

Exceptional Location with Immediate
Access to I-40 and Hwy 68



173,280 SF For Lease In the Airport Submarket

7915 Triad Center Drive
Greensboro, NC 27409



Property Features

Total Size:	173,280 SF (2,804 SF Spec Office) on 17.83 Acres
Clear Height:	32'
Column Spacing:	50' W x 60' D (First column line off loading dock is 60')
Building Dimensions:	837' x 240' Notched 230' x 120'
Zoning:	LI - Light Industrial
Dock Doors:	Forty-seven (47) 9' x 10' manual overhead doors Three (3) 14' x 16' drive-in doors (motorized)
Dock Equipment:	Eight (8) 35k lb mechanical pit levelers
Power:	6000 amps: 700 Amps per suite + 400 amp house panel
Truck Court:	135' truck court consists of 60' deep HD concrete paving plus an additional 75' deep HD asphalt paving
HVAC:	Roof mounted Cambridge units and gas unit heaters for freeze protection
Parking:	171 Car Spaces (1 Space per 1,000 SF) 20 Trailer Spaces
Sprinkler:	ESFR
Lighting:	Two (2) lights per bay for roughly 15-18 FC
Roofing:	45 mil. Mechanically fastened TPO membrane
Location:	Prime location in the Airport Submarket with direct connectivity to I-40 and Hwy 68





