



73 BUSINESS CENTER

7901 INDLEA POINT | GREENSBORO, NC

FOR SALE OR LEASE | 210,600 SF Class A industrial facility
located in the Greensboro Airport submarket.

CBRE

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CBRE is pleased to offer for sale or lease 73 Business Center Building 2, located at 7901 Indlea Point, a 210,600 SF modern, Class A facility extremely well located in the thriving Airport submarket of Greensboro, NC. 73 Business Center offers features and specifications preferred by modern users, including 32' clear height, 50' x 54' bays with a 60' speed bay, ESFR sprinklers, and the flexibility to subdivide to suit various tenant needs.

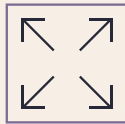
Situated in the heart of the Piedmont Triad Airport submarket (Greensboro/Winston-Salem/High Point, NC), the most active and strongest submarket in the Triad, 73 Business Center is in the geographic center of the state amongst a local population of over 1.7 million residents. The property offers irreplaceable access to the Interstate 40/85 corridor for ease of regional distribution and convenient connectivity to other major thoroughfares, airports, and seaports.



AIRPORT
SUBMARKET



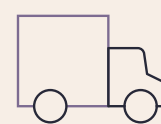
210,600 SF
BUILDING SIZE



22.88 AC
SITE SIZE



LIGHT INDUSTRIAL
ZONING



UNMATCHED
TRACTOR TRAILER ACCESS



LIMITED AVAILABILITY
IN MARKET
Warehouse Vacancy
Under 200,000 SF: 4.97%

Investment Highlights

7901 INDLEA POINT | GREENSBORO, NC

- Pristine improved shell with above standard dock packages and lighting
- Ready to occupy for owner / user or tenant
- Designed for ease in subdividing to suit multiple tenants
- Property offers speed to market with no construction risk
- Located in Triad's most desirable sub-market with excellent access to I-40 and I-73
- Located in well designed, institutional, business park setting
- Developed and constructed by Samet Corporation, one of the state's largest developer and General Contractors (www.sametcorp.com)



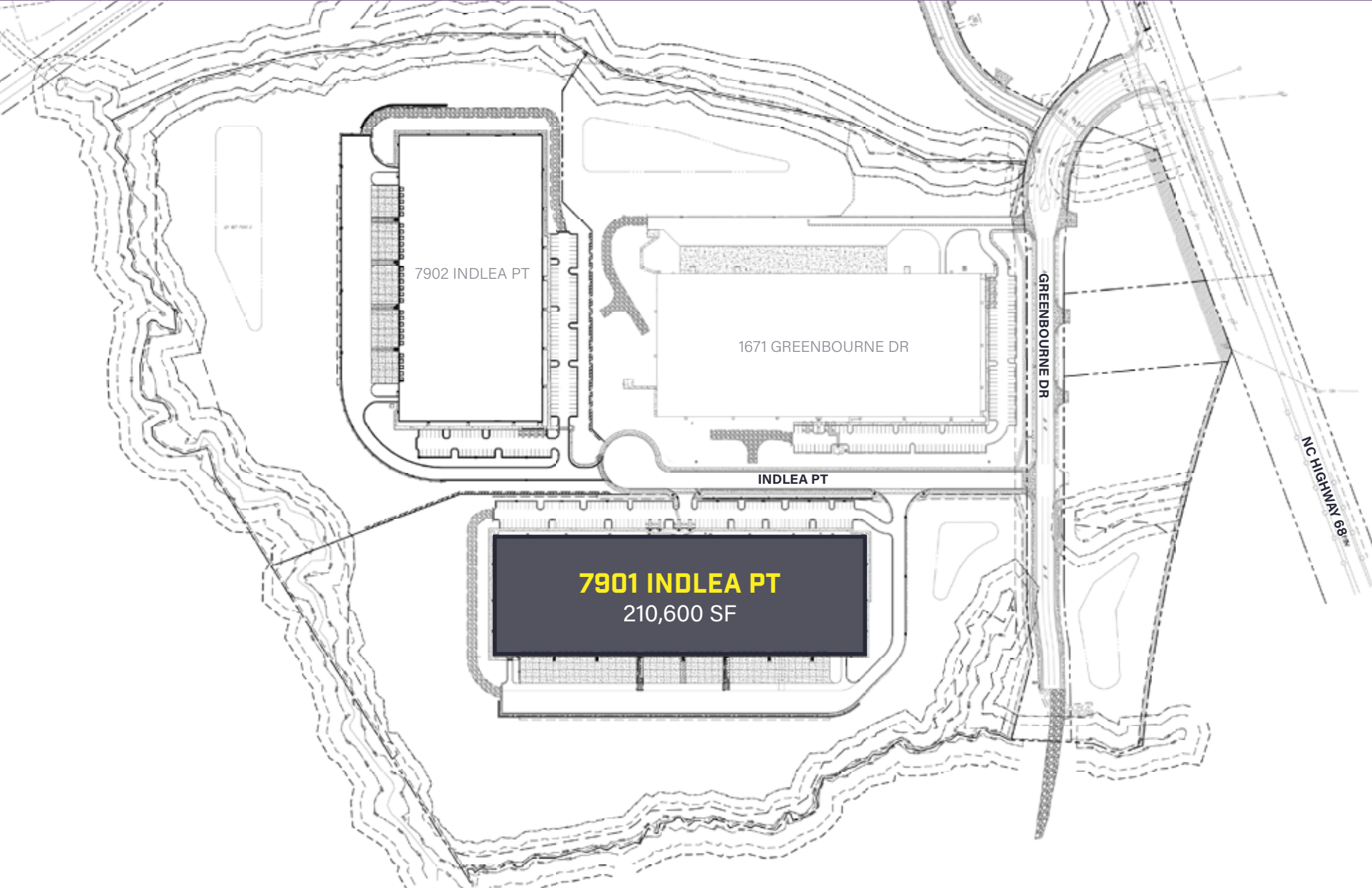
Triad Industrial Market: Record Absorption and Strong Demand in a Dynamic Market

