

97,973 SF
CLASS A INDUSTRIAL FACILITY

7901 INDLEA POINT
GREENSBORO, NC 27409

NORTHPOINT AT

73 BUSINESS CENTER



73
BC



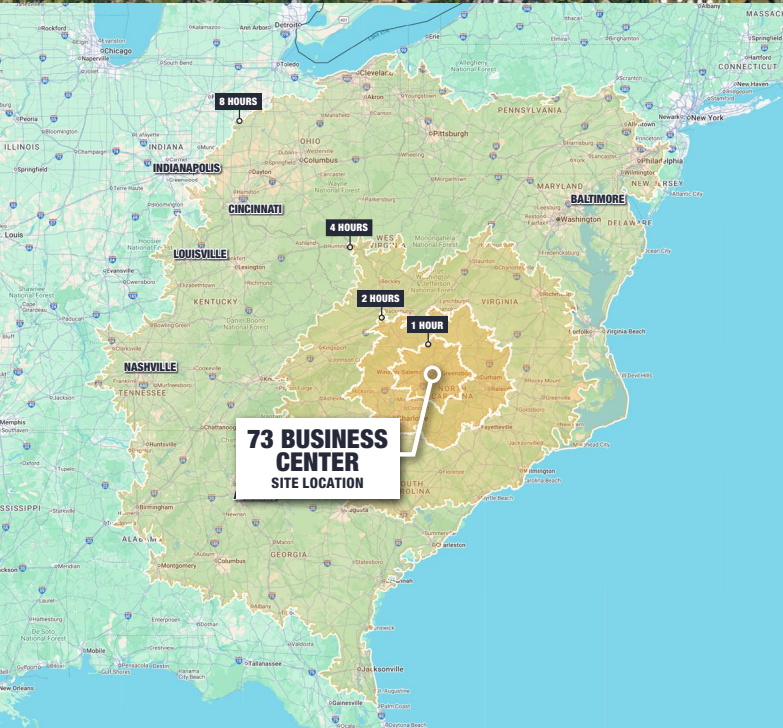
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The property offers irreplaceable access to the Interstate 40/85 corridor for ease of regional distribution and convenient connectivity to other major thoroughfares, airports, and seaports.

— LOCATION



REGIONAL DRIVE-TIMES

Charlotte	97 miles	1 hr. 37 min
Wilmington, NC	229 miles	3 hr. 26 min
Atlanta	336 miles	5 hr. 24 min
Pittsburgh	418 miles	6 hr. 45 min
Jacksonville	476 miles	7 hr. 11 min
New York/New Jersey	546 miles	8 hr. 36 min

DRIVE-TIME/POPULATION

1 Hour	1,861,368
2 Hours	8,123,367
4 Hours	19,386,282
8 Hours	83,468,129

OVERVIEW

Located in the Piedmont Triad Airport submarket—the Triad’s strongest—73 Business Center sits at the geographic center of North Carolina, serving over 1.7 million residents.



STRATEGICALLY LOCATED

Located near Piedmont Triad International Airport, and 90 minutes from Charlotte and Raleigh.



NEW STATE-OF-THE-ART CLASS-A CONSTRUCTION

Pristine improved shell with above standard dock packages and lighting



HIGHWAY ACCESS

Immediate access to I-73 and NC Highway 68. Less than 5 minutes to I-40 and I-840 interchanges.

