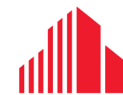




UP TO ±320,760 SF

**AVAILABLE
FOR SALE OR LEASE**

BUILD-TO-SUIT ON ±20 ACRES ALONG INTERSTATE 40/85



**CUSHMAN &
WAKEFIELD**

MCCONNELL ROAD COMMERCE CENTER
3530 McConnell Road | Greensboro, NC 27405

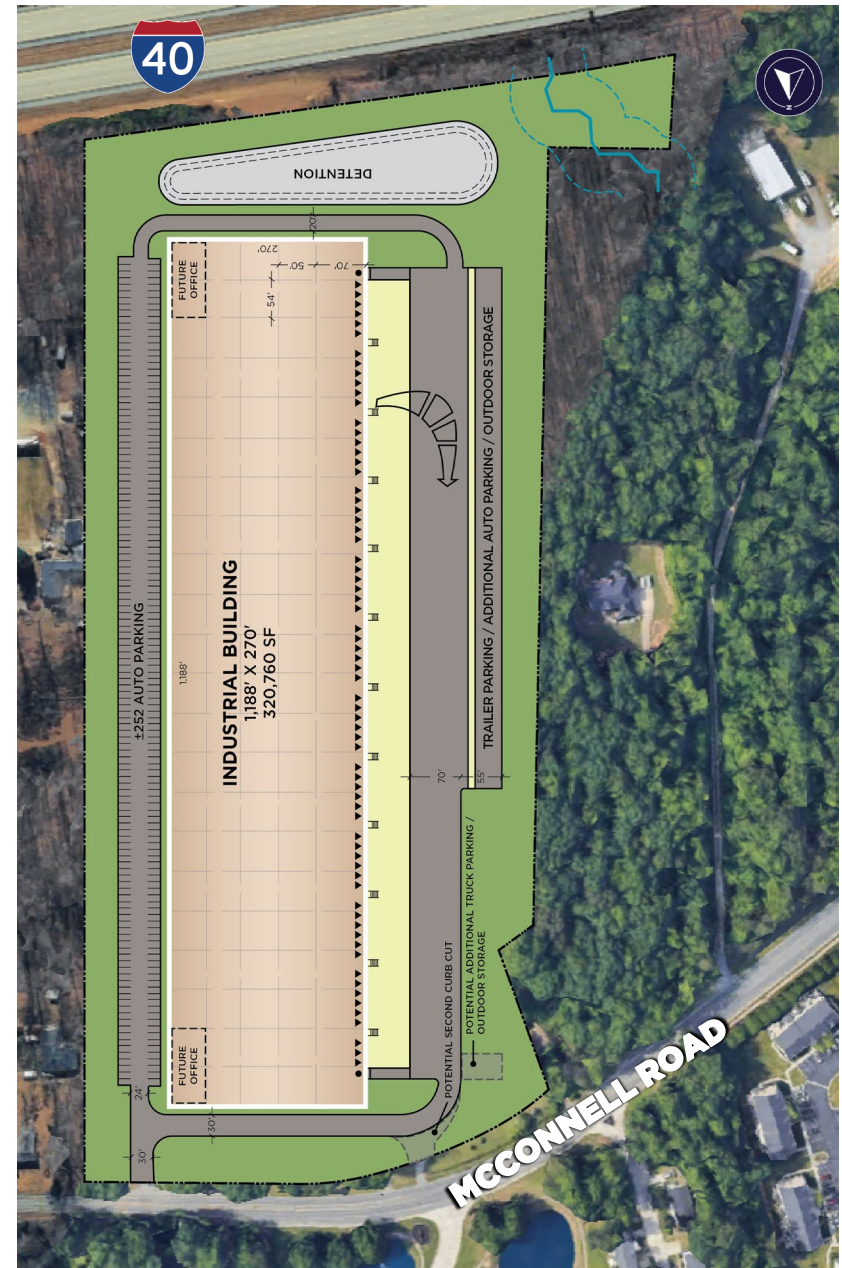
UP TO ±320,760 SF

BUILD-TO-SUIT ON ±20 ACRES ALONG INTERSTATE 40/85

3530 McConnell Road | Greensboro, NC 27405

PROPERTY INFO

Building Size:	Up To ±320,760 SF
Spec Office:	Build-To-suit
Acreage:	±20 AC
Date Available:	±14 months from lease execution
Clear Height:	32' (Alternate to 36')
Bay Size:	±14,580 SF
Dock Doors:	69 dock positions, 2 drive-ins
Lighting:	LED motion sensor lighting
Electrical:	2,000 amps
Electrical Provider:	Duke Energy
Column Spacing:	50' x 54' with 70' speed bay
Dimensions:	270' x 1,188'
Truck Court Depth:	130'
Floor/Slab:	7" slab over 3,500 psi
Exterior Wall Material:	Tilt Up
Roofing:	60 mil TPO membrane
Sprinkler System:	ESFR
Parking:	±252 spaces
Trailer Parking:	Ample
Zoning:	Light Industrial
Natural Gas Service Provider:	Piedmont Natural Gas
Water and Sewer Provider:	City of Greensboro

