

McConnell Road Commerce Center

Up to ±308,880 SF industrial building on 20 acres
available for lease or purchase along Interstate 85
in Greensboro, NC

3530 McConnell Road | Greensboro, NC



Andrew Young
Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

Larry L. Lakins II, SIOR
Executive Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

Hunter Willard, SIOR
Executive Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

Shields Bennett
Associate
Industrial Services
+1 919 538 5707
shields.bennett@colliers.com

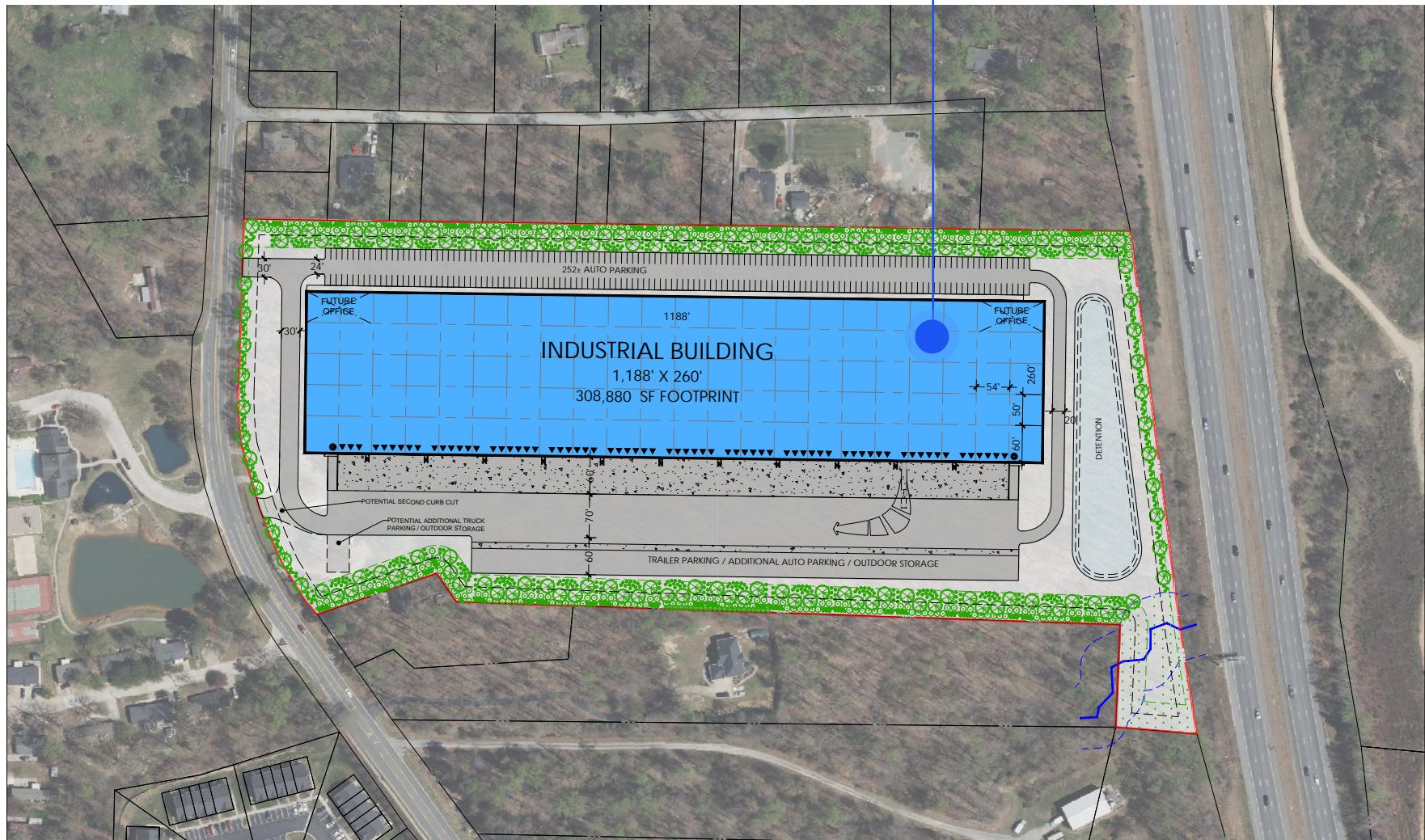


Accelerating success.

