

WENDOVER AVENUE

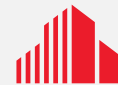
BEACON STREET

BURLINGTON ROAD

**FOR LEASE**

**+/- 100,000 SF**  
**SPECULATIVE INDUSTRIAL BUILDING**

**3401 BURLINGTON ROAD, GREENSBORO, NC 27405**



**CUSHMAN &  
WAKEFIELD**

## +/- 100,000 SF Speculative Industrial Building

3401 Burlington Road, Greensboro, NC

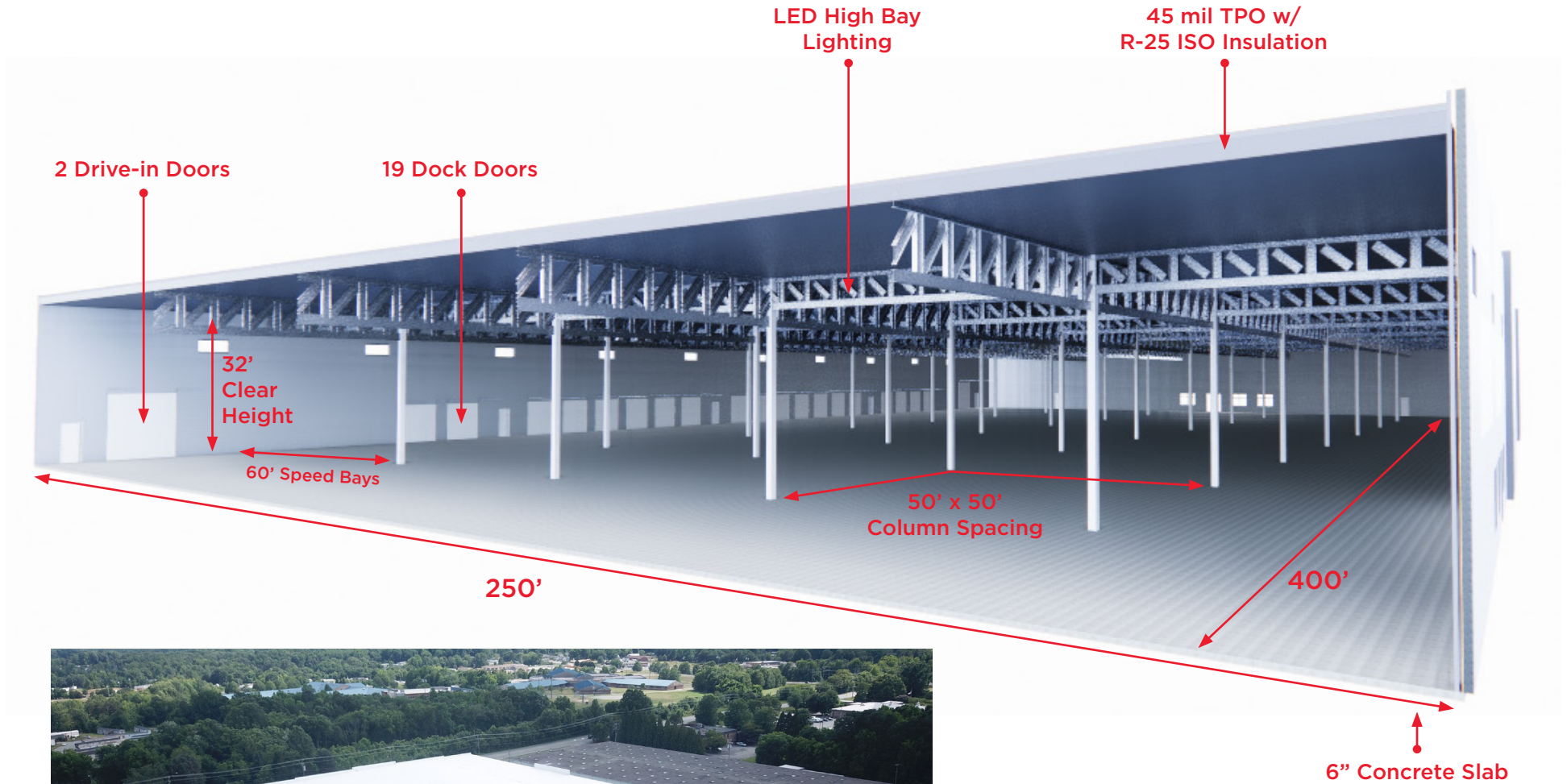
### Property Features

Building Size:	+/- 100,000 sf
Office Space:	1,300 SF
Clear Height:	32'
Site:	+/- 8 acres with direct access from Wendover Avenue and Burlington Road
Construction Type:	Steel Frame and Pre-cast Panels - Expandable End Frame on North (Wendover) elevation
Roofing:	45 mil TPO with R-25 ISO Insulation
Bldg. Dimensions:	250' x 400'
Column Spacing:	50' x 50' (50' x 60' deep @ loading docks)
Floor:	6" thick, 4000psi concrete slab on grade
Dock Doors:	Nineteen (19) - each 9'w x 10'h
Drive-In Doors:	Two (2) - each 12'w x 14'h
Dock Equipment:	35,000 lb. mechanical dock levelers at every other door
Truck Court Depth:	150'
Trailer Parking:	Available at an additional cost
Auto Parking:	95 auto parking spaces
Electrical:	800 amp service
Lights:	LED High Bay - average 25-30 foot candles
Fire Protection:	ESFR
HVAC:	Warehouse ventilation w/Gas Unit Heaters
Exhaust:	Warehouse ventilation air change 2x per hour



