

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



CBRE

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

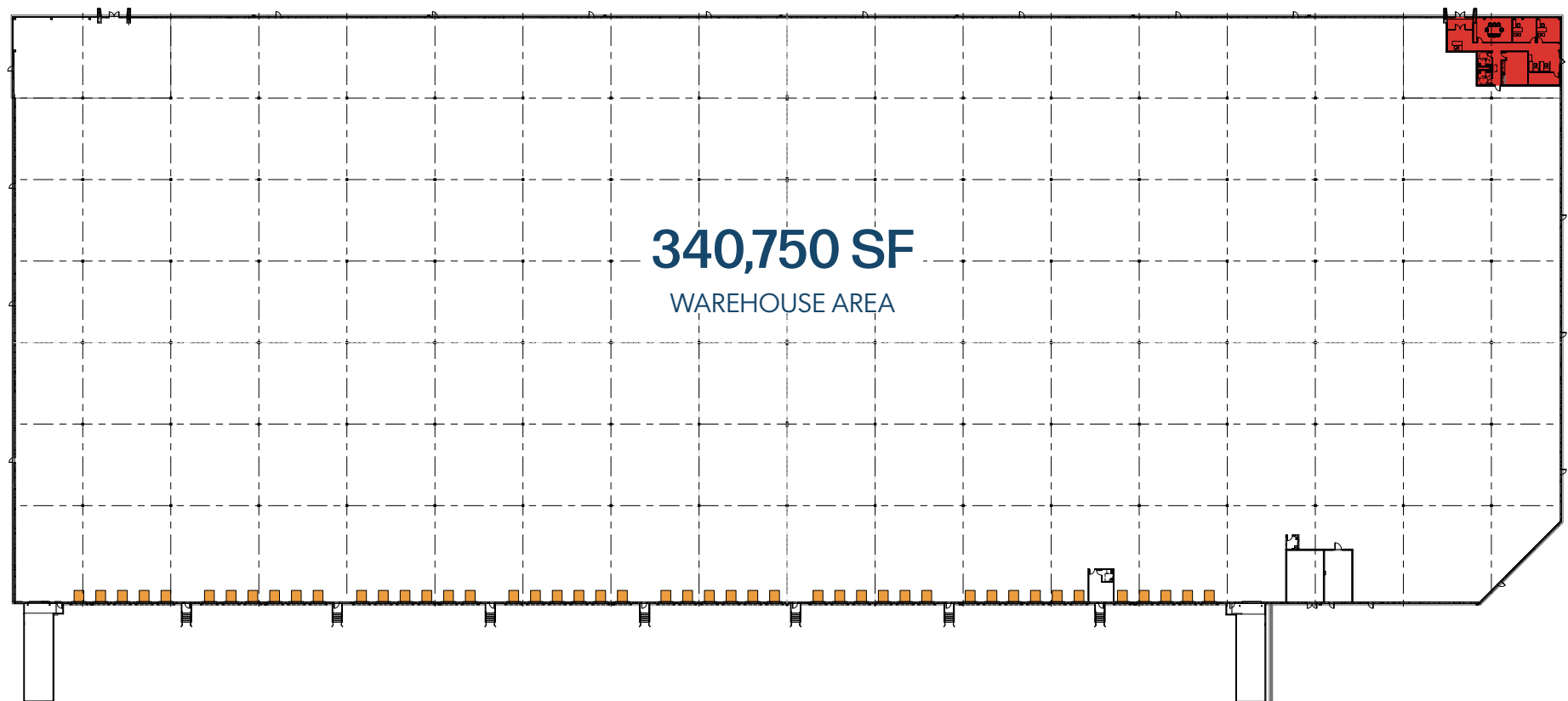
50' x 54'

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, 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

