



# Carolina Corporate Center – 5440 Millstream Road

McLeansville, NC 27301

200,000 – 475,000 SF AVAILABLE FOR LEASE



**Tom Townes, SIOR, CCIM**  
Managing Director  
+1 336 812 3302  
tom.townes@cushwake.com

**Bobby Finch**  
Executive Director  
+1 336 812 3303  
bobby.finch@cushwake.com

628 Green Valley Road, Ste. 202  
Greensboro, NC 27408  
Main +1 336 668 9999  
Fax +1 336 668 0888  
[cushmanwakefield.com](http://cushmanwakefield.com)



## Property Highlights

- 683,000 RSF Corporate Campus - 111+ manicured acres with two private lakes
- Retail / Hotel Land Available: +/- 10 Acres
- Office Build-To-Suit Site Available: 12.56 Acres
- Located on I-40/I-85 interchange with Mt. Hope Church Rd.

## BUILDING SPECIFICATIONS:

- Built in 1970
- 200,000 – 475,000 RSF Available
- Floor Plate Sizes:
  - West Building: +/- 97,000 SF
  - Center Building: +/- 42,000 SF
  - East Building: +/- 69,000 SF
- Three (3) loading docks with dock levelers
- One (1) freight elevator (8,000 lb. capacity) adjacent to loading dock
- Chiller Plant: Three (3) 600-ton chillers
- Boiler Plant: Four (4) 1 million BTU gas-fired pulse boilers
- Air Distribution: Large multi-zone air handling units located on each floor
- Extensive energy management system
- 750 KVA dedicated Duke Power substation with dual feeds to the central building
- 300 KVA emergency generator supports emergency lighting and alarm systems
- City of Greensboro utilities

## AMENITIES:

- Corporate campus setting located next to I-40 / I-85
- 24/7/365 on-site security with card access entry system
- Fitness center and 2.7 miles of walking trails
- 225-seat auditorium with state-of-the-art projection system
- Full-service cafeteria with catering
- Five (5) private dining rooms
- Professional on-site management and maintenance team

## INFRASTRUCTURE REDUNDANCY:

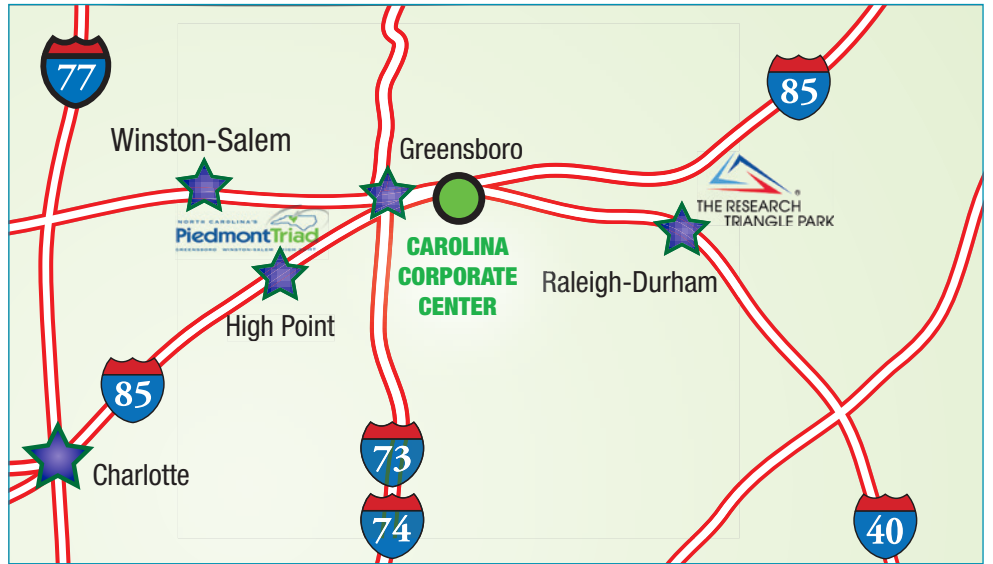
- Dual feed Duke Power substation
- AT&T and Time Warner fiber optic service providers by redundant SONET ring

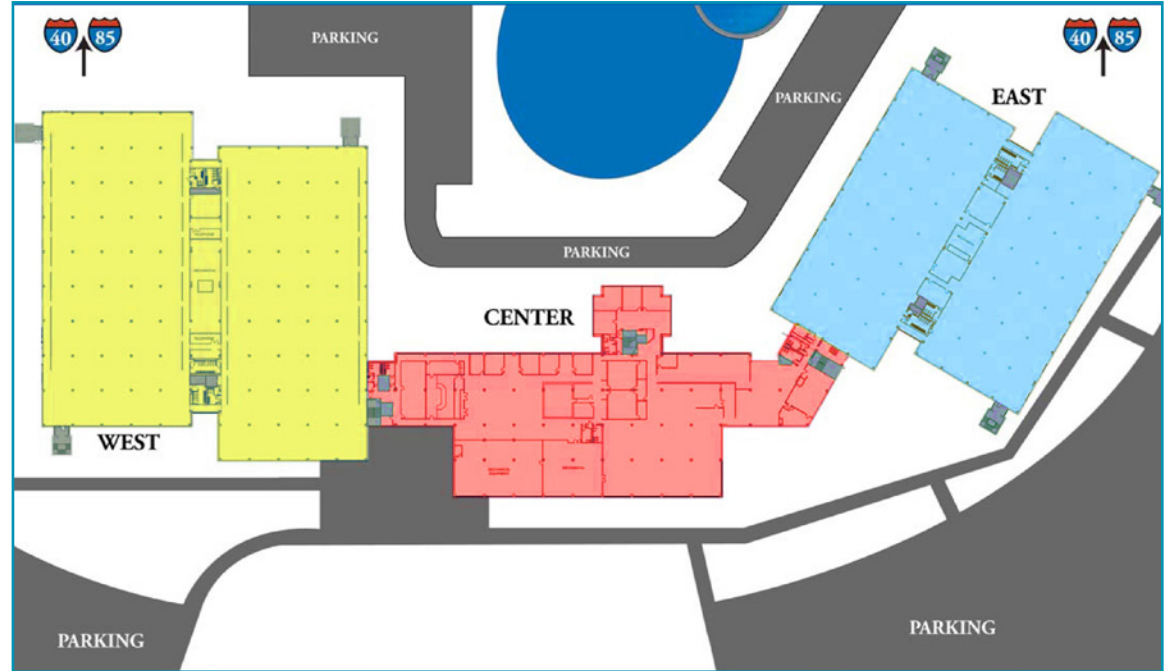




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### VACANT RENTABLE SQUARE FOOTAGE

LEVEL	WEST BUILDING	CENTER BUILDING	EAST BUILDING
Third Floor	0 SF	21,774 SF	70,119 SF
Second Floor	98,494 SF	16,552 SF	72,479 SF
First Floor	97,262 SF	38,974 SF	69,064 SF
Lower Level	0 SF	22,620 SF	4,526 SF
<b>TOTALS</b>	<b>195,756 SF</b>	<b>98,920 SF</b>	<b>216,188 SF</b>
<b>COMBINED TOTAL AVAILABILITY:</b>			<b>510,864 SF</b>