



233 BURGESS ROAD GREENSBORO, NC

LEASING BY



126,898 SF FULLY CONDITIONED INDUSTRIAL FACILITY WITH HEAVY POWER
ADJACENT TO PIEDMONT TRIAD INTERNATIONAL AIRPORT (PTI)

233 BURGESS ROAD

PROPERTY INFORMATION

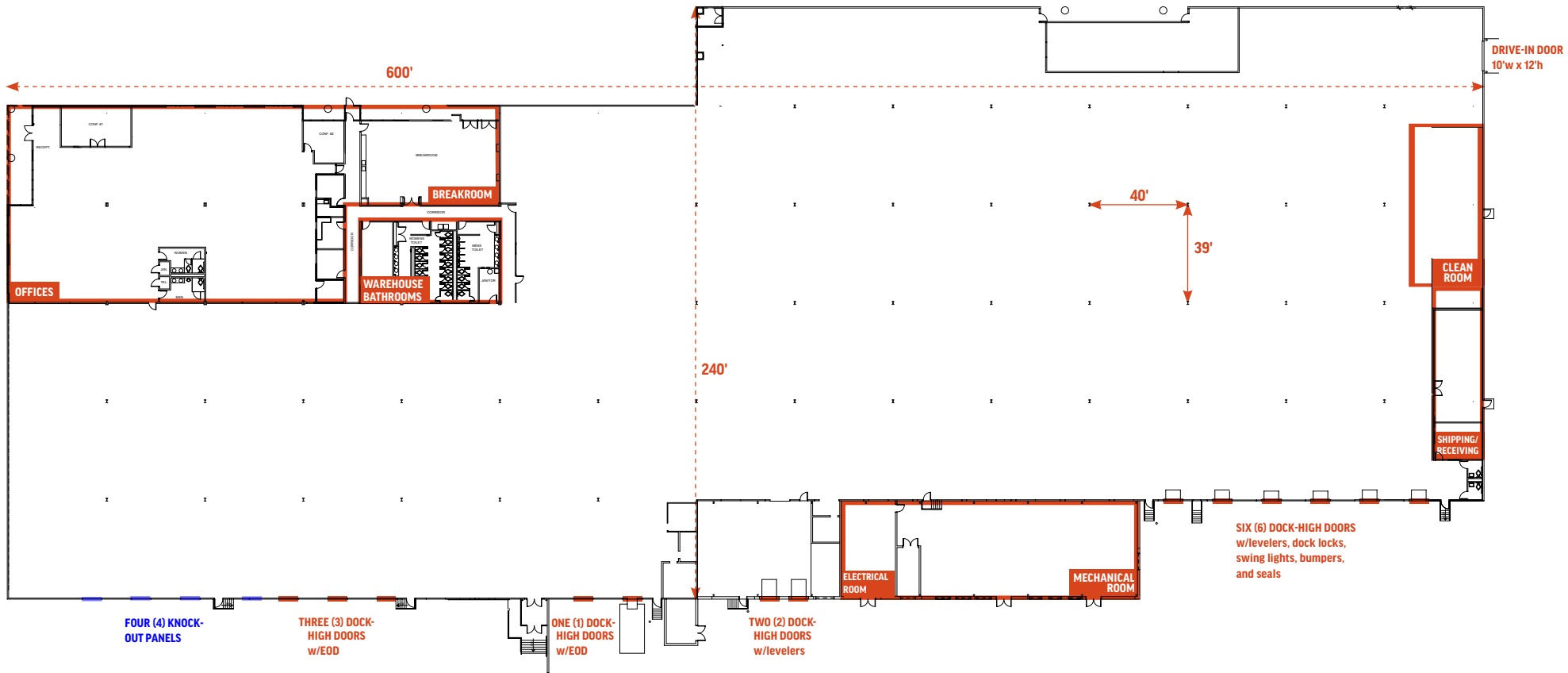
ADDRESS	233 Burgess Road
CITY	Greensboro
STATE	North Carolina
COUNTY	Guilford
PARCEL ID	7815-56-2521
ACRES	20.16
ZONING	Light Industrial (LI)
SQUARE FEET	±126,898 SF
OFFICE SQUARE FEET	±15,000 SF
YEAR BUILT	1991
UTILITIES	
NATURAL GAS	Piedmont Natural Gas
WATER & SEWER	City of Greensboro
ELECTRIC	Duke Energy
FIBER OPTICS	Yes; Provider to be determined



SITE PLAN



FLOOR PLAN



BUILDING SPECIFICATIONS

SQUARE FEET	±126,898 SF
OFFICE SQUARE FEET	±15,000 SF
COLUMN SPACING	40' 3" x 39'
PARKING	486 spaces (3.93/1,000 SF) with additional capacity for expansion
CONSTRUCTION TYPE	Pre-cast concrete
HVAC	100% air-conditioned and heated
ROOF TYPE	Primarily Standing Seam Metal with limited EPDM areas

SPRINKLER SYSTEM	Fully sprinklered; ordinary hazard
WAREHOUSE LIGHTING	Primarily T-8 fluorescent lighting
POWER	8,000 amp 480/277 volt, 3-phase panel; Emergency generator
CLEAR HEIGHT	Varies; primarily 21'
LOADING DOCKS	Twelve (12) dock high positions and one (1) drive-in position; Additional future knock out panels
EXPANSION CAPACITY	Future expansion capacity on-site for additional square footage or outdoor storage

Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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LOCATION OVERVIEW

DRIVE TIMES

7 MIN	PIEDMONT TRIAD INTERNATIONAL AIRPORT (PTI)	10 MIN		13 MIN		15 MIN		1 HOUR	RALEIGH-DURHAM	1.5 HOURS	CHARLOTTE
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RALEIGH-DURHAM ▲



PIEDMONT TRIAD
INTERNATIONAL
AIRPORT (PTI)

CHARLOTTE ►

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BURGESS
ROAD

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EDGEWATER
VENTURES

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