



AVAILABLE FOR SUBLEASE

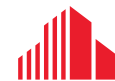
ADDITIONAL PHOTOS



±140,273 SF

3631 MCCONNELL ROAD | GREENSBORO, NC 27405

McConnell Business Park



**CUSHMAN &
WAKEFIELD**

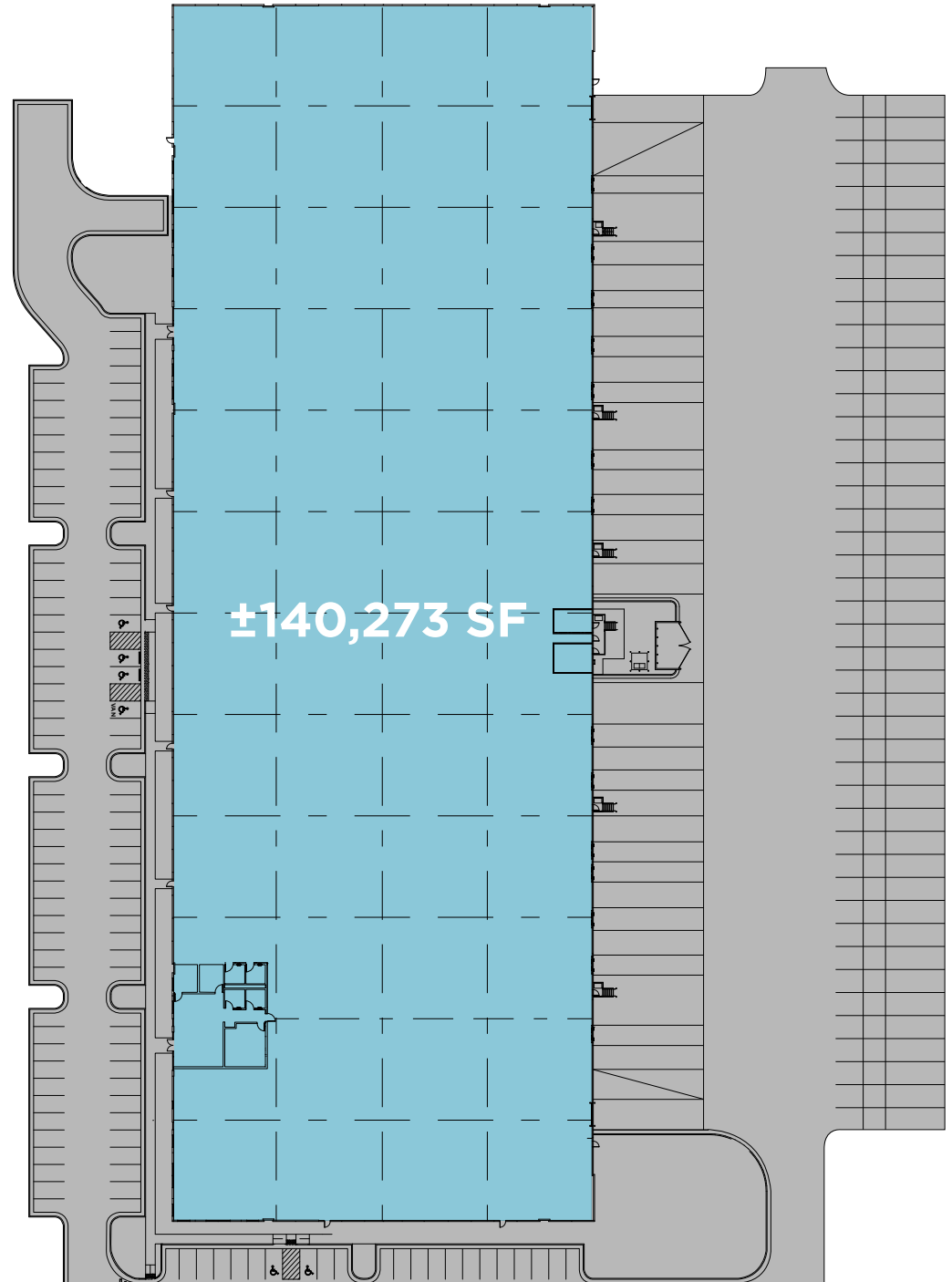
CLASS A INDUSTRIAL BUILDING AT I-40 & I-85 INTERCHANGE

