

Carolina Corporate Center - 5440 Millstream Road McLeansville, NC 27301



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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

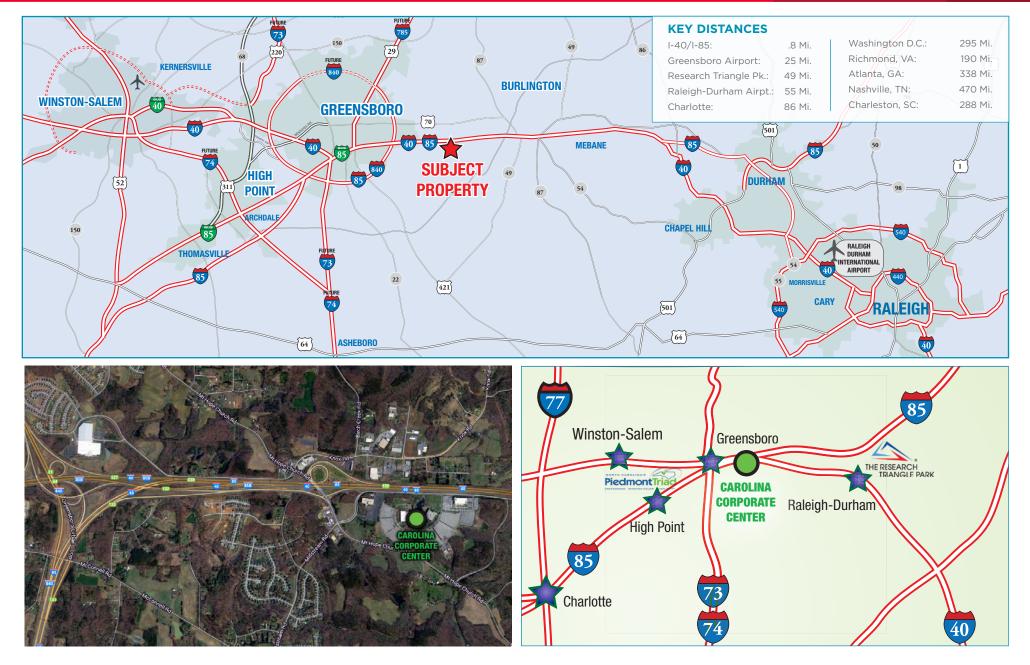






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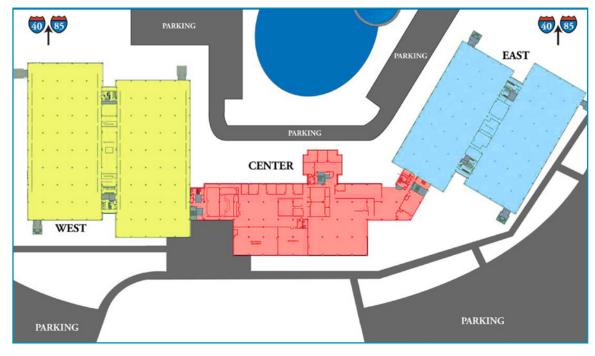




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VACANT RENTABLE SQUARE FOOTAGE			
LEVEL	WEST BUILDING	CENTER BUILDING	EAST BUILDING
Third Floor	0 SF	21,774 SF	70,119 SF
Second Floor	98,494 SF	16,552 SF	72,479 SF
First Floor	97,262 SF	38,974 SF	69,064 SF
Lower Level	0 SF	22,620 SF	4,526 SF
TOTALS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