- Comprised of the greater Greensboro/Winston-Salem/High Point region, the Triad industrial market totals 127.8 MSF.
- Triad has experienced positive net absorption for 22 consecutive quarters with 2.4MSF absorbed so far in 2024.
- Construction activity is at its lowest level since Q3 2020, with 2.1 MSF underway as of Q3 2024. Two construction starts totaling 210,000 sq. ft., and two deliveries totaling 540,000 sq. ft. occurred in Q3.
- Greensboro/Winston-Salem's overall asking rents climbed yet again in Q3, although the pace of escalations has moderated over the past few quarters. Overall asking rates rose 2.8% year-over-year to \$6.55 per sq. ft.
- Historic economic development projects recently announced in the Triad include Toyota (\$13.9B), Wolfspeed (\$5B), Boom Supersonic (\$550M) and Marshall Aerospace (\$50M).
- The region is home to major package sorting hubs operated by both FedEx and UPS, as well as FedEx ground hub.
- Strong tenant demand driven by irreplaceable access to major interstates (I-40, I-85, I-73 & I-74), the airport and critical demand drivers.

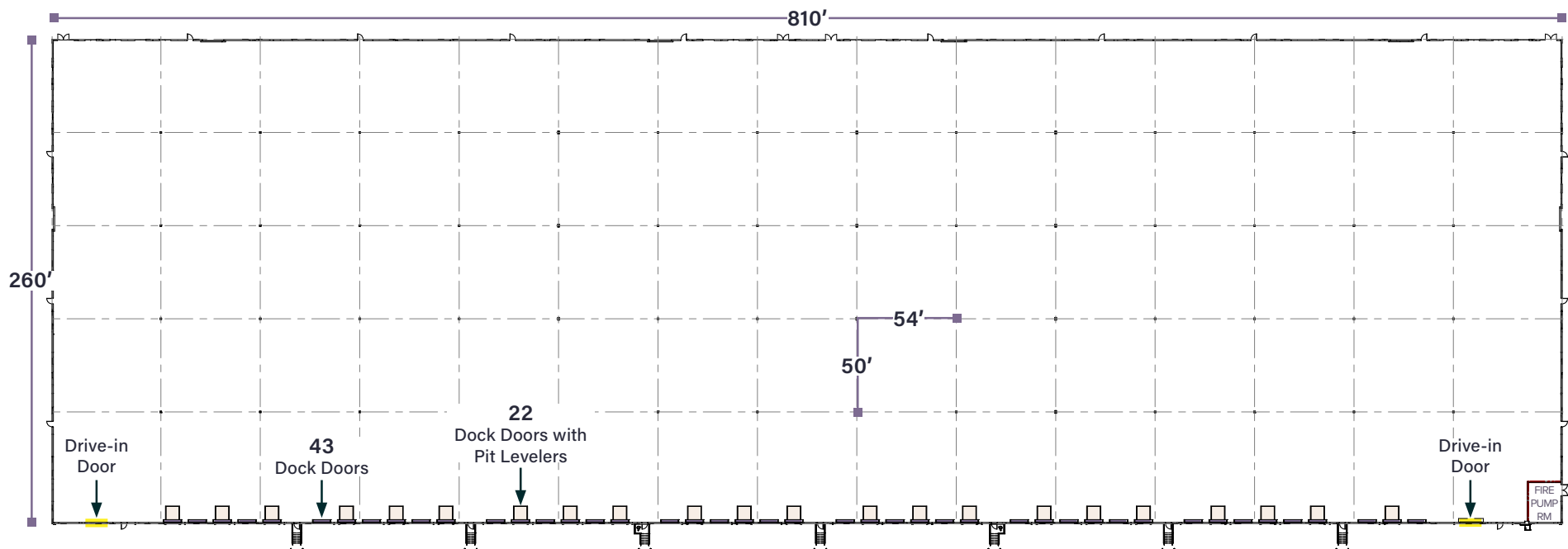
Piedmont Triad: Strategically Located in the Heart of the I-85 Growth Corridor

- Very few regions have benefited as much as the Piedmont Triad from the acceleration of e-commerce, logistics and need for rapid delivery
- The Piedmont Triad is recognized as the manufacturing and transportation hub of North Carolina, with a deep legacy and existing workforce that is well qualified for manufacturing and transportation/logistics related jobs
- Employers such as Amazon, Publix, Honda Jet, Toyota, Wolfspeed, Proctor & Gamble, Hanesbrands, NFI Logistics, WestRock, TE Connectivity and Ralph Lauren, among others, have significant operations in the Triad
- The Piedmont Triad is home to over 1.7 million people and has enjoyed steady growth resulting from its central location on the high-growth corridor extending from Atlanta to Raleigh-Durham along I-85

Site Plan



Building Specifications



Building Size	210,600 SF	Floor Thickness	6 inches
Building Dimensions	810' x 260'	Sprinkler System	ESFR
Clear Height	32'	Construction Type	Tilt-up concrete exterior; steel frame interior
Column Spacing	50' x 54' with 60' speed bay	Paved Parking Spaces	149 total
Dock Doors	43 total; 9' x 10' 22 with 40,000lb pit levelers with dock seals	Lighting	LED lighting with motions sensors installed (approximately 25 ft candles at 36" AFF)
Drive-in Doors	2 total; 12' x 14'	Power	Duke Energy (existing) 480V, 3 Phase; 1,000 AMPS; 750 KVA transformer



