

100 GUILFORD COLLEGE RD, GREENSBORO, NC



READY TO OCCUPY

I-40 INDUSTRIAL CENTER GREENSBORO

Up to ±340,750 SF Industrial Building in the Greensboro
Airport Submarket Available For Lease



PROPERTY OVERVIEW



I-40 INDUSTRIAL CENTER GREENSBORO

Situated in the heart of the Greensboro Airport Submarket, I-40 Industrial Center Greensboro boasts ease of access to Piedmont Triad International Airport and the major arterial thoroughfares in the area including I-40, I-85, I-73 and I-840. This 340,750 SF Class A industrial facility is located at the intersection of West Market Street and Guilford College Road in Greensboro, North Carolina.

340,750

SF BUILDING

46

DOCK DOORS

36'

CLEAR HIGHT

50' x 54'

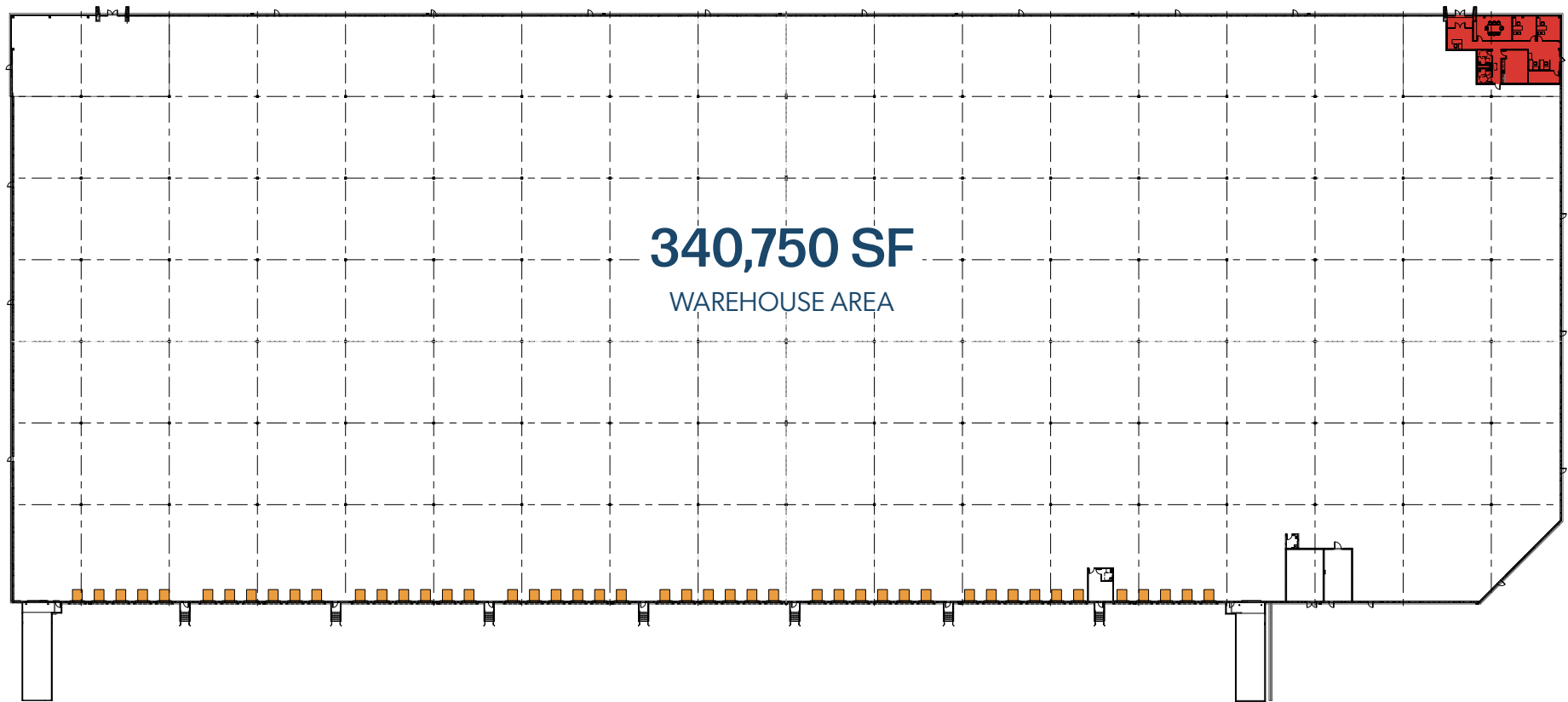
COLUMN SPACING WITH 60' SPEED BAY

PROPERTY SPECIFICATIONS

Building Size	±340,750 SF
Available SF	±100,000–340,750 SF
Parcel Size	37.84± AC
Office SF	2,497 SF, expandable
Zoning	Light Industrial (LI)
Loading Docks	46 Dock High Doors & 2 Grade Level Doors
Dock Equipment	46 Loading Dock Packages including 9' x 10' door, 35,000 lb. mechanical leveler, bumper, dock seal, powered truck restraint and swing arm light/fan combination
Construction Type	Precast Concrete Walls
Clear Height	36'
Column Spacing	50' x 54' with 60' speed bay
Auto Parking	234 surface lot spaces
Trailer Parking	48 trailer parking spaces with the ability to add up to 13 additional spaces
Lighting	LED fixtures (25-foot candles throughout the facility)
Warehouse Cooling	10 warehouse fans
Fire Protection	ESFR sprinkler
Power	2,500 amp service



