

±59,481 SF



ANTICIPATED DELIVERY Q1 2027

AVAILABLE FOR LEASE



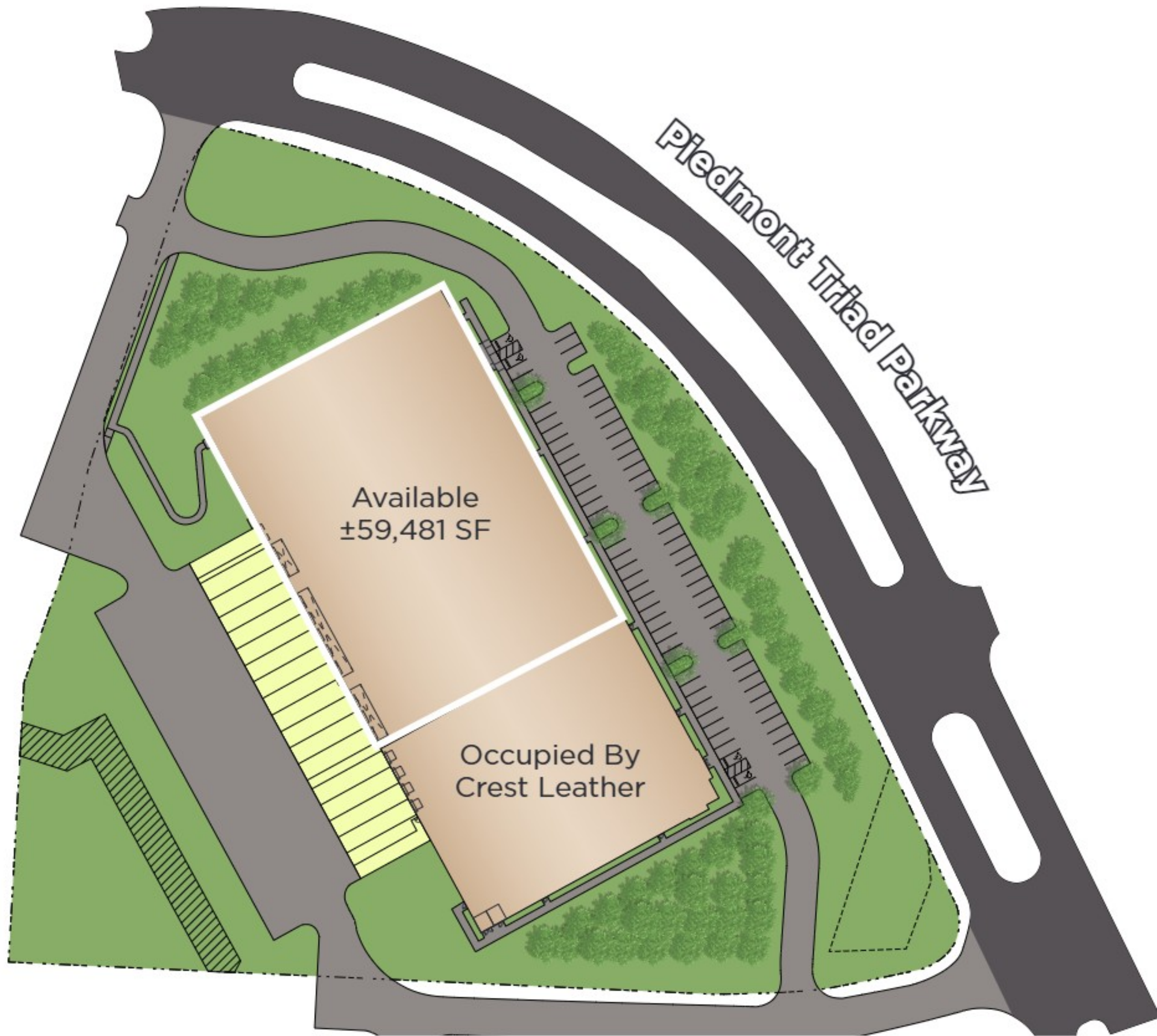
8201 PIEDMONT TRIAD PKWY, GREENSBORO NC 27409