# +/- 100,000 SF Speculative Industrial Building

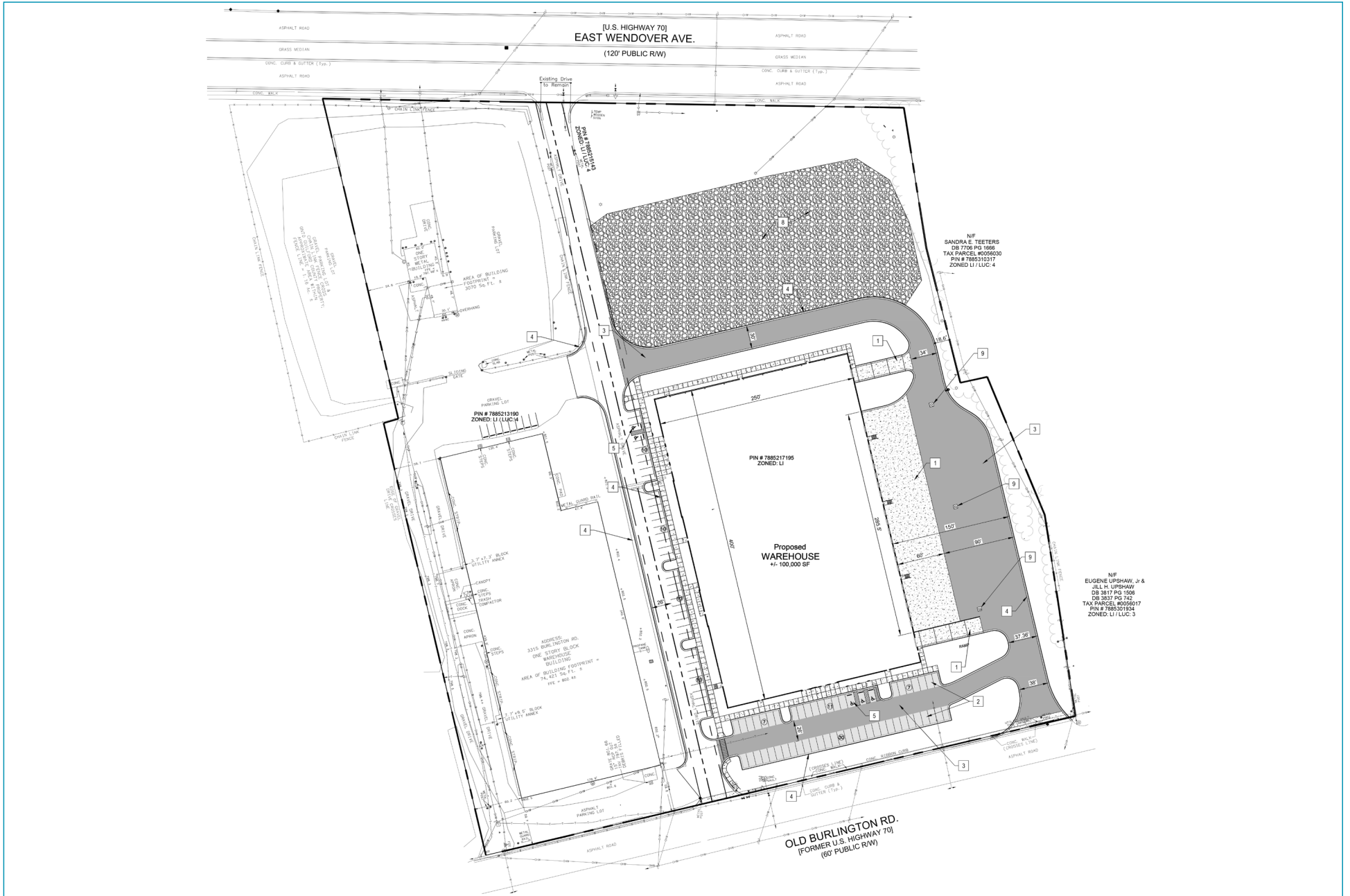
