

FOR LEASE

Owned and Operated by



Bull Ridge II

1160 Pleasant Ridge Road, Greensboro, NC 27409

± 280,800 SF Available

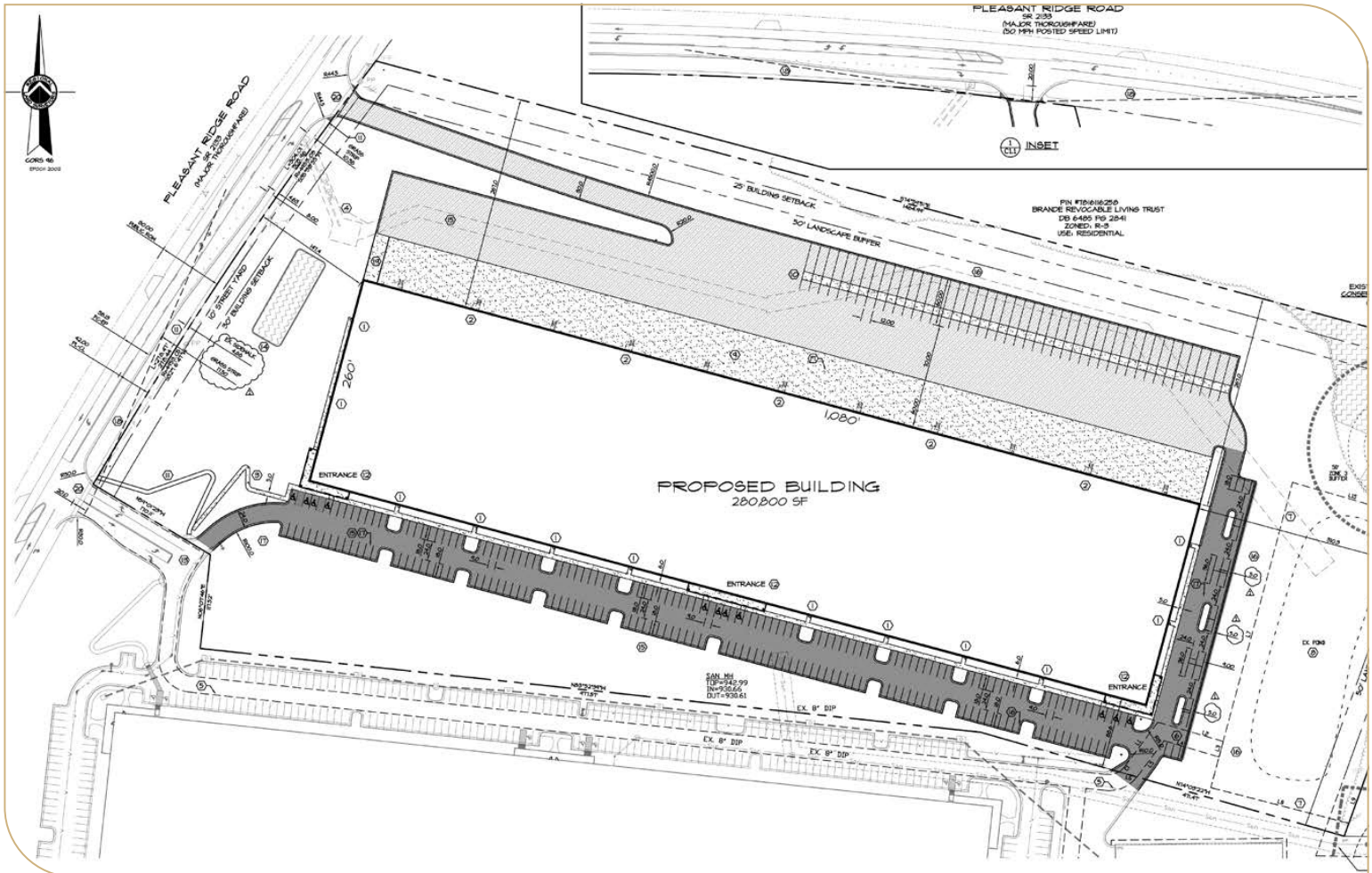


**LEASING INFO
& CONTACT**

Ryan Conboy, SIOR (336) 812-3832 / ryan.conboy@cushwake.com
Bobby Finch (336) 812-3303 / bobby.finch@cushwake.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