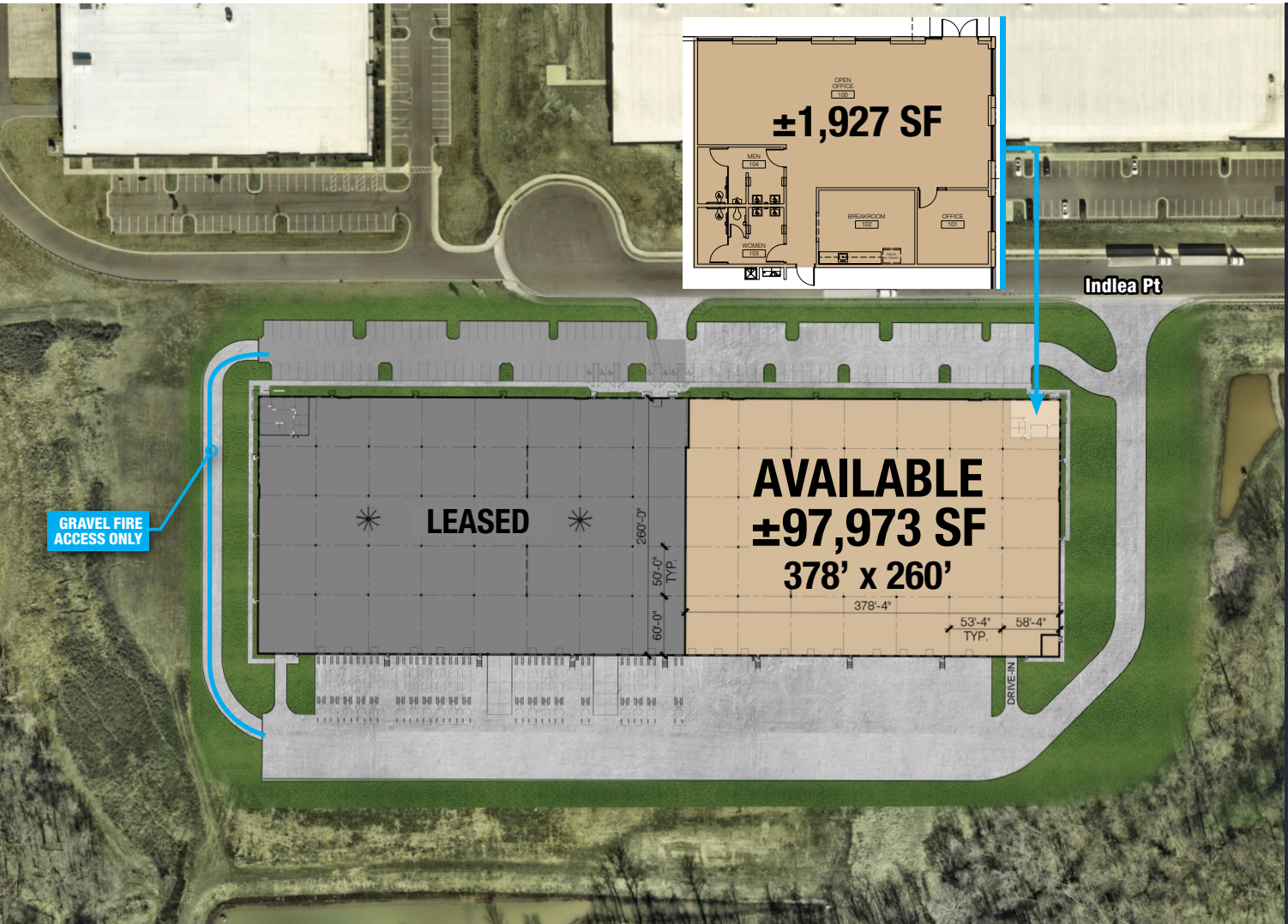


ABUNDANT LABOR

Capable of supporting distribution and warehousing operations.

±97,973 TOTAL SF

73 BUSINESS CENTER



Office SF	±1,927 SF	Building Dimensions	810' x 260'
Dock Doors	20 total; 9' x 10' 10 with 40,000lb pit levelers with dock seals	Truck Court	125'
Drive-In Doors	1 door; 12' x 14'	Clear Height	32'
Auto Parking	69	Lighting	LED lighting (approximately 25 ft candles at 36" AFF)
Loading	Single load	Fire Sprinkler	ESFR
Column Spacing	50' x 54' + 60' Speed Bays	Year Built	2023
Power	Duke Energy (existing) 480V, 3 Phase; 600 AMPS; 750 KVA transformer	Floor Slab	6" of non-reinforced concrete"
		HVAC	Fans and louvers for minimum air change per hour per code. Heating for freeze protection



CONCEPTUAL RENDERING OF FUTURE OFFICE FINISHES



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