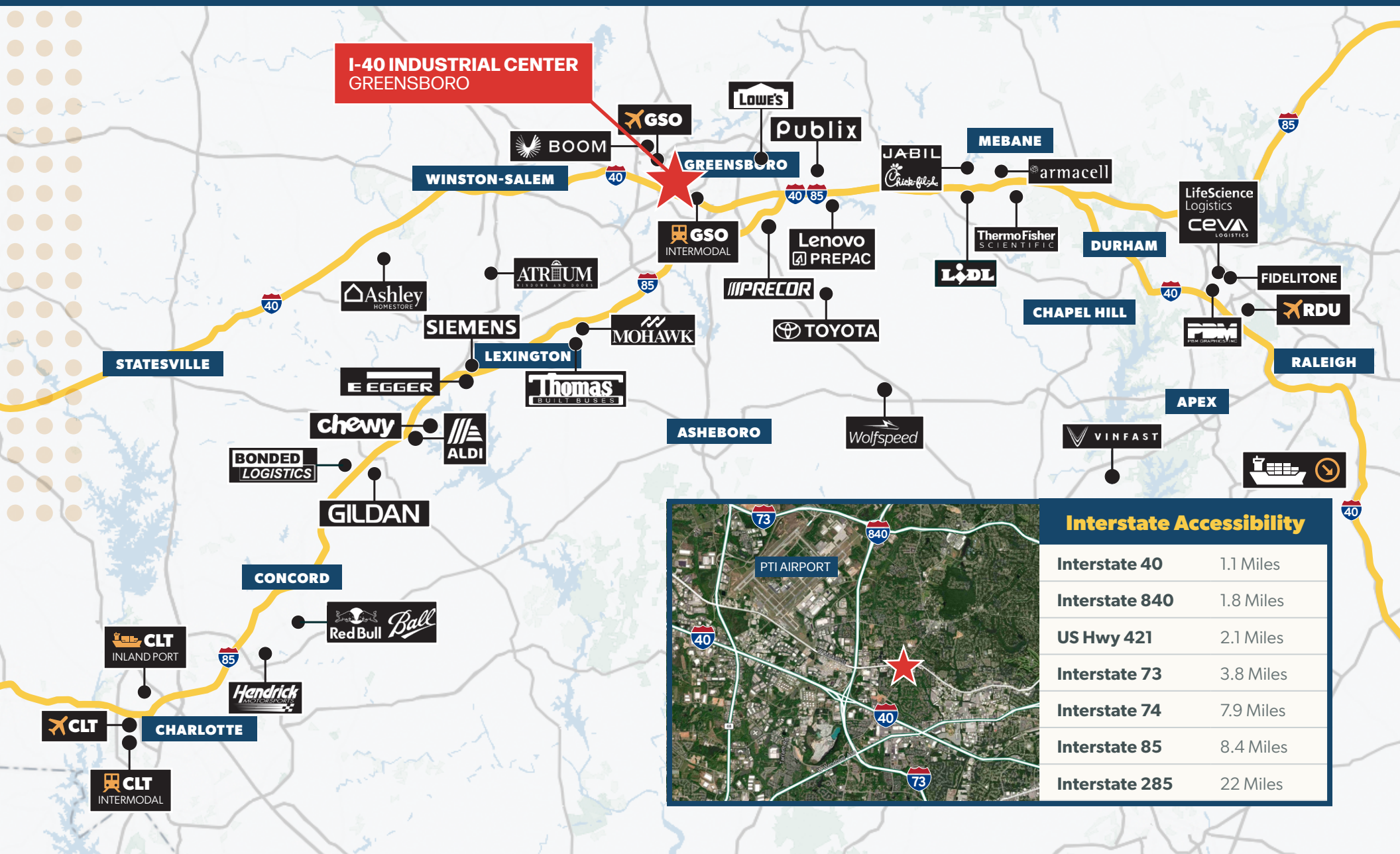




OFFICE SUITE PHOTOS



LOCATION MAP



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

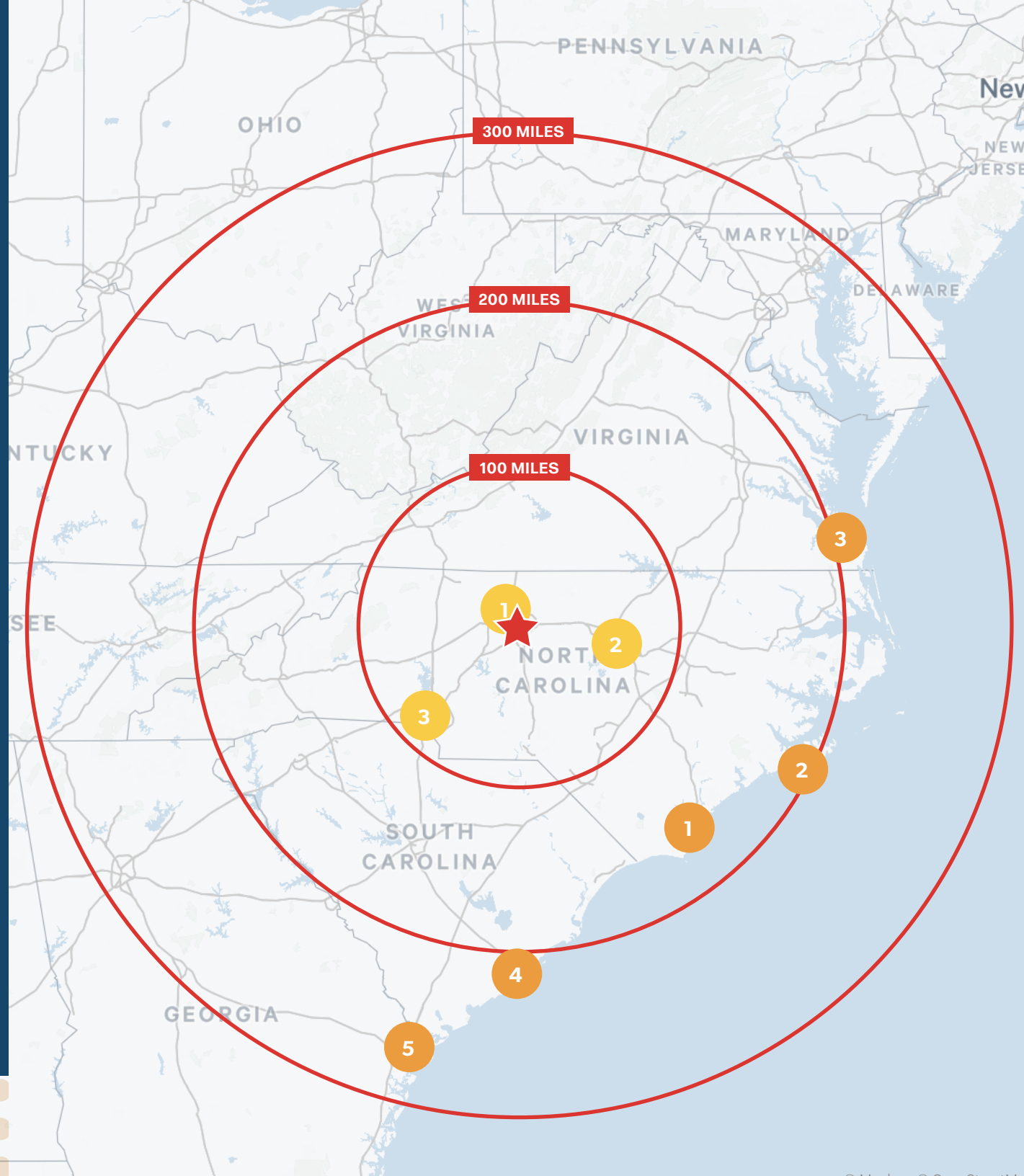
PORT OF CHARLESTON, SC

285 Miles

5

PORT OF SAVANNAH, GA

328 Miles



I-40 INDUSTRIAL CENTER GREENSBORO



CONTACTS

Will Henderson

Executive Vice President
+1 336 544 2745
will.henderson@cbre.com

Sam Haus

Vice President
+1 336 714 0387
sam.haus@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

 **EQUUS**
CAPITAL PARTNERS, LTD.

CBRE