GREENSBORO, NC 27409



**AVAILABLE FOR SUBLEASE** 

+/- 24,554 SF AVAILABLE (+/- 3,000 SF OFFICE)

**AVAILABLE 2/1/2025** 

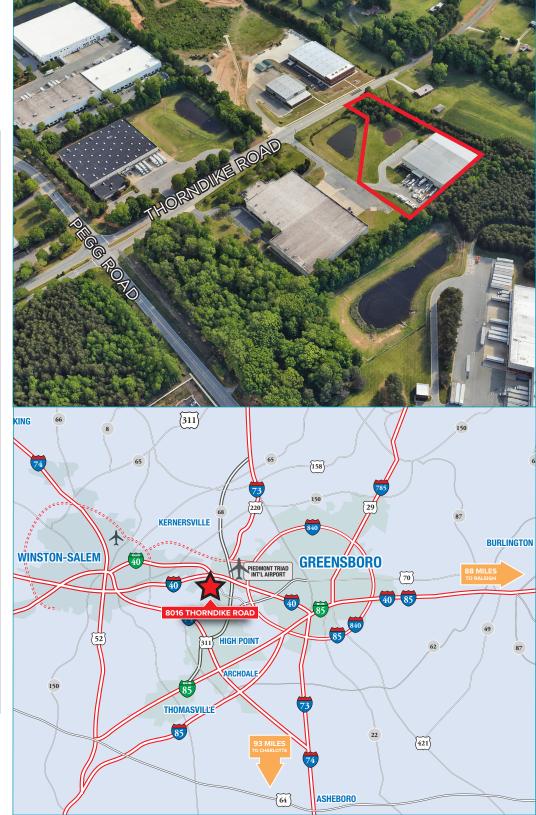


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# Property Features

Sublease:	<ul> <li>Available 2/1/2025 for occupancy</li> <li>Existing lease expires 10/31/2026</li> <li>Call Broker for Lease Rate</li> </ul>
Size:	24,554 SF (+/- 3,000 SF Office)
Clear Height:	26'
Column Spacing:	Avg. Column Spacing 25' x 50'
Loading:	<ul> <li>Two (2) 16' x 12' Van Height Loading Docks</li> <li>Three (3) 8' x 9' Dock High Doors with Edge of Dock Levelers</li> <li>One (1) 12' x 14' Drive-In Door</li> </ul>
Power:	400 Amp Main Distribution Panel
Sprinkler System:	ESFR
Parking:	16 Car Parks
Truck Court:	Fully Fenced and Secured Truck Court
Location:	Great Location in the Heart of the Triad     11-Minute Drive to the Piedmont Triad     International Airport

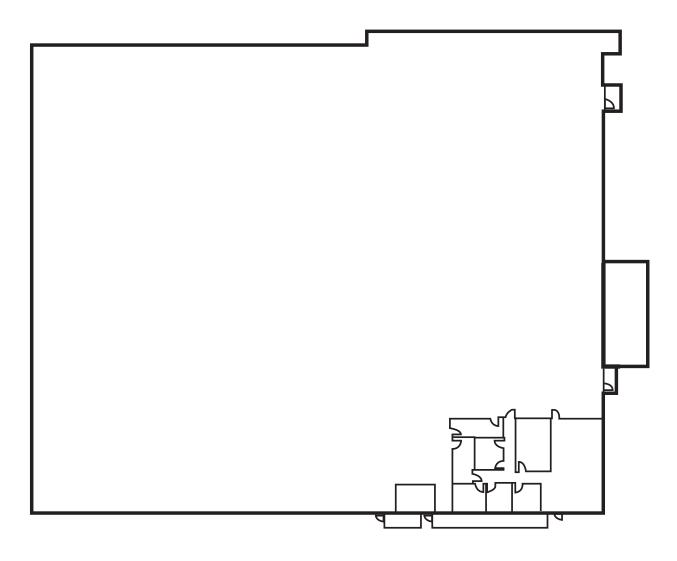
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### Floorplan





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#### **Property Pictures**













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#### Location Map





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