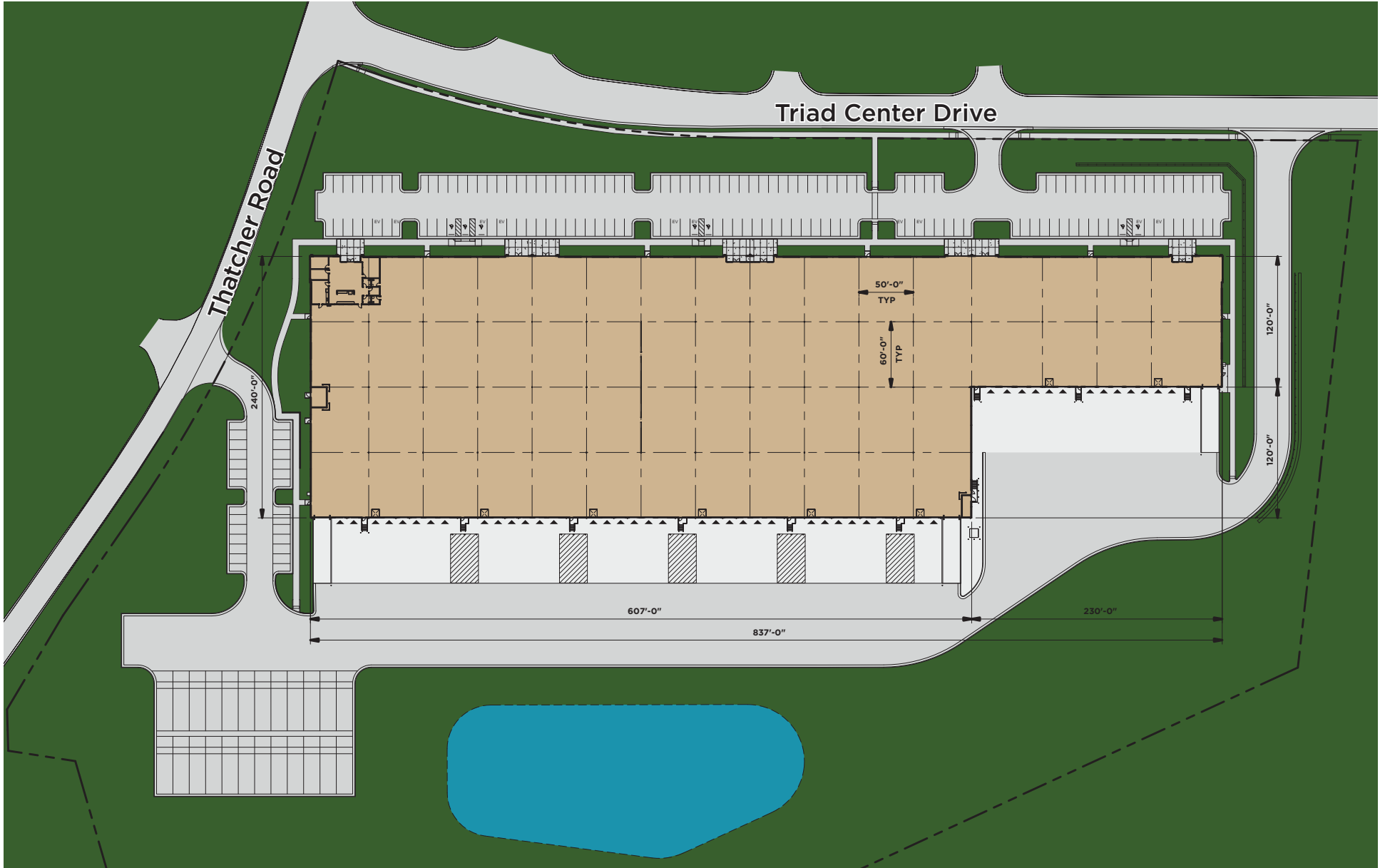
Site Plan

173,280 SF



Floor Plan

173,280 SF

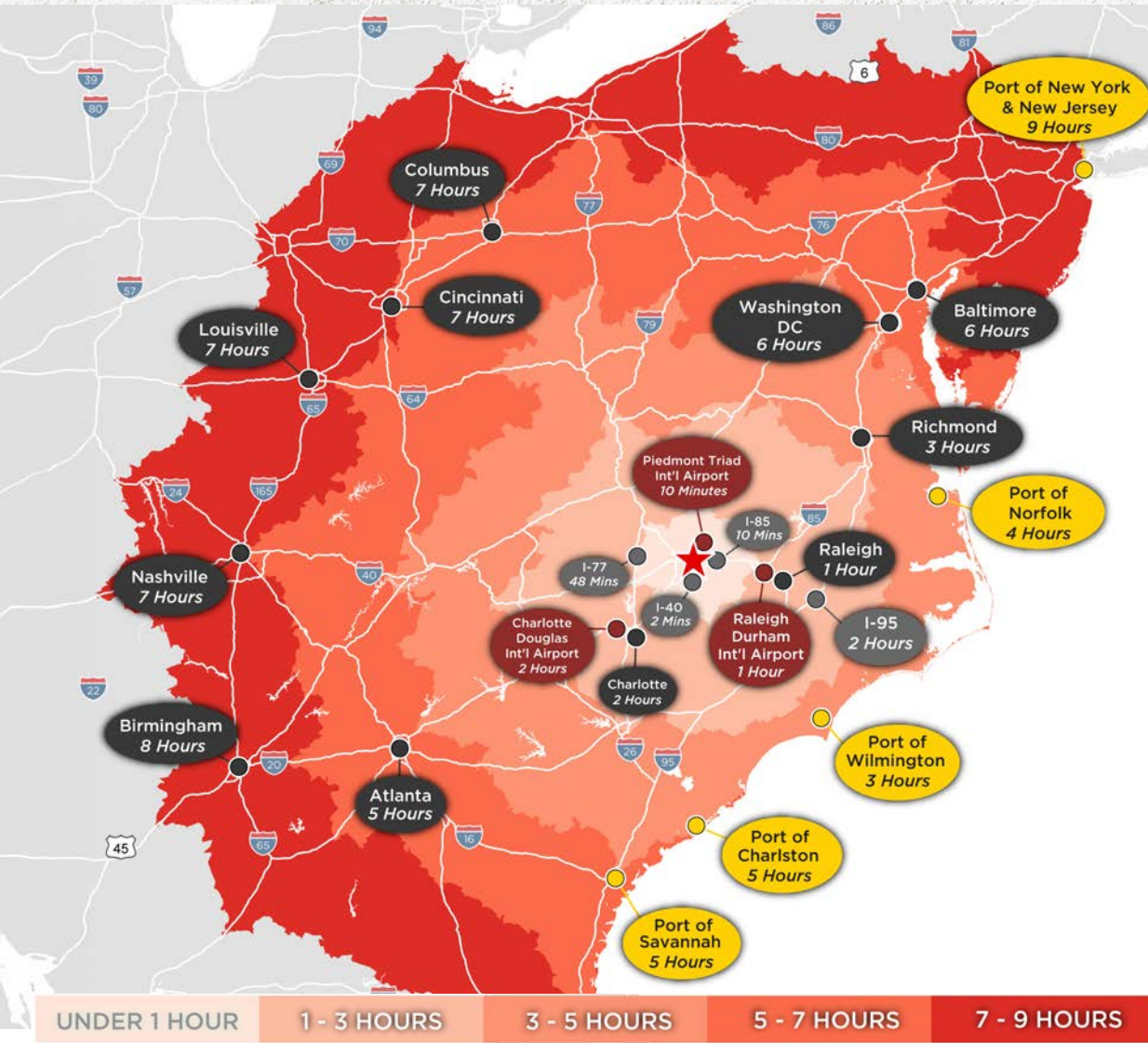


Building Renderings

173,280 SF



One-Day Drive Times



Greensboro is centrally located along the I-40 / I-85 corridor between Charlotte and Raleigh

The Triad Market encompasses over ±200 million square feet

Over 200 internationally based companies have a presence in the Triad

US News and World Report ranked Greensboro as the 23rd-best place to live

Greensboro-High Point is ranked second in North Carolina for the size of its manufacturing employment and consistently ranks among the top ten counties in the Southeast for manufacturing employment

North Carolina was ranked #1 competitive state by Site Selection Magazine 3 years in a row

Greensboro is ranked the 22nd most affordable mid-sized city for home buyers



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