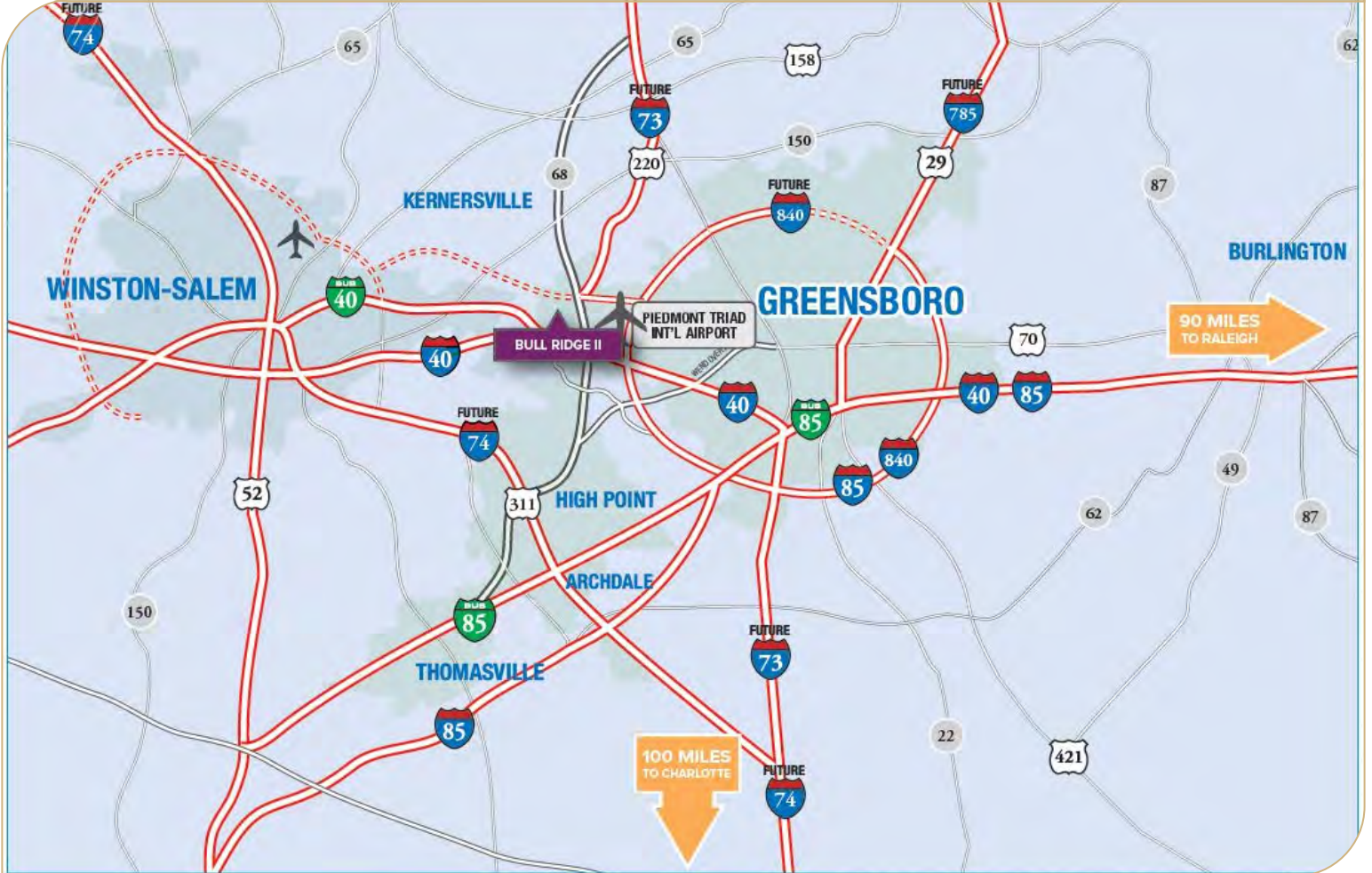


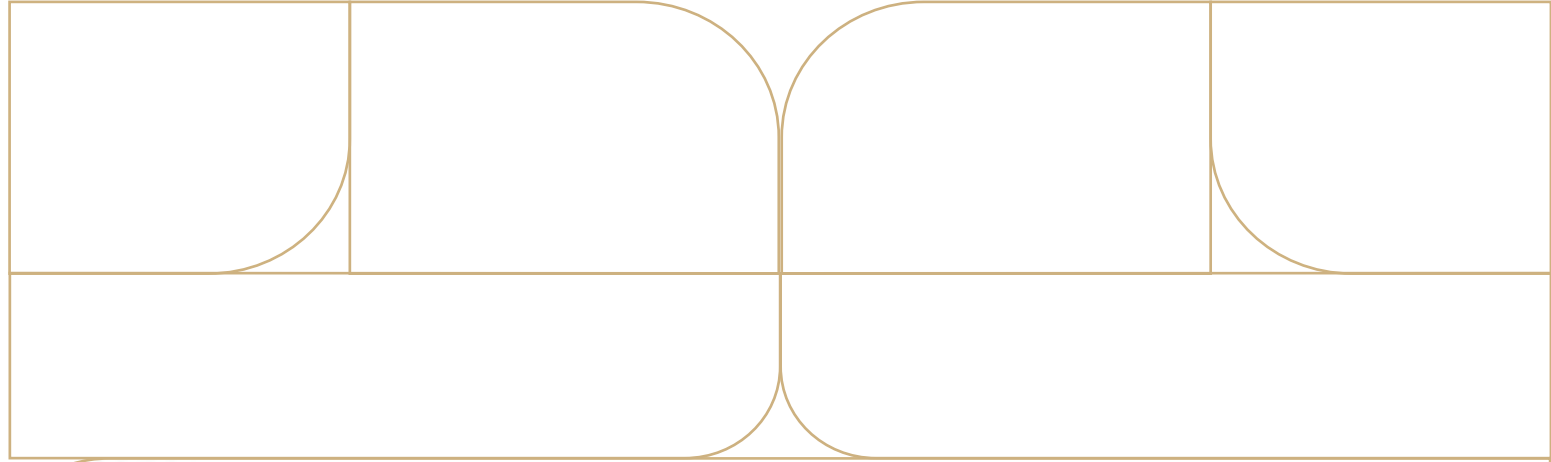
Building Size:	280,800 SF	Dock Doors:	Sixty-five (65) each 9' x 10'
Office Space:	Per Tenant's Specs	Drive-In Doors:	Two (2) each 9' x 10'
Clear Height:	36' Clear	Dock Equipment:	40,000 lb. mechanical dock levelers at every other dock opening
Site:	23.62 Acres	Truck Court Depth:	130'
Construction Type:	Concrete tilt-up	Trailer Parking:	46 trailer storage
Roofing:	R-20 Insulation - 60 mil TPO membrane	Auto Parking:	200 Parking spaces
Building Dimensions:	260' x 1,080'	Electrical:	2,000 amp panel; ability to upgrade service per tenant specs
Column Spacing:	50' x 54' - with 60' speed bay	Lights:	LED (one light per bay)
Floor:	Slab on Grade - 7" unreinforced 4,000 PSI	Fire Protection:	K-17 ESFR Sprinkler System
HVAC:	Gas fired unit heaters		

Anticipated Delivery: June 2023

Bull Ridge II offers 70,000-280,800 sf in a modern industrial building with easy access to I-40, Hwy 68, I-73 & I-85.







BULL RIDGE II

CLASS A LIGHT INDUSTRIAL PARK

1160 PLEASANT RIDGE ROAD, GREENSBORO, NC 27409

