

BIRCH CREEK

B U S I N E S S P A R K



749 KNOX ROAD
MCCLEANSVILLE, NC
IN THE CITY OF GREENSBORO

AVAILABLE FOR LEASE

PRESENTED BY | CARROLL INDUSTRIAL DEVELOPMENT & NAI PIEDMONT TRIAD



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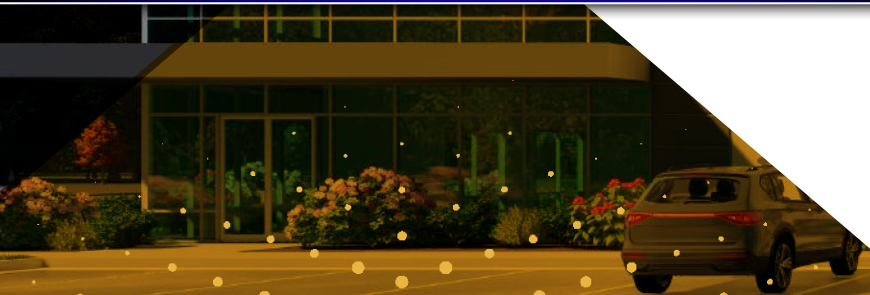
EXECUTIVE SUMMARY

268,800 SF ●

CLASS A INDUSTRIAL ●

PRIME LOCATION ●

DELIVERY 3Q 2025 ●



ADDRESS:	749 Knox Rd., McLeansville, NC 27301
PARCEL SIZE:	38± Acres
BUILDING SIZE:	268,800 SF
BUILDING DIMENSIONS:	896' x 300'
TRAILER PARKING SPOTS:	54 (option to add a additional 146 Trailer Parking Spots)
AUTO PARKING SPACES:	172 (option to add additional 30 auto parking spaces)
COLUMN SPACING:	56'x 60'
DOCK HIGH DOORS:	44
DRIVE IN DOORS/ RAMPS:	2 Oversized 14'x16'
POWER:	3000 Amps (Expandable to 5,000 amps)
BUILDING CLEAR HEIGHT:	36'
WATER:	City of Greensboro water at site
SEWER:	City of Greensboro sewer at site
FLOOR THICKNESS:	7"

SITE PLAN



EXTERIOR PLANS I



EXTERIOR PLANS II



ABOUT GREENSBORO

With a population of over 300,000 residents, Greensboro is the 3rd most populous city in North Carolina after Charlotte and Raleigh, the 69th-most populous city in the United States, and the most populous city in the Piedmont Triad metropolitan region.



ATTRACTIONS

Greensboro is thriving with lots of bars, nightclubs, museums, and entertainment venues.

- **GREENSBORO COLISEUM COMPLEX** - With 8 venues and 22,000 seating, it is a major economic generator for the city of Greensboro.
- **TANGER FAMILY BICENTENNIAL GARDEN** - A 7.5-acre garden known for its artistic sculptures, variety of flora, and breathtaking views.
- **SHOPPING CENTERS** - Includes Four Season Town Centre and the Friendly Center. Four Seasons Town Centre is a three-story shopping center, with over 140 stores and restaurants. Friendly Center is an open-air mall that features over 140 stores and restaurants.
- **INTERNATIONAL CIVIL RIGHTS MUSEUM** - The building formerly housed the Woolworth's, the site of a nonviolent protest in the civil rights movement.



ECONOMY

The Piedmont Triad area have been traditionally been centered around textiles, tobacco, and furniture.

- There are approximately 900,000 jobs in the Piedmont Triad.
- It serves over 1.6 million people.
- Twelve counties and 62 municipalities comprise the Piedmont Triad Regional Council.
- Piedmont Triad International Airport is located in the center of the region.
- The airport has attracted many aerospace companies to the area such as Collins Aerospace, HondaAero, and Triumph Aerospace.
- Boom Supersonic, the Overture Superfactory will be a state-of-the-art manufacturing facility, including the final assembly line, test facility, and customer delivery center for the Overture supersonic airliner.

EMPLOYERS

Location and robust transportation infrastructure make Guilford County a prime location for business.