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Property Features

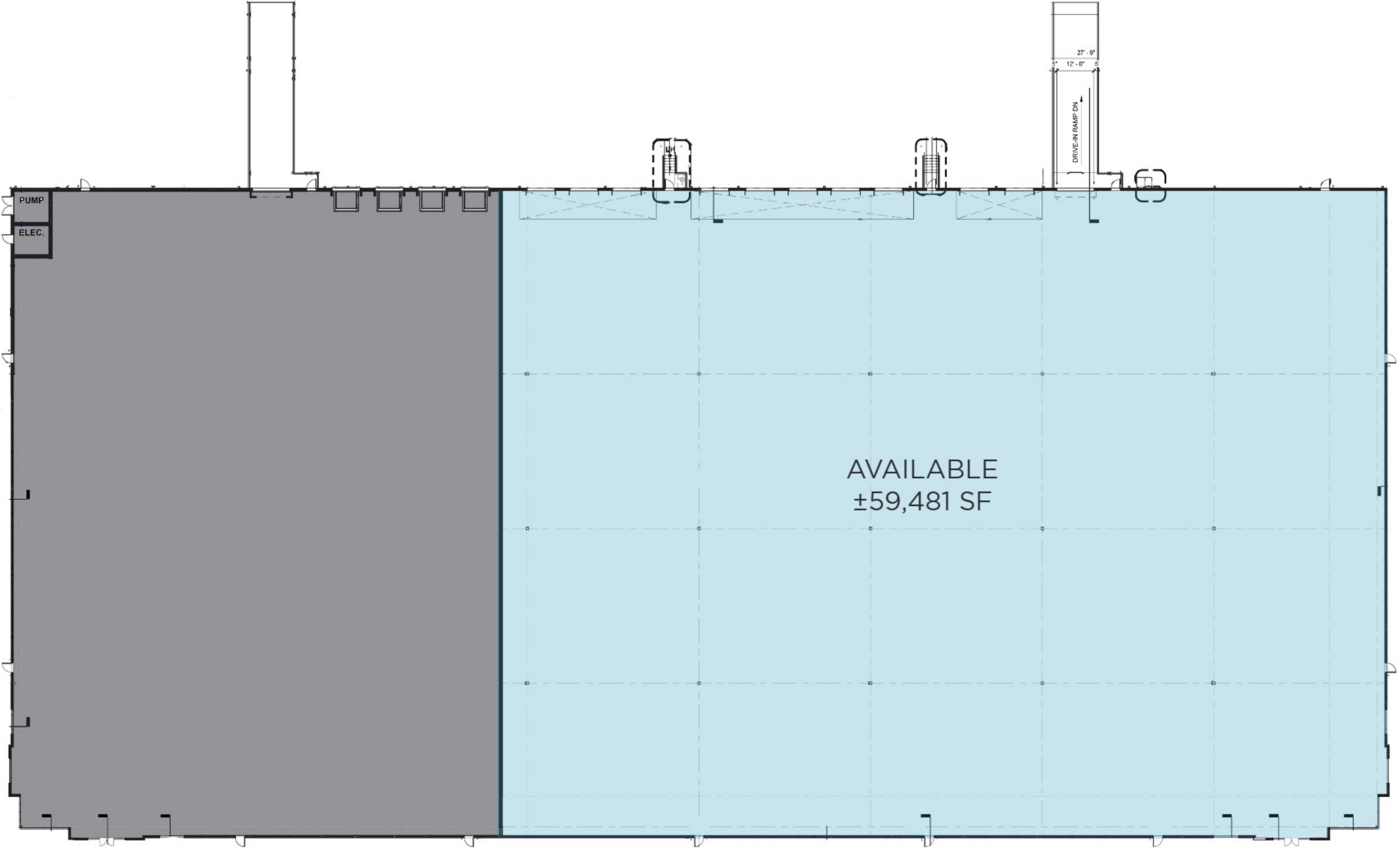
Available SF:	59,481 SF
Office Build:	Clear story windows & storefront for future office area
Overall Building Dimensions:	445' x 210'
Column Spacing	50' x 50' with 60' speed bay
Clear Height:	32'
Dock Doors:	Ten (10) 9' x 10' Sectional Steel Overhead Dock Doors, manual operation. Pour-back strip at dock doors for future dock levelers, if needed
Drive-In Door:	One (1) 12' x 14' Sectional Steel Overhead, manual operation
Electrical:	400A house service, overhead lighting to achieve 30 foot candles
HVAC:	Minimal heat and ventilation for code required and freeze protection
Sprinkler:	ESFR for Class 1-4 commodities and class A plastics (pump installed in Shell)
Roof:	R-20, 60 mil TPO
Slab:	6" unreinforced



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Floorplan



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Surrounding Businesses / Amenities



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