Area Demographics

Population

48,166	325,524	648,519
5 Miles	10 Miles	15 Miles

Businesses

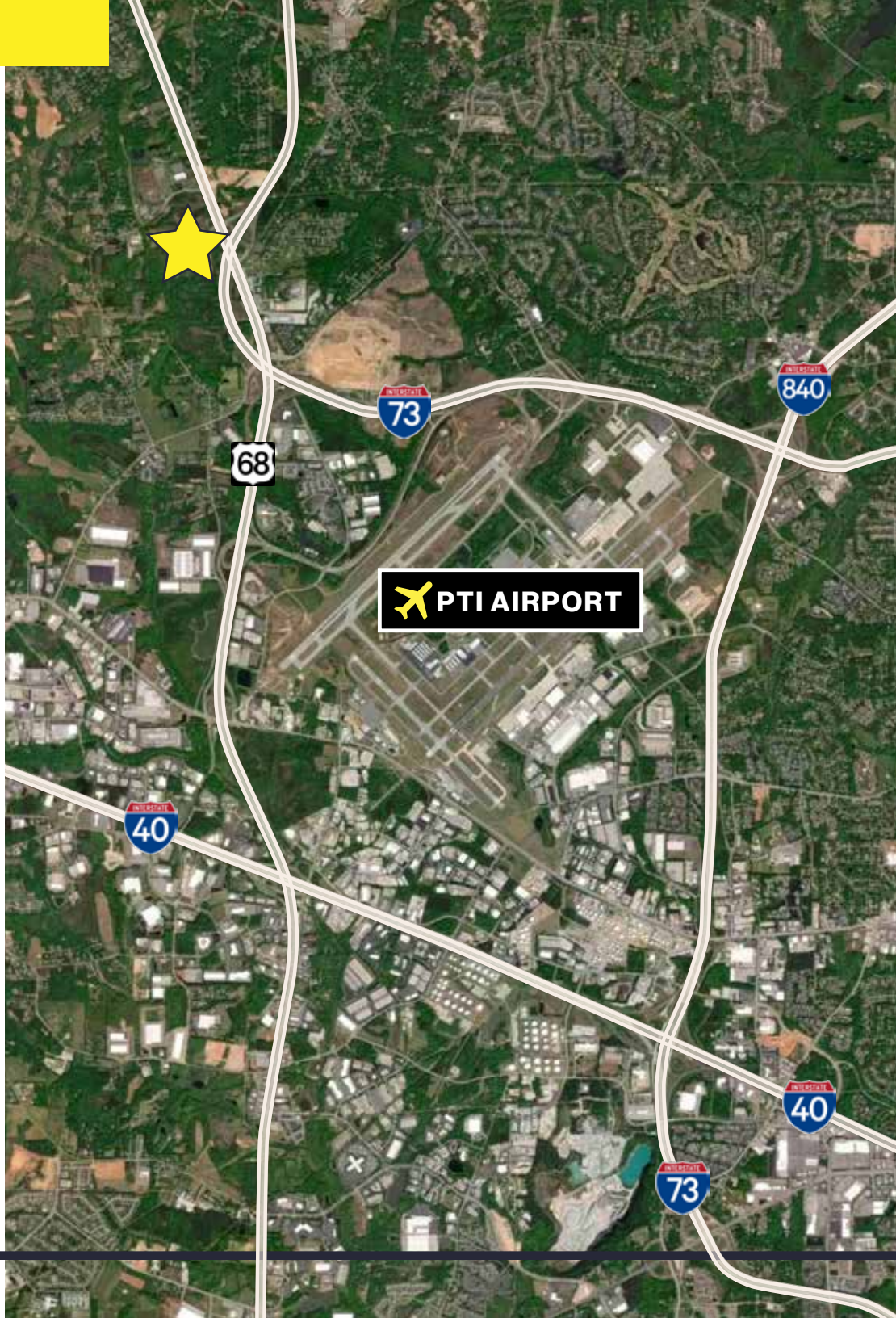
2,166	14,103	25,736
5 Miles	10 Miles	15 Miles