3401 Burlington Road, Greensboro, NC



# +/- 100,000 SF Speculative Industrial Building

3401 Burlington Road, Greensboro, NC

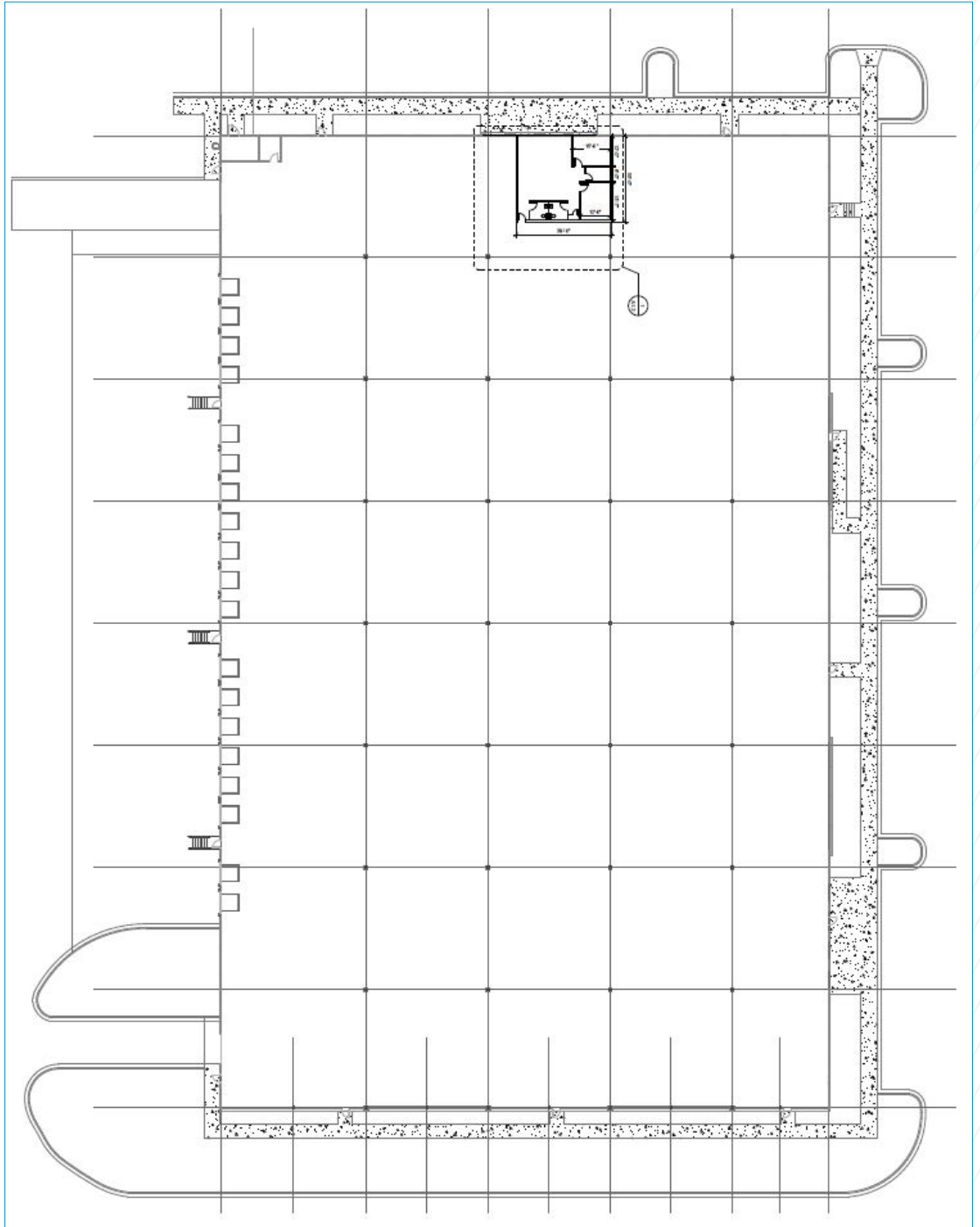
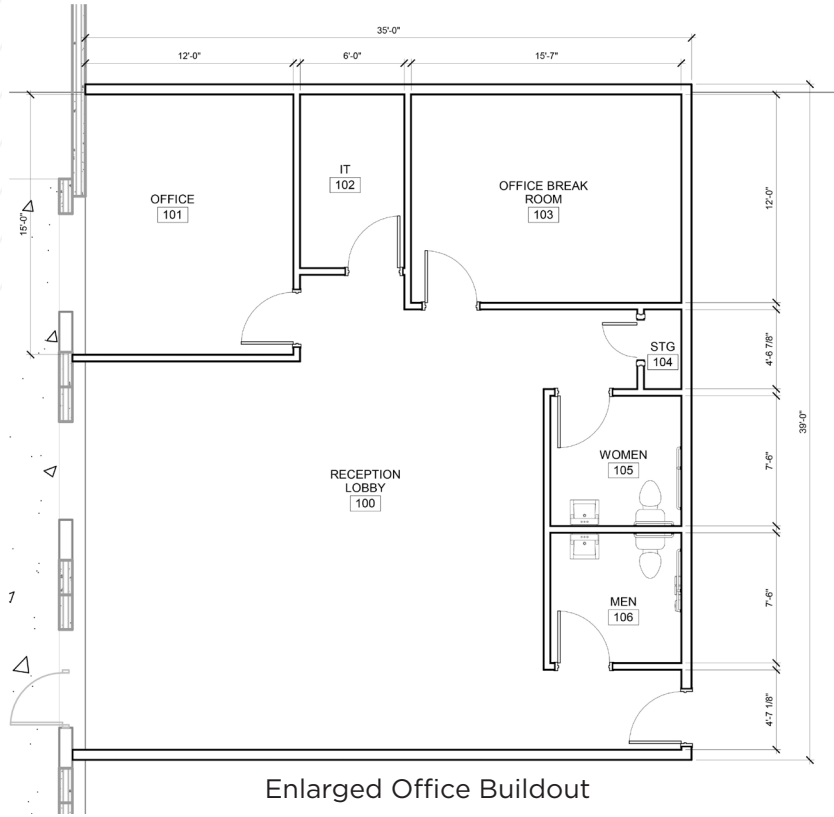
## Site Plan



