



**400-A Edwardia Drive**  
Greensboro, NC 27409

**EDWARDIA**  
INDUSTRIAL PARK

**INFILL FLEX / WAREHOUSE WITH HEAVY POWER**



**BRAND NEW SPEC OFFICE**

## Property Highlights

- **±16,000 SF**
- Masonry construction
- Ample parking
- Professionally managed
- Central Greensboro location with great access to amenities
- ± 1,798 SF brand new office with 11' finish ceiling
- Outstanding location off Wendover Ave with great proximity to I-40 (1.6 miles)
- Wet Sprinkler System
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/ Sewer

**(Call for lease rate)**

### Jason Ofsanko

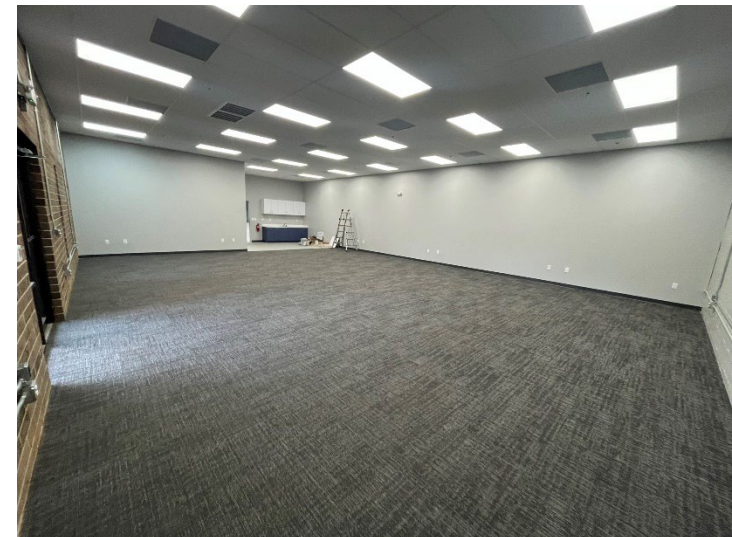
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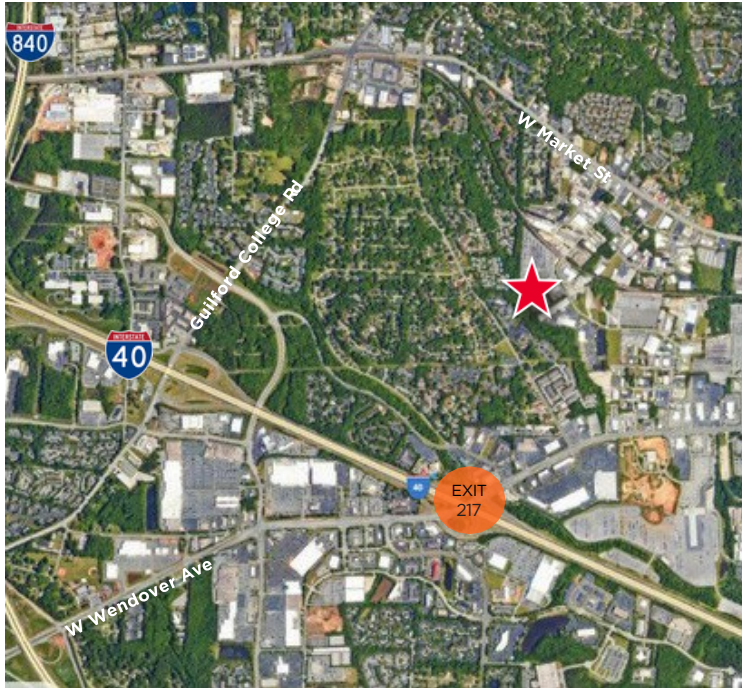


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## Property Features

**Size** ±16,000 SF

**Clear Height** 14'

**Column Spacing** 32' 8" X 27' 6"

**Loading** (2) 8' x 8' Dock Doors  
(1) 10' x 10 Drive-In Door

**Power**

2000 amps of 480v/3 phase electrical service

**Location**

Outstanding location off Wendover Ave. with great proximity to Interstate 40 (1.6 miles)