- **Cone Health** - 13,085
- **Guilford County School System** - 9,177
- **Toyota Battery Plant** - 5,000
- **U.S. Postal Service** - 3,500
- **City of Greensboro** - 2,949
- **Volvo Group** - 2,600
- **UNCG** - 2,430
- **Guilford County Government** - 2,428
- **Haeco (Timco Aviation)** - 2,200
- **Ralph Lauren** - 2,097
- **Unifi, Inc.** - 2,064



NC CAROLINA CORE

MARKET MAP

THINK IT.

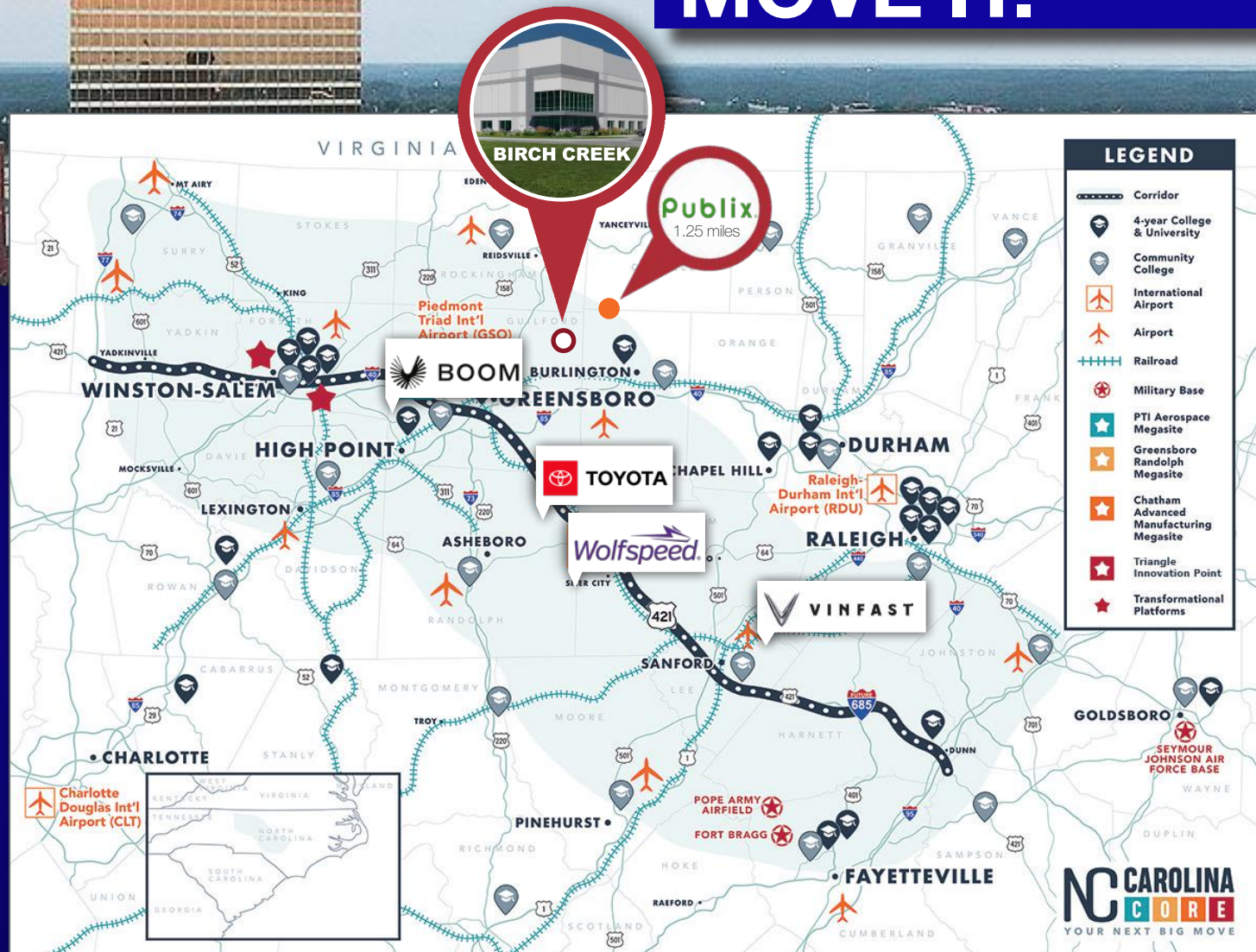
MAKE IT.

