

Airport 1 Business Park – Custom LI Facilities

Spec Building coming Q2 2026 Only 3 Pad Ready Lots Remaining

Great Location - Heart of the Triad - Greensboro, Winston Salem, High Point

Quick Access to Airport, I-40, Hwy 68, I-85, I-73, I-840, and Hotels

Established Development with Infrastructure & Industrial Road In-Place

Airport 1 Business Park - Custom LI Facilities

GREAT LOCATION - 12 min to airport; 2 min to highway 68; 4 min to I-40; close to I-85, I-73, & I-840; 2 min to 6 hotels

HEART OF THE TRIAD - central access to Greensboro, High Point, Winston Salem and surrounding communities



Spec Building for Lease – Customize the Floor Plan

- 14,630 sf Spec Building coming Q2 2026. Still available for lease.
- Tenant can modify the floor plan. 24' high ceilings in warehouse.
- Loading Dock plus 3 large overhead, Sprinkler Room. Outside storage.
- 37' wide industrial access road to the facility
- Zoning allows office, manufacturing, warehouse, distribution, welding, assembly, retail sales, etc. (see renderings/info below).

Pad Ready Lots – Expedited Build-to-Suit Opportunities Available

- Pad ready lots from 1.61-7.07 acres with water, sewer, power, road, utilities, & pond.
- Flat grade. 37' wide industrial access road. Favorable lease rates and CAM.
- Zoning allows office, manufacturing, warehouse, distribution, welding, assembly, etc.
- Proven team of local Arch/Eng/Professionals (see photos & info below).

14,630 sf Spec Building coming Q2 2026 (still available)

Spec Building 14,630 sf

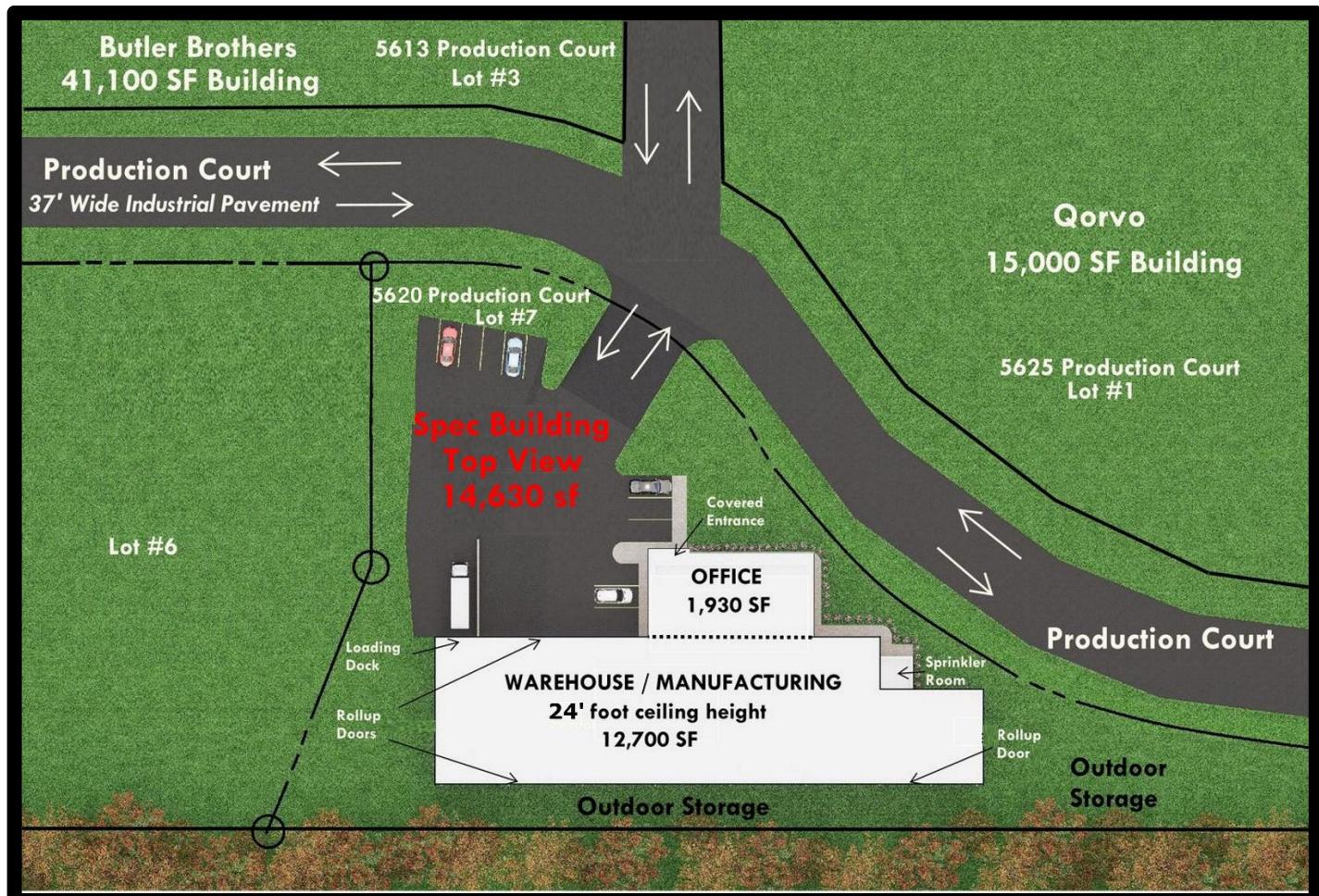
1,930 SF Office, 12,700 SF Warehouse/Manufacturing