±140,273 SF

CLASS A INDUSTRIAL FACILITY

3631 McConnell Road | Greensboro, NC 27405

BUILDING SIZE:	140,273 SF (±1,600 SF Office)
DIMENSIONS	636' x 220'
CLEAR HEIGHT	32'
LAYOUT	Rear Load
SPRINKLER	ESFR system with K17 heads
LOADING	2 drive-in (12' x 14') + 14 dock high (9' x 10')
COLUMN SPACING	55' x 53' With 60' speed bay
FLOORING	6" Slab over 4" Stone; 4,000 psi
ROOFING	45 mil TPO with R15 poly iso
TRUCK COURT	130' - 180' truck court
ELECTRICAL SERVICE	2000 Amp
LIGHT FIXTURES	LED high bay interior + LED wall mount exterior
HEATING	Gas fired unit heaters for sprinkler protection only
COOLING	Office space only, none in warehouse
VENTILATION	Code required minimum 2 changes per hour
PARKING	136 spaces
TRAILER TRUCK PARKING	45
LEASE EXP. DATE	12/31/2034



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PROPERTY PHOTOS

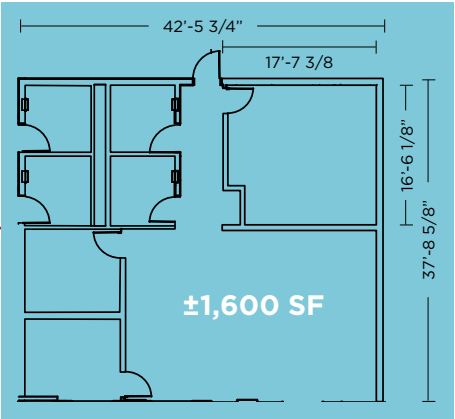
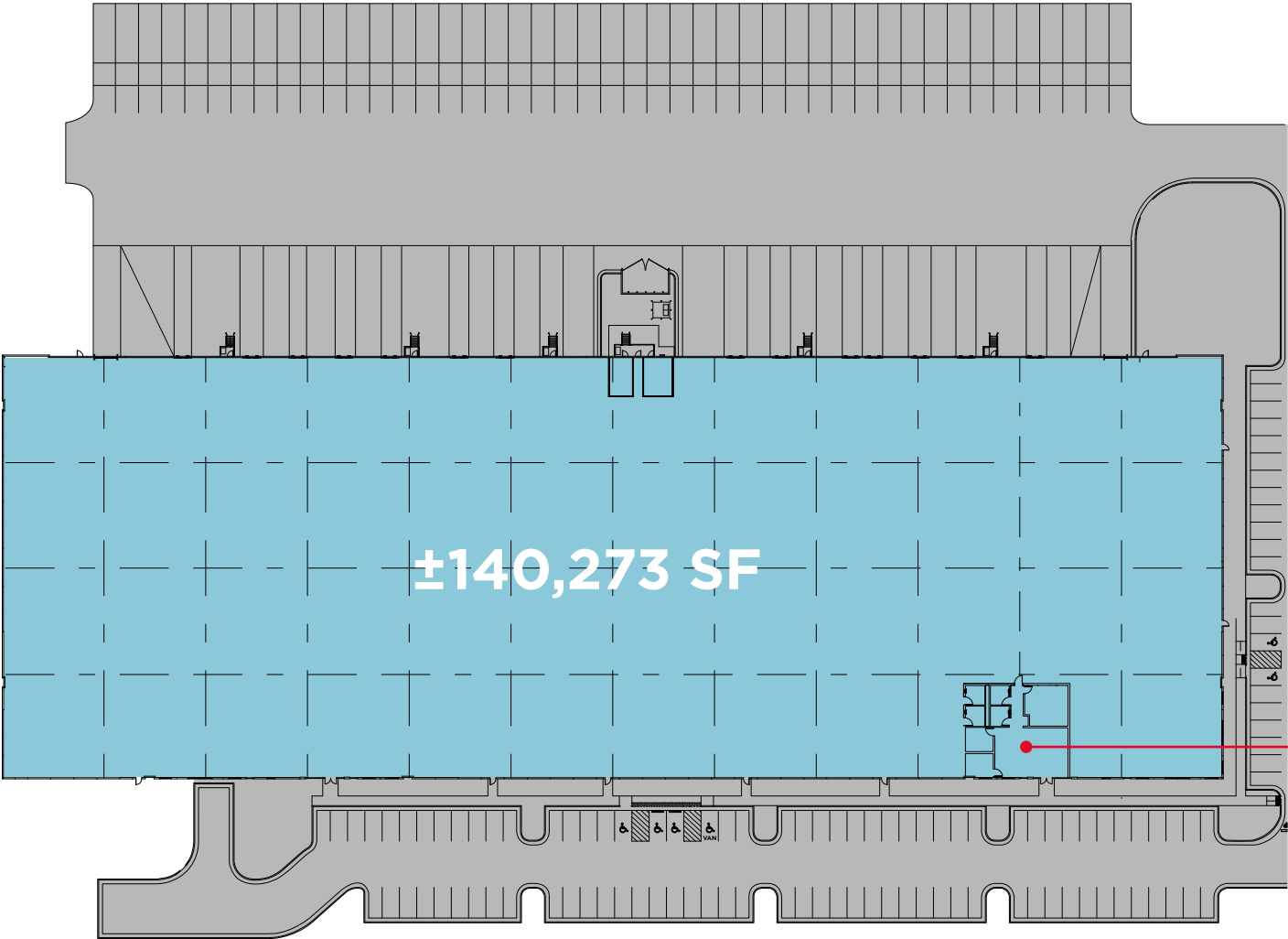