MOVE IT.

NC CAROLINA CORE
YOUR NEXT BIG MOVE

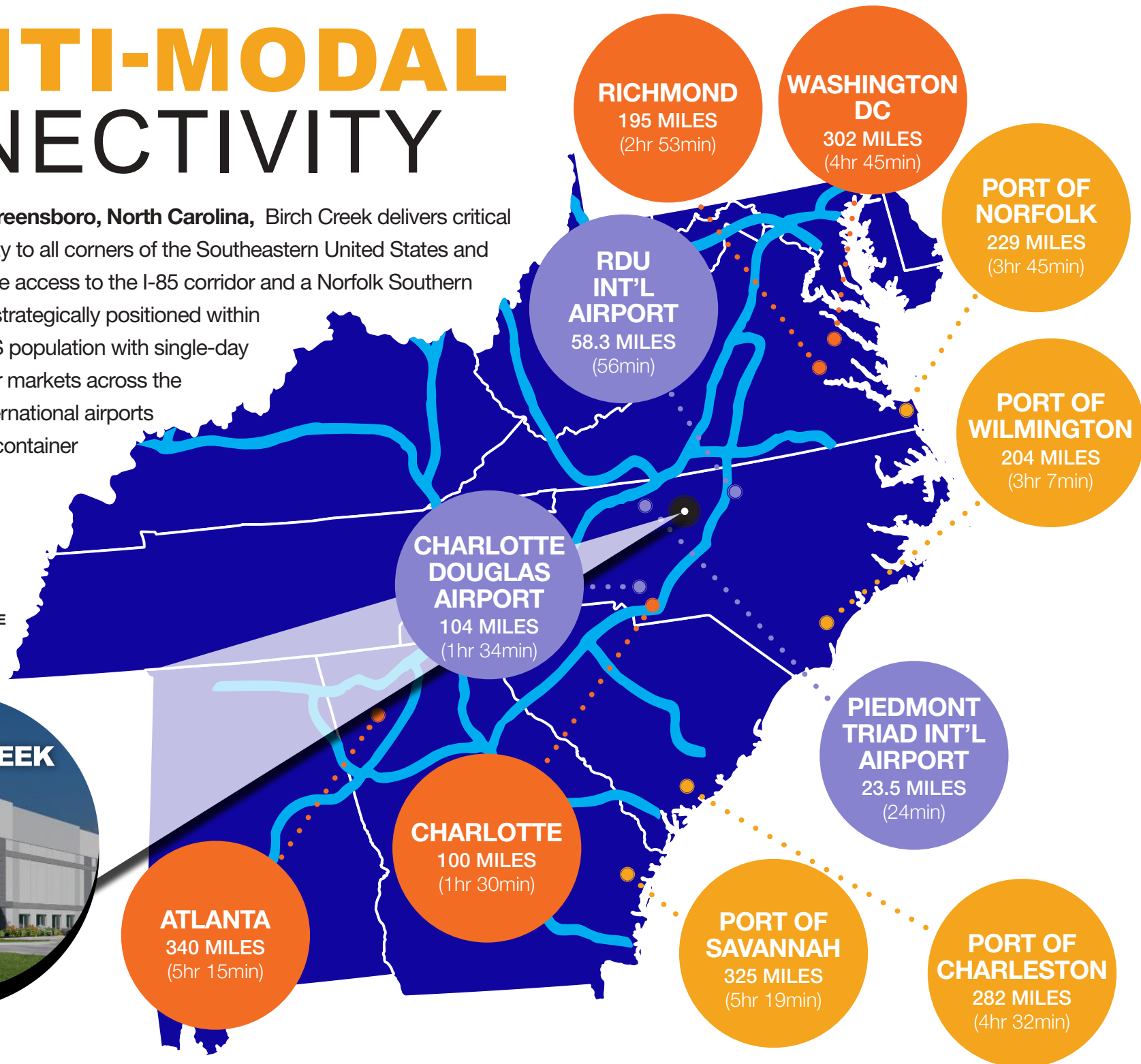
The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have announced plans to make the **Carolina Core** their next big move.