# +/- 100,000 SF Speculative Industrial Building

3401 Burlington Road, Greensboro, NC

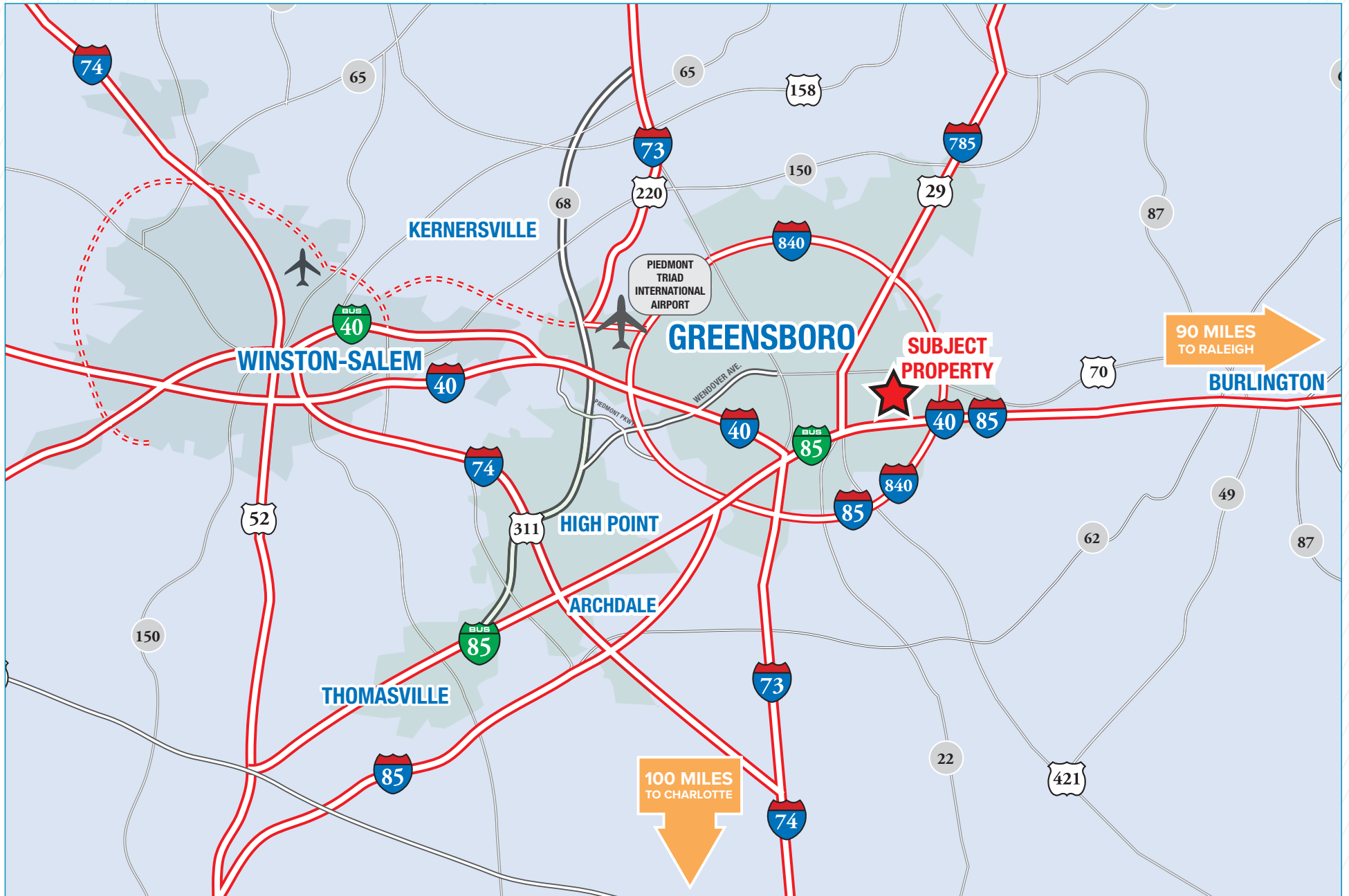
## Floor Plan



# +/- 100,000 SF Speculative Industrial Building

3401 Burlington Road, Greensboro, NC

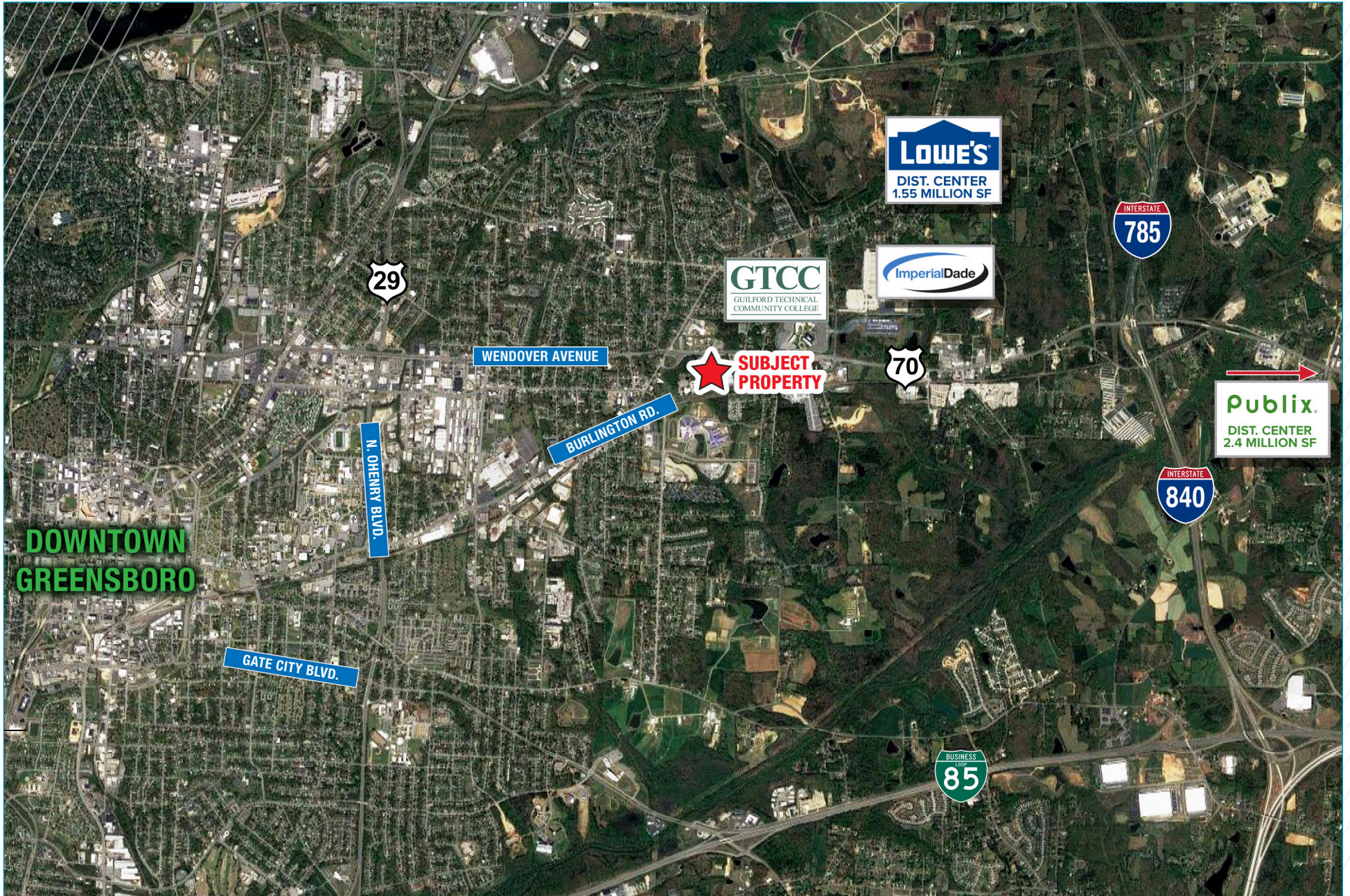
Location Map



# +/- 100,000 SF Speculative Industrial Building

3401 Burlington Road, Greensboro, NC

Location Aerial





**FOR MORE INFORMATION, CONTACT:**

**RYAN CONBOY, SIOR**

Senior Director  
+1 336 821 3832

[ryan.conboy@cushwake.com](mailto:ryan.conboy@cushwake.com)

**TOM TOWNES, SIOR, CCIM**

Managing Director  
+1 336 812 3302

[tom.townes@cushwake.com](mailto:tom.townes@cushwake.com)

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