±140,273 SF

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FLOOR PLAN



±140,273 SF

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AREA OVERVIEW

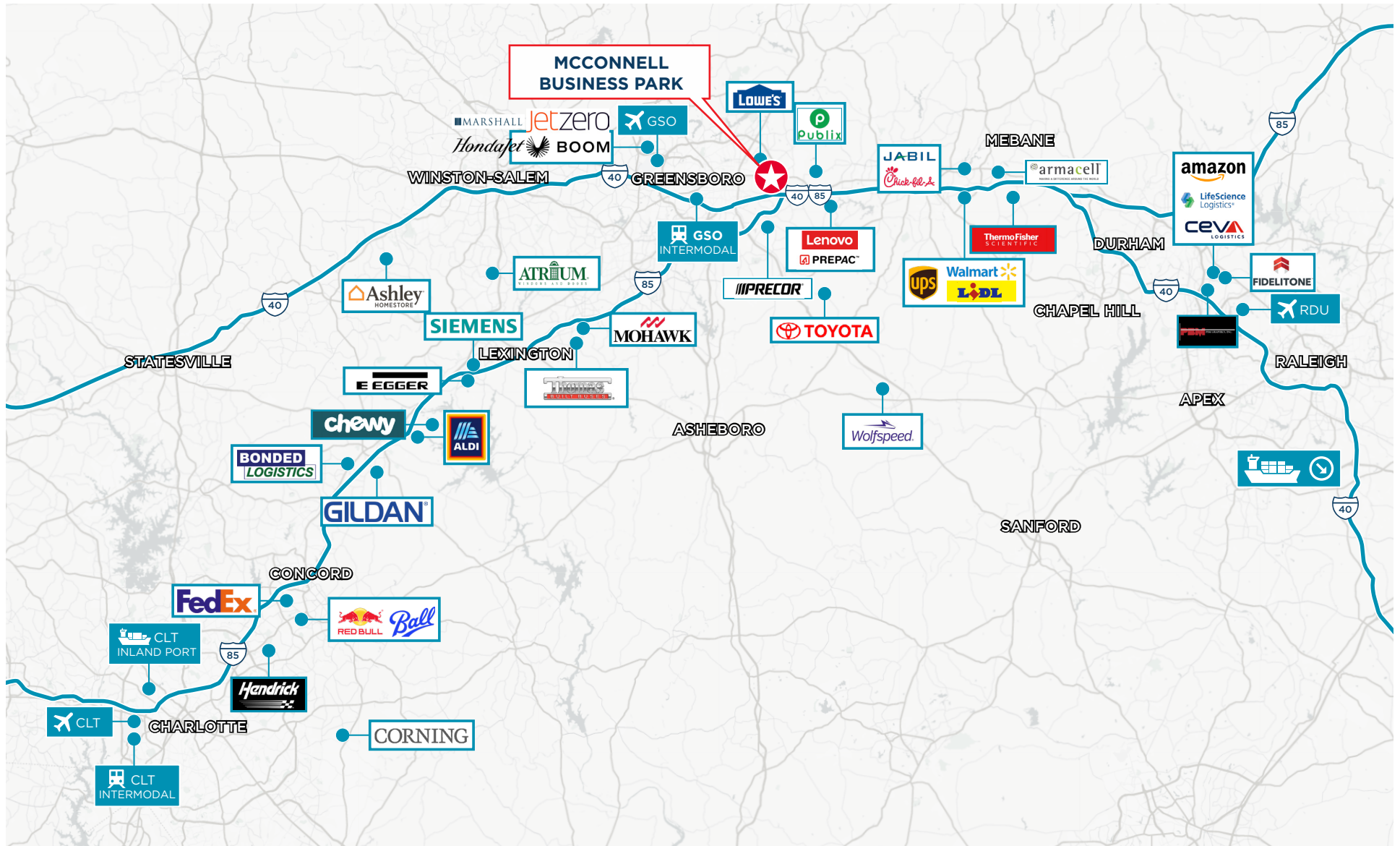


±140,273 SF

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LOCATION OVERVIEW





Contact Information:

JASON OFSANKO

Executive Director

+1 336 812 3300

jason.ofsanko@cushwake.com

JORDAN MITCHELL

Senior Director

+1 336 201 0495

jordan.mitchell@cushwake.com

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