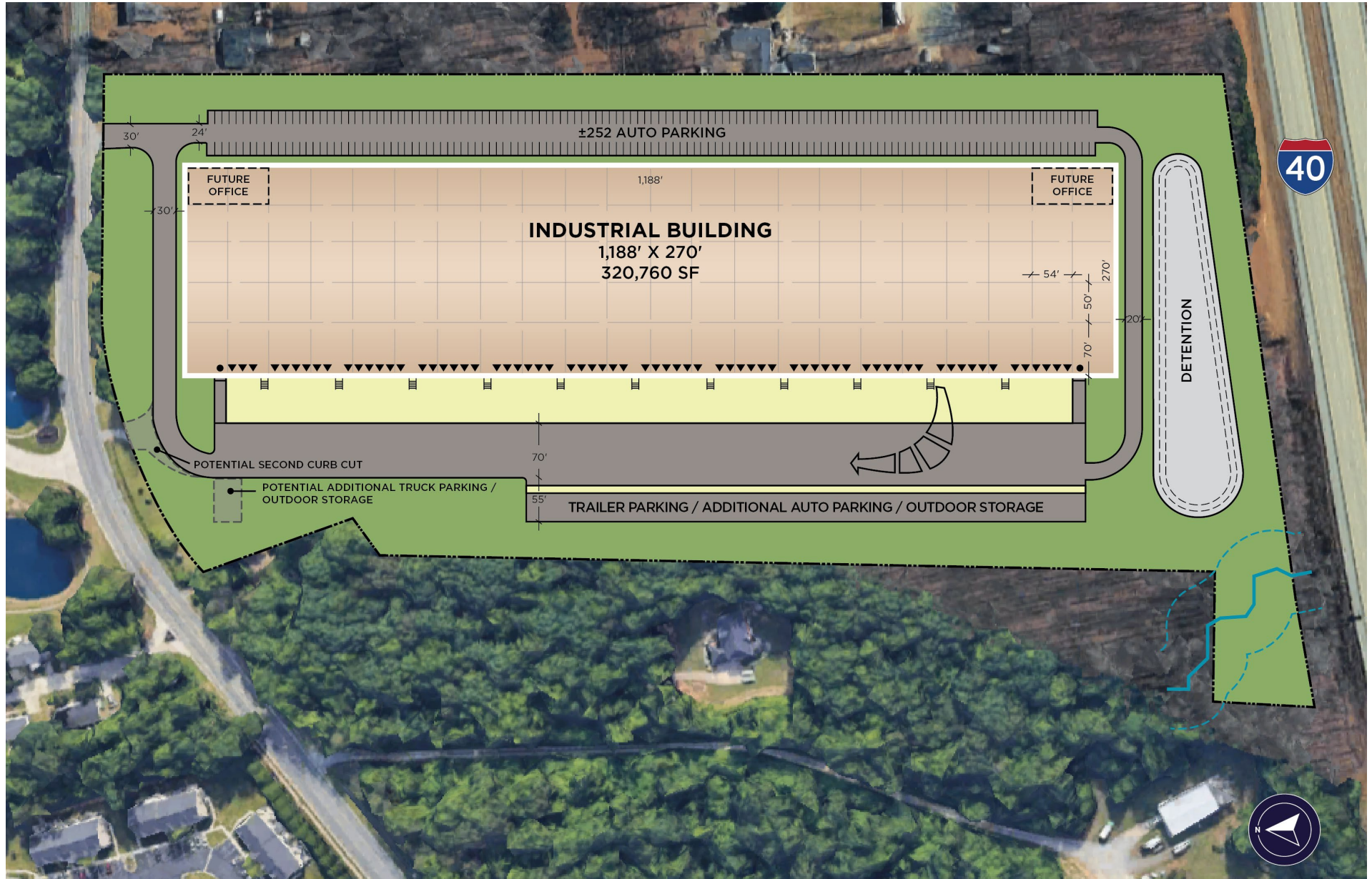


UP TO ±320,760 SF

BUILD-TO-SUIT ON ±20 ACRES ALONG INTERSTATE 40/85

3530 McConnell Road | Greensboro, NC 27405

SITE PLAN



UP TO ±320,760 SF

BUILD-TO-SUIT ON ±20 ACRES ALONG INTERSTATE 40/85

3530 McConnell Road | Greensboro, NC 27405

AREA OVERVIEW



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