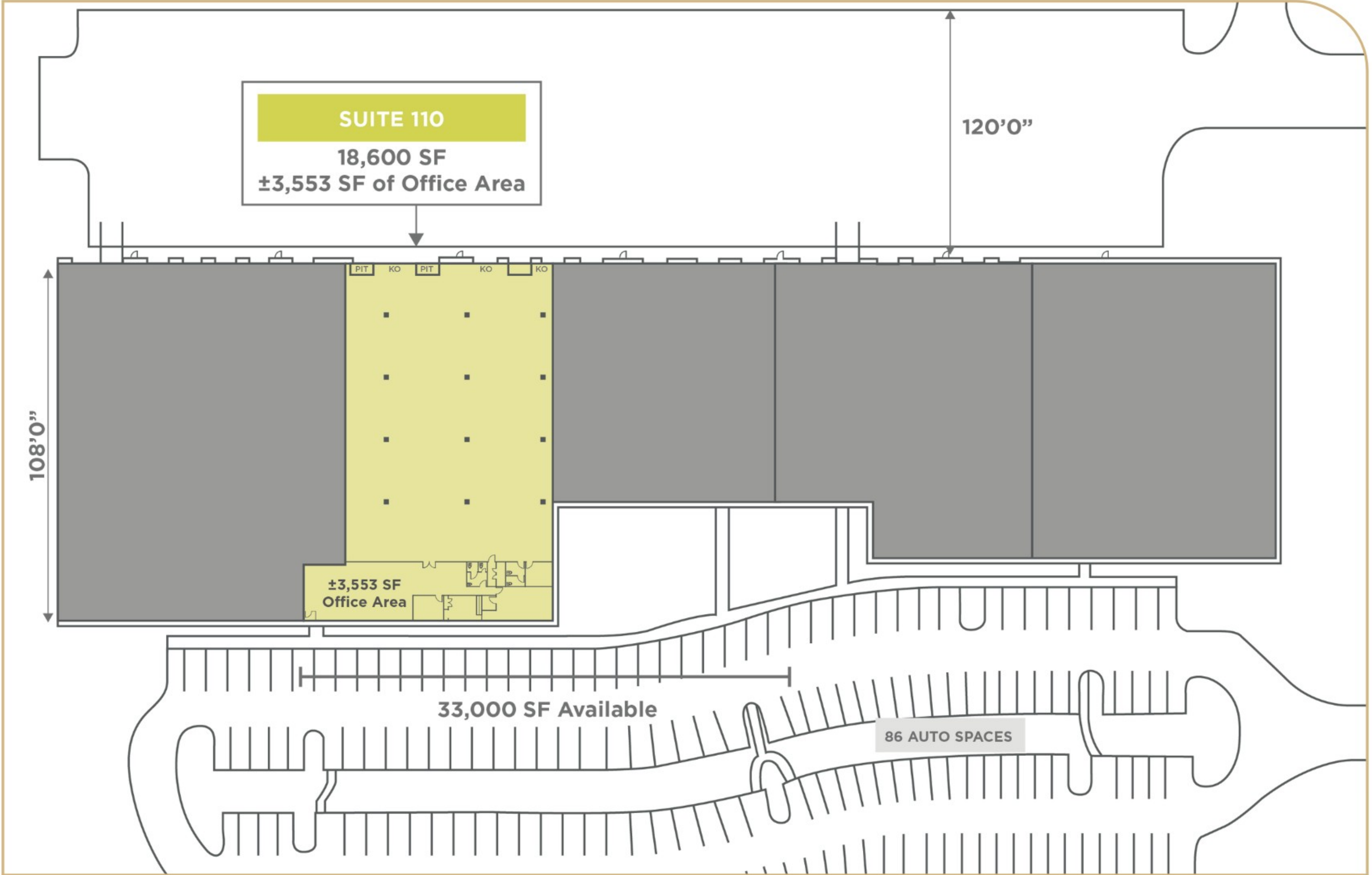
Clear Height: 22'

Column Spacing: 30' x 40' w/ 40' Speed Bay

Dock Doors: 22 (8 with Levelers)

Lighting: LED

Sprinkler: Wet System



4344 Federal Drive, Greensboro, NC 27410

Suite 110:

18,600 SF (+/- 3,553 SF Office Area)

22' Clear Height

3 Dock Doors (2 w/Pit Levelers) & 1 Knock Out Panel

30' x 40' Column Spacing w/ 30' Speed Bay

LED Lighting

Fully Conditioned Warehouse

Wet Sprinkler System

FEDERAL RIDGE BUSINESS PARK
CLASS A LIGHT INDUSTRIAL PARK

4328, 4336, 4344, 4380 & 4388 FEDERAL DRIVE
GREENSBORO, NC 27410