**Lease Rate**

Contact Listing Broker for Lease Rate

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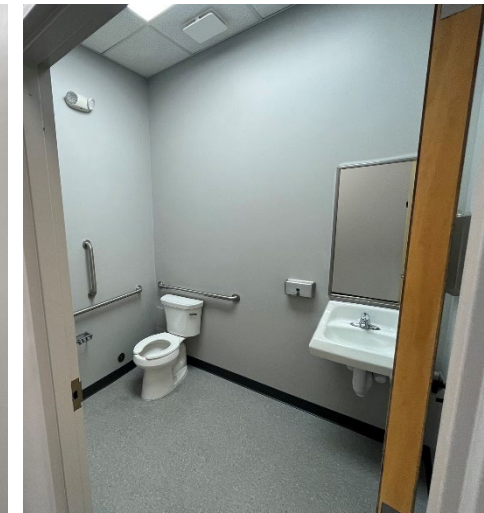
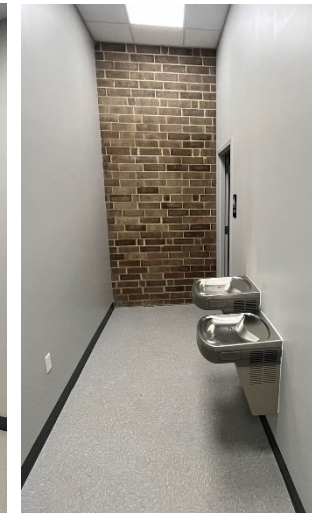
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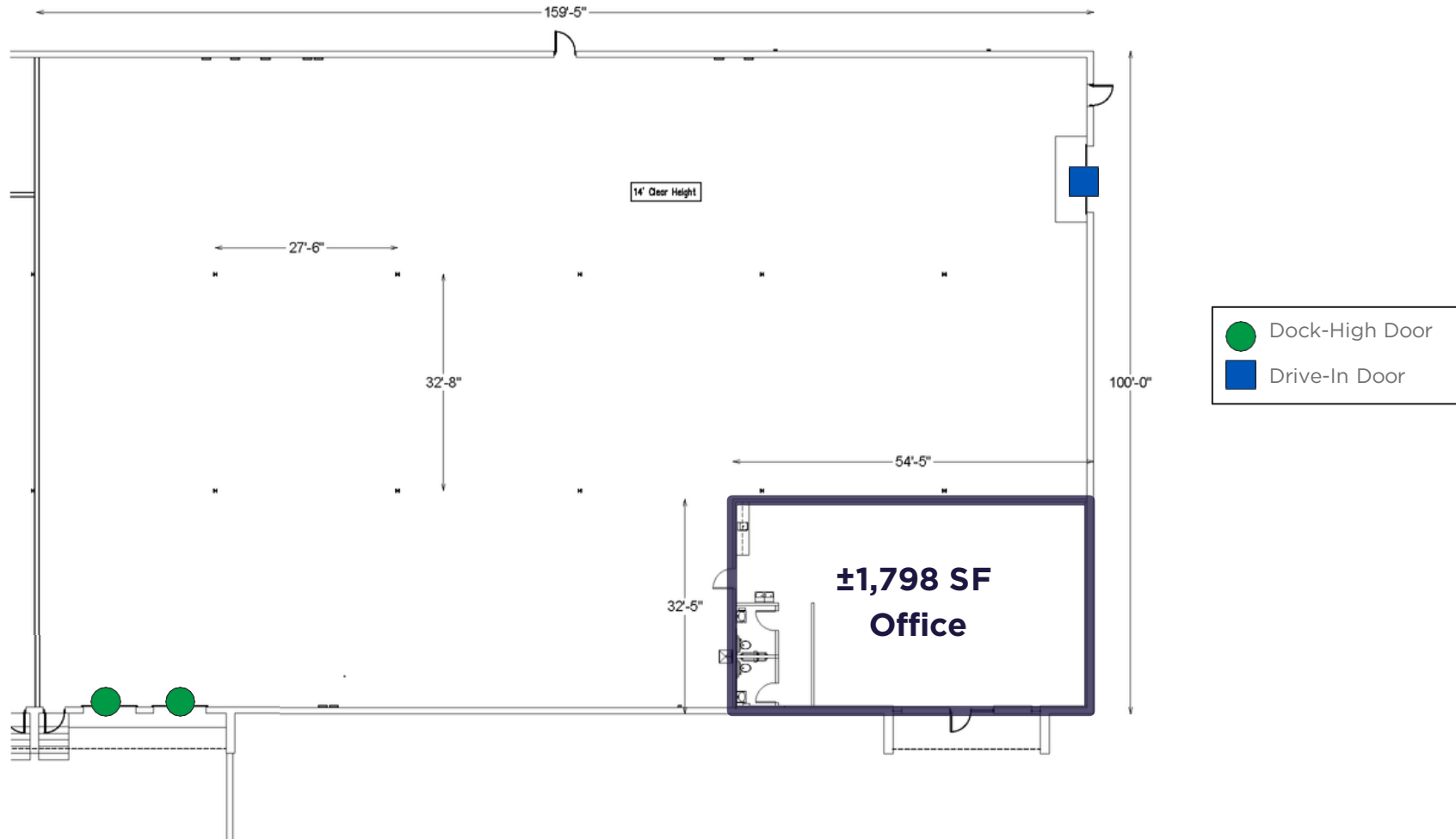
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## Floor Plan



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