FLOOR PLAN

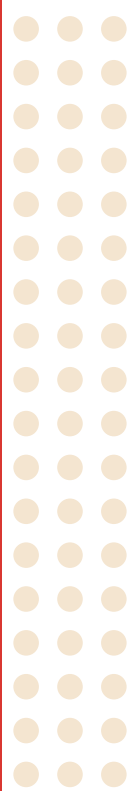


- 2,497 SF Office Suite
- 46 Loading Docks

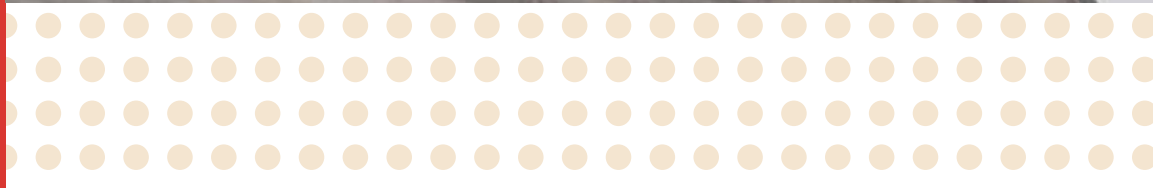


SITE PLAN

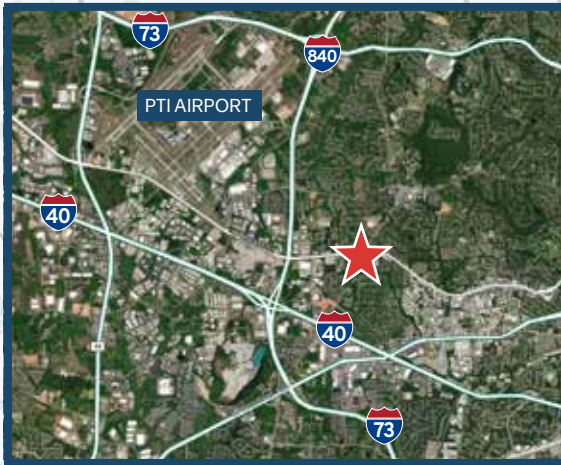
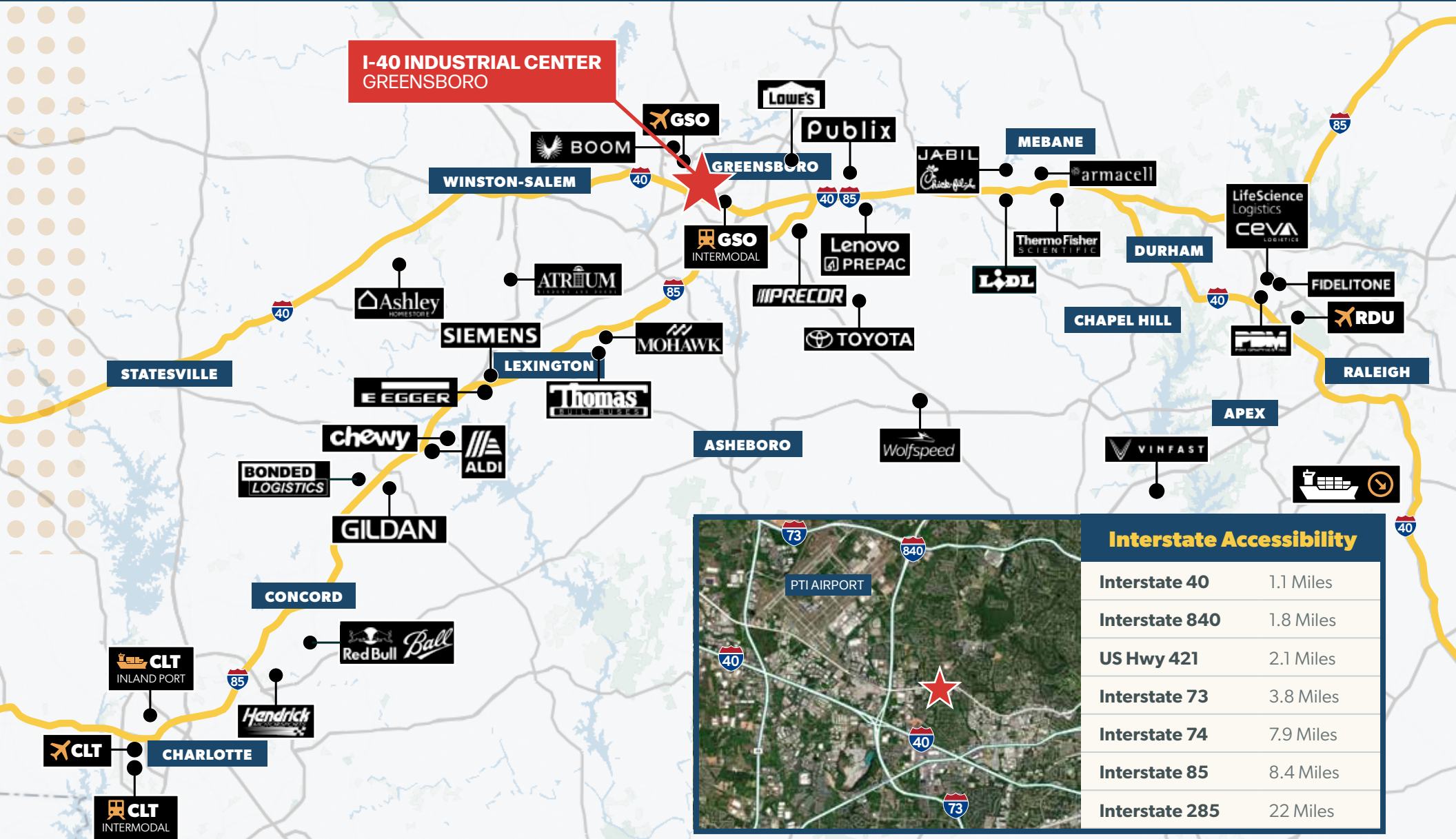