Employees

41,882	175,917	332,012
5 Miles	10 Miles	15 Miles

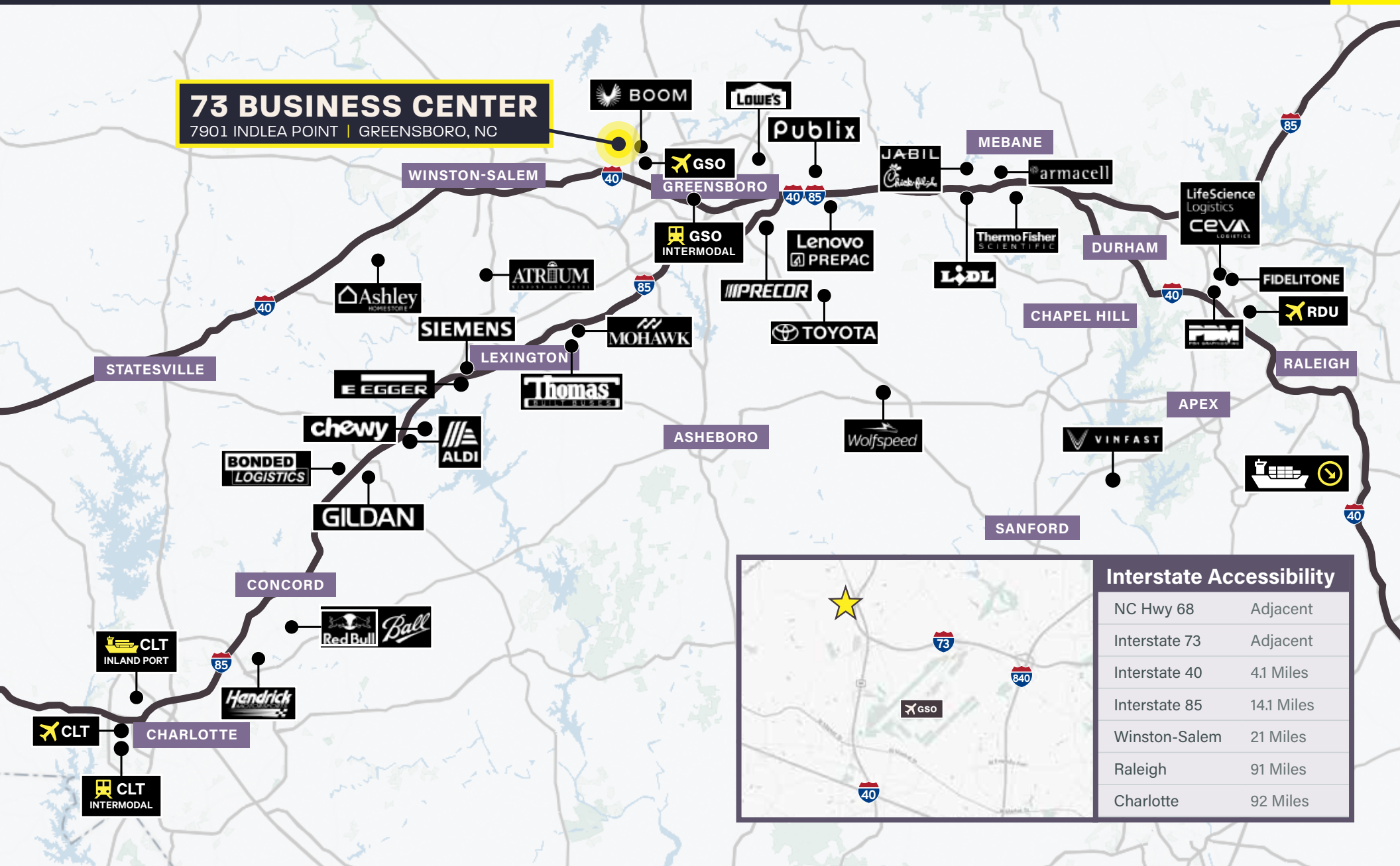
Average HH Income

\$114,886	\$110,187	\$92,798
5 Miles	10 Miles	15 Miles



Location Overview

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Interstate Accessibility	
NC Hwy 68	Adjacent
Interstate 73	Adjacent
Interstate 40	4.1 Miles
Interstate 85	14.1 Miles
Winston-Salem	21 Miles
Raleigh	91 Miles
Charlotte	92 Miles

AIRPORTS

- 1** **PIEDMONT TRIAD INTERNATIONAL AIRPORT**
4.2 Miles
- 2** **RALEIGH-DURHAM INTERNATIONAL AIRPORT**
79 Miles
- 3** **CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**
99 Miles

SEAPORTS

- 1** **PORT OF WILMINGTON, NC**
197 Miles
- 2** **PORT OF MOREHEAD CITY, NC**
241 Miles
- 3** **PORT OF NORFOLK, VA**
248 Miles
- 4** **PORT OF CHARLESTON, SC**
283 Miles
- 5** **PORT OF SAVANNAH, GA**
326 Miles



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