24' Ceilings, Loading Dock, 3 Overhead Doors

Outdoor Storage, Sprinkler Room



Front View

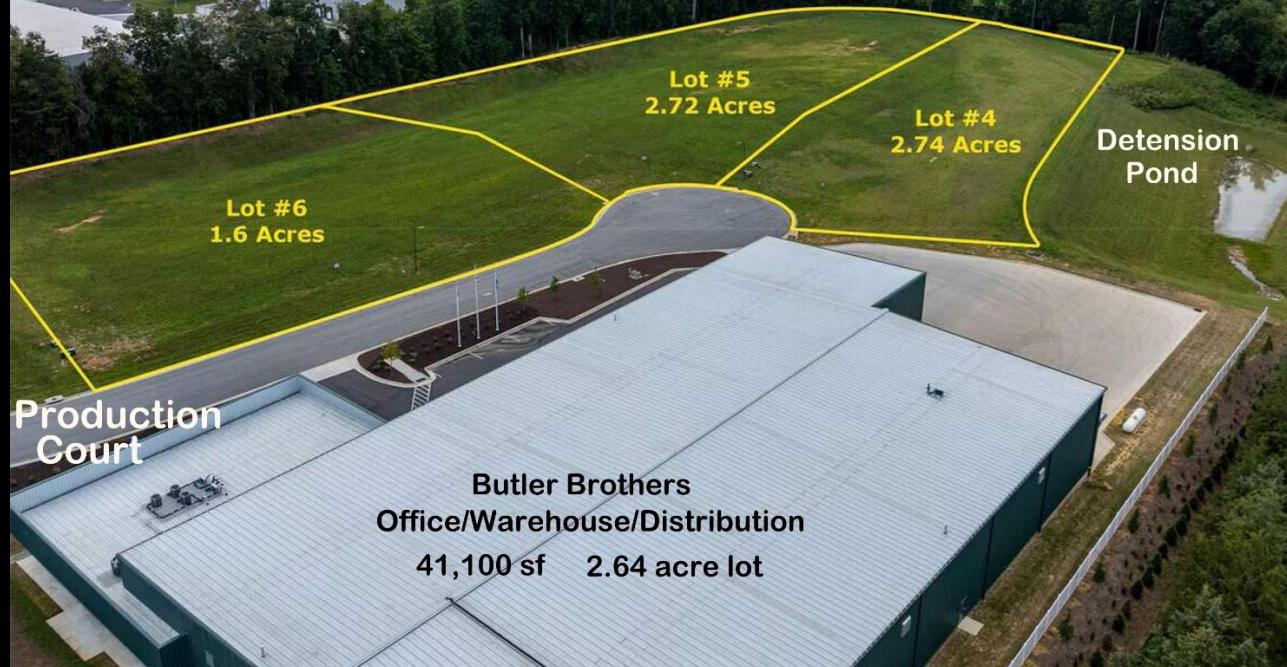


**Limited Number of Pad Ready lots from 1.61 to 7.07 acres.
Water, Sewer, Power, Utilities, Road, Pond and Landscaping.**