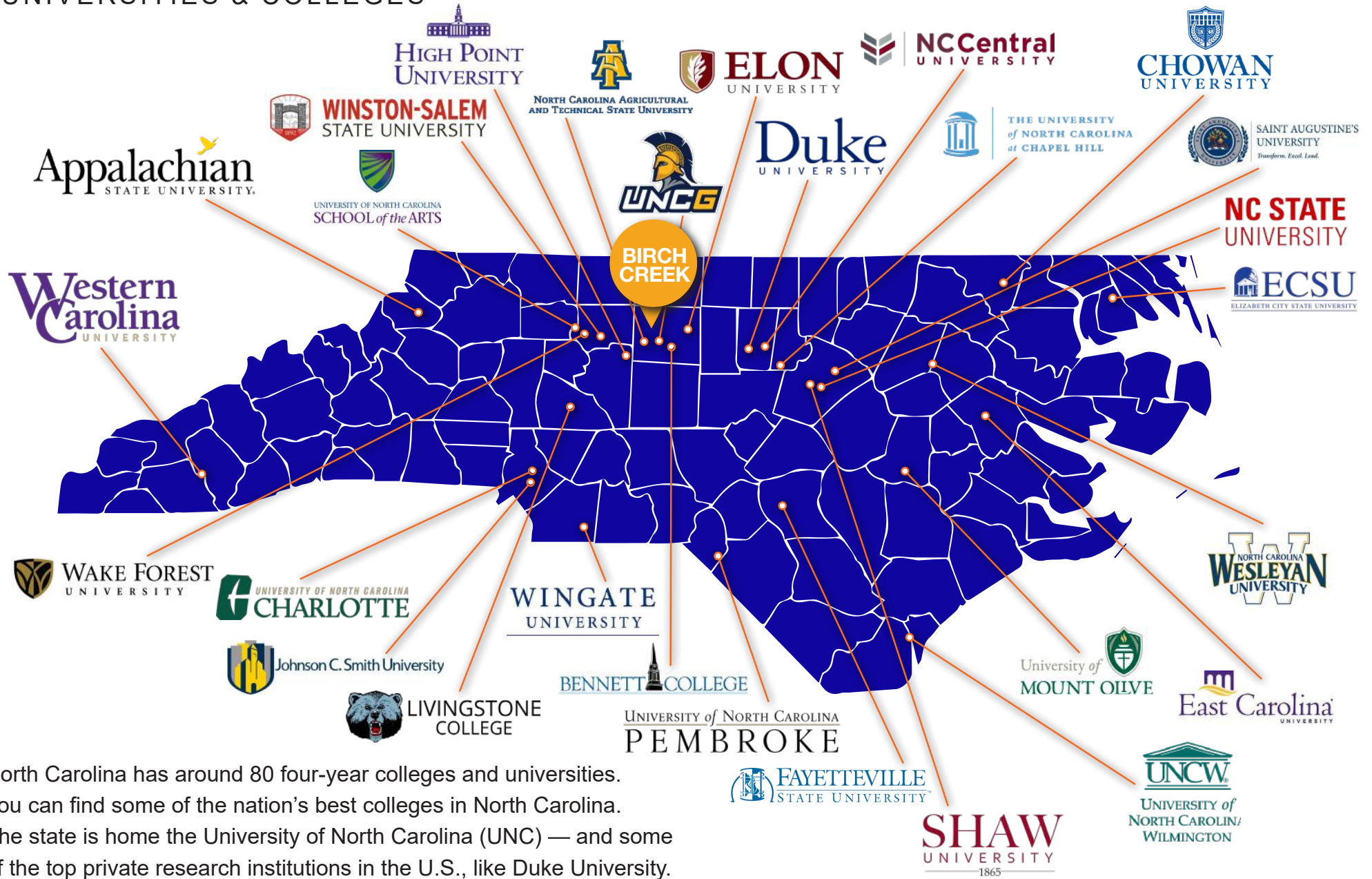
MULTI-MODAL CONNECTIVITY

Centrally located in Greensboro, North Carolina, Birch Creek delivers critical multi-modal connectivity to all corners of the Southeastern United States and beyond. With immediate access to the I-85 corridor and a Norfolk Southern rail line, Birch Creek is strategically positioned within 650 miles of half the US population with single-day access to several major markets across the Southeast, multiple international airports and five of the busiest container ports in North America.