OFFICE SUITE PHOTOS



LOCATION MAP



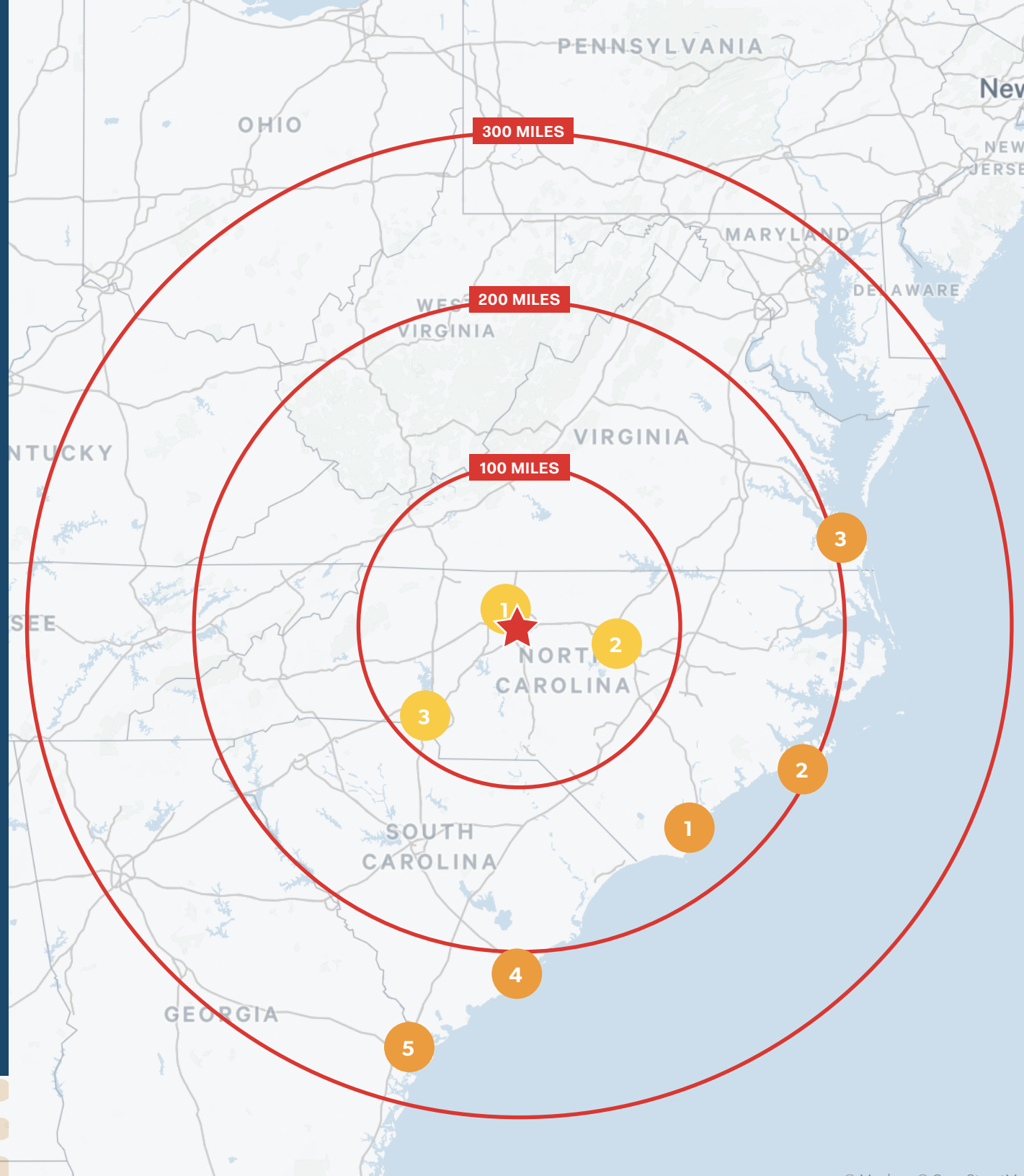
Interstate Accessibility	
Interstate 40	1.1 Miles
Interstate 840	1.8 Miles
US Hwy 421	2.1 Miles
Interstate 73	3.8 Miles
Interstate 74	7.9 Miles
Interstate 85	8.4 Miles
Interstate 285	22 Miles

AIRPORTS

- 1** **PIEDMONT TRIAD INTERNATIONAL AIRPORT**
6.3 Miles
- 2** **RALEIGH-DURHAM INTERNATIONAL AIRPORT**
74 Miles
- 3** **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**
99 Miles

SEAPORTS

- 1** **PORT OF WILMINGTON, NC**
217 Miles
- 2** **PORT OF MOREHEAD CITY, NC**
235 Miles
- 3** **PORT OF NORFOLK, VA**
244 Miles
- 4** **PORT OF CHARLESTON, SC**
285 Miles
- 5** **PORT OF SAVANNAH, GA**
328 Miles



I-40 INDUSTRIAL CENTER GREENSBORO



CONTACTS

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