Airport 1 Business Park - Custom LI Facilities

1.61 to 7.07 acres available

Only 3 Pad Ready Lots Remaining

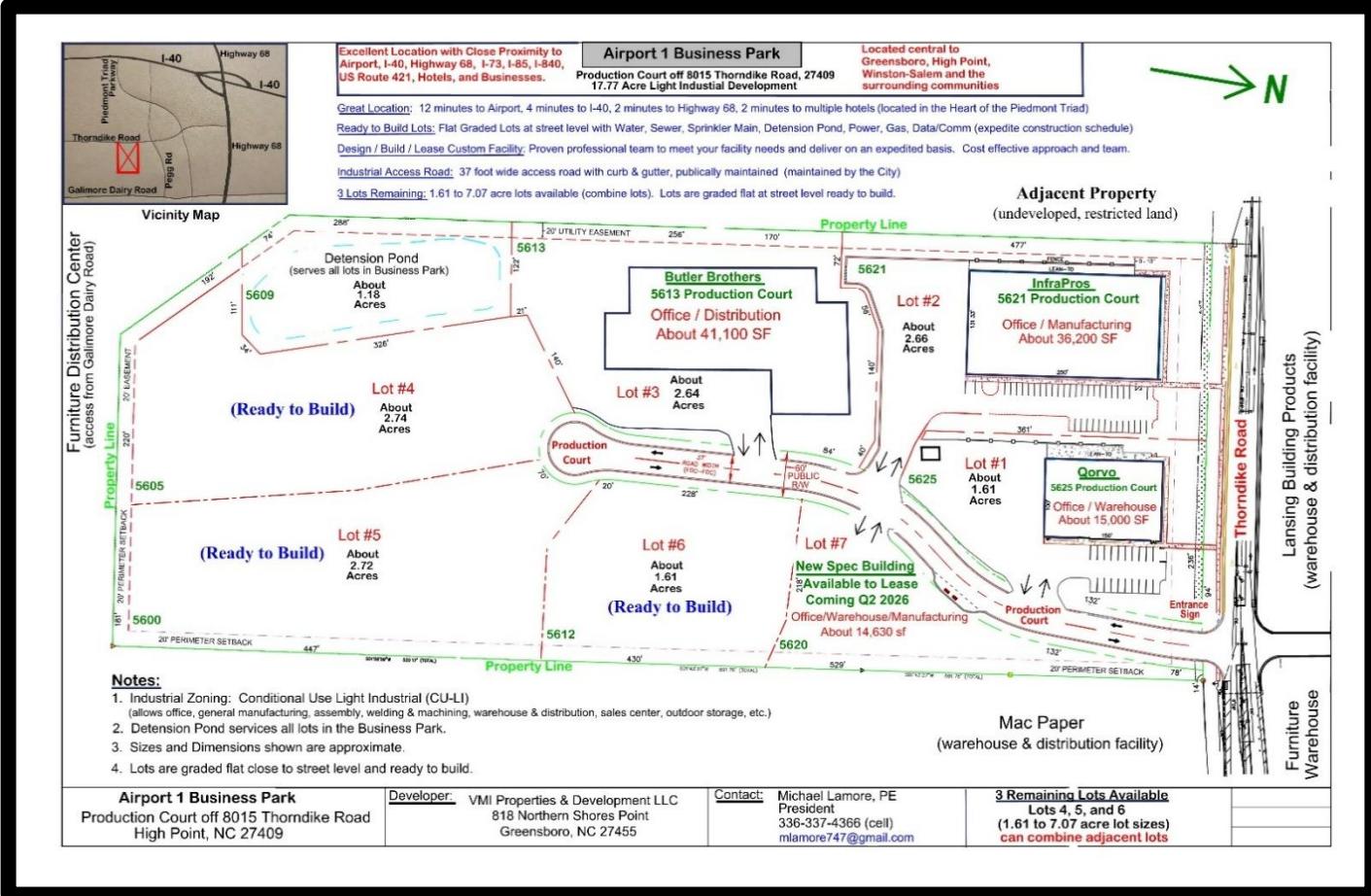


**Only 3 Pad Ready Lots Remaining
Flat, Graded Lots with Usable Property
1.61 to 7.07 acres available (combine lots)**

Lot 4 - 2.74 acres
Lot 5 - 2.72 acres
Production Court

Lot 6 - 1.61 acres

Site Plan – Airport 1 Business Park – Custom LI Facilities



Highlights

- Custom Light Industrial Facilities to meet the Tenants' needs. Expedited, Ready-to-Build.
- Central location to Greensboro, High Point, Winston-Salem and surrounding communities. Located in the Heart of the Triad. Dozens of corporate facilities within a 3-mile radius.
- Immediate proximity to Airport, Highway 68, I-40, I-73, I-85, I-840 and hotels.
- Established Light Industrial development with 4 existing facilities, industrial access drive, landscaping, detention pond, lighting, water, sewer, utilities, & other infrastructure in-place.

Lease Rate

Estimated lease rate can be provided based on preliminary building specs. A local team of experienced Arch/Eng/Professionals can prepare building plans that meet customers' needs. Actual building costs will determine the final lease rate. Building costs are competitively procured. The design/build process can be expedited given pad ready lots. CAM rates are favorable given City maintained street & infrastructure. Developer is the owner and will help to facilitate lease, design, and building processes.

Commission

4.5 percent commission to selling broker applied to base lease over the base lease term. Minimum 8-year base lease term.



Contact

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