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

MARKET OVERVIEW

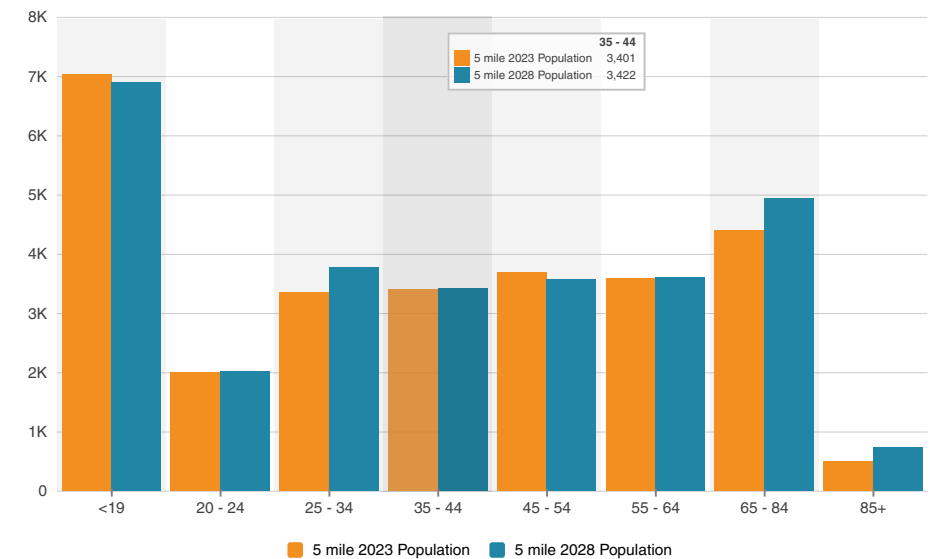
- 546,101 POPULATIONS FOR GREENSBORO AND HIGHPOINT (AS OF 2022)
- 820,000 REGIONAL LABOR FORCE (AS OF 2023)
- 260,500 LABOR FORCE FOR GREENSBORO AND HIGHPOINT (AS OF 2023)

POPULATION	2 mile	5 mile	10 mile
2010 Households	2,861	29,799	212,715
2023 Households	3,701	37,419	252,261
Annual Growth 2010-2023	1.9%	1.7%	1.2%
Annual Growth 2023-2028	0.7%	0.6%	0.5%
Median Age	39.6	38.9	37.2
Bachelor's Degree or Higher	35%	26%	30%
U.S. Armed Forces	0	56	307

HOUSING	2 mile	5 mile	10 mile
Median Home Value	\$168,784	\$168,544	\$176,564
Median Year Built	1996	1992	1980

HOUSEHOLDS	2 mile	5 mile	10 mile
2010 Households	1,141	8,583	79,334
2023 Households	1,496	10,688	91,553
2028 Household Projection	1,557	11,051	93,902
Annual Growth 2010-2023	2.0%	1.6%	0.9%
Annual Growth 2023-2028	0.8%	0.7%	0.5%
Owner Occupied Households	1,314	8,924	54,788
Renter Occupied Households	242	2,126	39,114
Avg Household Size	2.6	2.6	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$49M	\$351M	\$2.5B

Population By Age



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$77,758	\$82,352	\$70,183
Median Household Income	\$71,130	\$72,454	\$51,981
< \$25,000	281	1,589	21,557
\$25,000 - 50,000	249	1,886	22,872
\$50,000 - 75,000	267	2,103	16,156
\$75,000 - 100,000	224	1,639	10,910
\$100,000 - 125,000	312	1,932	8,438
\$125,000 - 150,000	62	560	4,088
\$150,000 - 200,000	69	655	3,954
\$200,000+	33	323	3,579

BIRCH CREEK

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IN THE CITY OF GREENSBORO



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