Building Floorplan

WAREHOUSE

±308,880 SF
260' x 1,188'



Building Summary

Building Size	up to ± 308,880 SF
Acreage	20
Dimensions	260' x 988'
Date Available	+/- 14 months from lease execution
Spec Office	To suit
Column Spacing	50' x 54' with 60' speed bay
Bay Size	± 14,040 SF
Dock Doors	51 positions
Lighting	LED motion sensor lighting
Clear Height	32'
Electrical	2,000 amps

Associate Parking	±252 spaces
Trailer Parking	Ample
Sprinkler System	ESFR
Exterior Wall Material	Tilt Up
Roofing	45 mil TPO membrane
Floor/Slab	6" slab over 3,500 psi
Truck Court Depth	130'
Zoning	Light Industrial
Natural Gas Service Provider	Piedmont Natural Gas
Water and Sewer Provider	Municipal
Electrical Provider	Duke Energy

Site Access



3618
MCCONNELL RD

MCCONNELL
BUSINESS PARK

MCCONNELL ROAD
COMMERCE CENTER

PENSKE

MCCONNELL RD

40 85

40

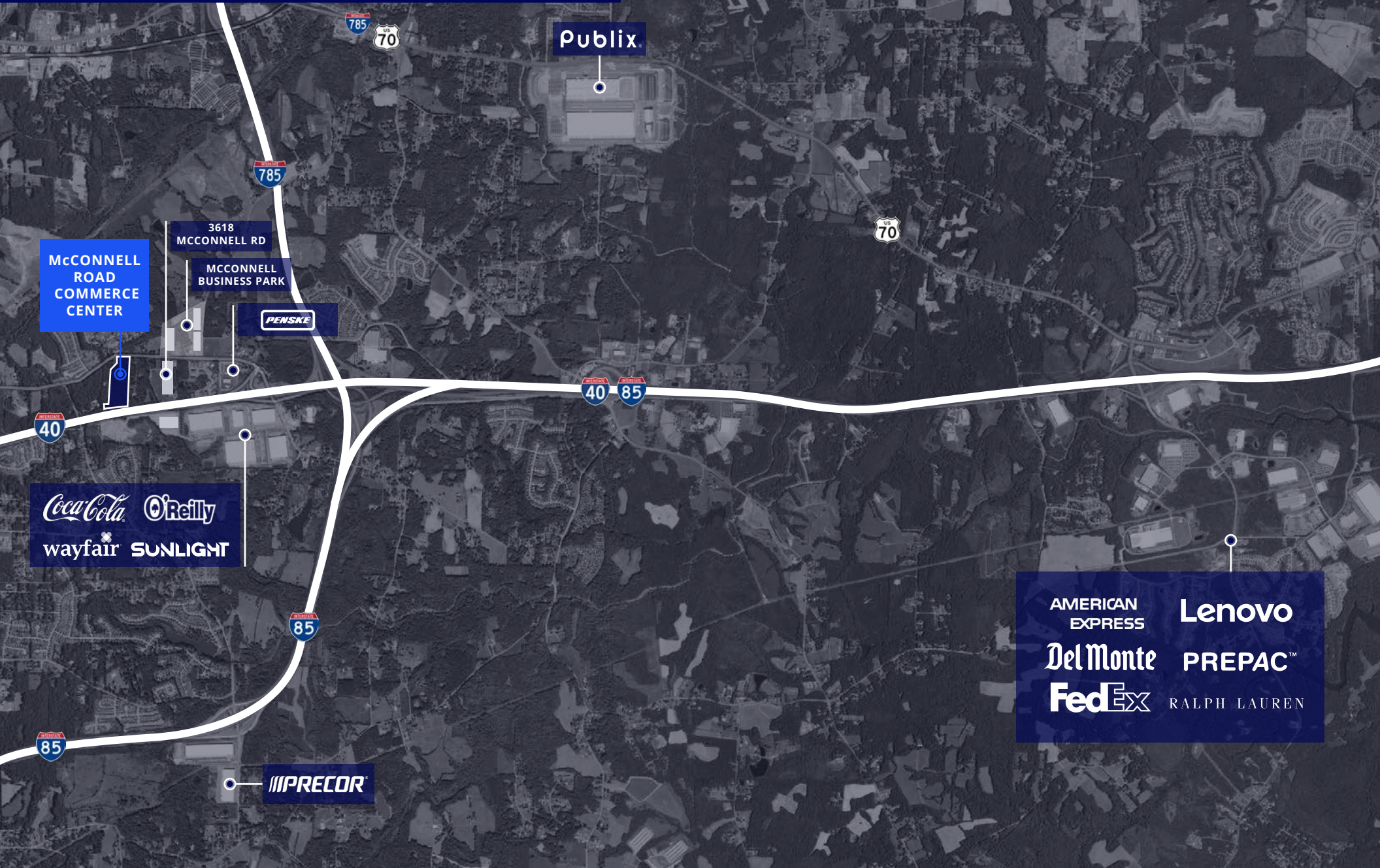
Kubota

IOB

Coca-Cola O'Reilly
wayfair SUNLIGHT
SKYLINE CABINETRY VISTAR

85

Location Overview



Publix

McCONNELL
ROAD
COMMERCE
CENTER

3618
MCCONNELL RD

MCCONNELL
BUSINESS PARK

PENSKE

Coca-Cola O'Reilly
wayfair SUNLIGHT

PRECOR

AMERICAN
EXPRESS

Lenovo

Del Monte

PREPAC™

FedEx

RALPH LAUREN

The map displays the Research Triangle region in North Carolina, highlighting major highways and the locations of various corporations. The cities shown are Greensboro, Burlington, Mebane, Durham, RTP, Raleigh, and CREE. The highways depicted include Interstates 85, 40, 77, and 95, as well as State Routes 220, 100, 54, 87, 147, 98, 501, 540, 1, 74, 122, and 902. The corporate logos are arranged in vertical columns corresponding to the cities:

- Greensboro:** McConnell Rd Commerce Center
- Burlington:** Lowe's, Coca-Cola, O'Reilly Auto Parts, Sunlight, Wayfair
- Mebane:** Chick-fil-A, Morinaga, Kidde, ABB, Medline
- Durham:** Amazon
- RTP:** KBI Biopharma, Implus, Cardinal Health
- Raleigh:** CREE
- Other locations:** American Express, Del Monte, FedEx, Lenovo, PREPAC, Ralph Lauren, UPS, Walmart, L&L, Ford, ThermoFisher Scientific, STIHL

Site Access



Highways

- | | | |
|---|---------|---------------------|
| 1 | I-40/85 | 2 min 1 mile |
| 2 | I-840 | 4 min 1.6 miles |
| 3 | I-73 | 17 min 10.7 miles |



Airports

- | | | |
|---|---|-------------|
| 1 | Piedmont Triad International Airport | 21.3 miles |
| 2 | Raleigh-Durham International Airport | 61.1 miles |
| 3 | Charlotte Douglas International Airport | 100.9 miles |



Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 234 miles |
| 2 | Morehead City, NC | 224 miles |
| 3 | Wilmington, NC | 206 miles |
| 4 | Charleston, SC | 278 miles |
| 5 | Savannah, GA | 336 miles |
| 6 | Jacksonville, FL | 454 miles |



McConnell Rd Commerce Center

INDUSTRIAL BUILDING FOR LEASE OR SALE ALONG INTERSTATE 85
±308,880 SF AVAILABLE IN GREENSBORO, NC



A development by:



For leasing information, contact:

Andrew Young
Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

Larry L. Lakins II, SIOR
Executive Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

Hunter Willard, SIOR
Executive Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

Shields Bennett
Associate
Industrial Services
+1 919 538 5707
shields.bennett@colliers.com

Colliers Raleigh
4208 Six Forks Road
Suite 800
Raleigh, NC 27609
colliers.com/raleigh