



# FULLY AIR CONDITIONED HIGH TECH/R&D FACILITY AVAILABLE



**7908 PIEDMONT TRIAD PARKWAY  
GREENSBORO, NC**

239,716 SF on 13.77 Acres

For More Information Visit: [properties.binswanger.com/QorvoBuildingD](http://properties.binswanger.com/QorvoBuildingD)

# PROPERTY DETAILS

**SIZE:** Approximately 239,716 square feet total, consisting of one multi-story fabrication / clean room / office facility plus three outbuilding

- **Main buildings:** approximately 236,475 SF
- **Office:** 26,369 SF
- **AWN:** 9,946 SF
- **Other (Mechanical/Maintenance space, Chem rooms, docks, etc.):** 152,407 SF

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**GROUND:** Approximately 13.77 acres

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**CLEAN ROOM:** 47,753 SF Fabrication/Clean Rooms (ISO class 4 to 7)

- 17,597 SF – Fab 3, Side A(West)
- 27,851 SF – Fab 3, Side C(East)
- 2,305 SF – Fab 3, Bay X
- Wafer technologies fabrication capacity for GaAs (Gallium Arsenide), GaN (Gallium Nitride) and SAW (Surface Acoustic Wave)

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**CONSTRUCTION:**

- **Floor:** 6” reinforced concrete. 3’ raised floor in fab areas with typical rating of 1250 lbs per 2’ x 2’ panel
- **Walls:** Masonry
- **Columns:** Steel
- **Roof:** TPO membrane installed in 2013

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**DATE OF CONSTRUCTION:** 2000; the Side C internal fab was constructed from 2004 - 2006

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**WATER AND SEWER:** Provided by City of Greensboro

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**GAS:** Supplied by Piedmont Natural Gas, 2” line

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**COMPRESSED AIR:** Three Kobelco 100HP Compressors (Compressor #1 Purchase Date 5-2-2016)  
413 CFM Max capacity each @150 psi

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**CHILLERS:** Four Trane chillers, Total Capacity = 3790 tons

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**PARKING:** Paved and marked parking for approximately 254 vehicles

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**WATER SERVICE:**

- General process cooling water filtered for cooling tools and other equipment; a process cooling water system operating at 1 MΩ; and a DI water system with four 25 GPM units and a 14,000-gallon storage tank

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**HOT WATER GENERATORS:** Three Cleaver Brooks hot water generators

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### POWER:

Supplied by Duke Energy

- Four 5,000 kVA transformers are fed by two separate 23.9kV feeder lines from Duke Energy Colfax substation
- Four 4.16kV/480V substations – one is single bus with a 750 kVA transformer and three are double bus substations with 2,500 kVA transformers per side
- Four 2.2MW, 4.16kV Generators with 20,000 gallons of diesel fuel, capable of sustaining 48 hrs. runtime at full manufacturing load
- The UPS systems include six 750 kVA 480V, three 400 kVA 480V and one 50 kVA for emergency lighting



### PROCESS HVAC:

#### Six Cleanroom Make-up Air Units (MUA):

- Three West Side and three East Side units
- VFD Controlled Fans
- Preheat coil, Pre-Cooling coil, Evaporative humidifier, final cooling coil, reheat coil
- Coils heated and cooled with water

#### Clean room environment:

- Temperature: 67.5F +/- 1
- Humidity: 45% RH +/- 2%

#### Additional Information:

- Forty-nine Recirculating Air Handling Units (RAHU) used to condition air to their respective cleanroom bays
- Two MUA's conditioning chemical storage areas
- Ten air handling units (AHU) supply conditioning to office and support areas



# BUILDING HIGHLIGHTS



**size**  
239,716 SF



**acres**  
13.77 acres



**clean room**  
47,753 SF

## LOCATION DESCRIPTION

The property is located approximately five minutes south of exit 210 on I-40 and less than 15 minutes from Piedmont Triad International Airport.

Transportation service to the Triad market is unparalleled with the intersection of I-40 and I-85 in Greensboro and quick access to I-77 and I-95, FedEx (air and ground) and UPS hubs. The world-renowned NC Research Triangle Park is located approximately one hour east of the site.

Greensboro, NC supports industries through its central location, strong transportation network, and skilled

workforce. Business-friendly incentives and local economic development support also make it easier for companies to grow and expand.

The Piedmont Triad area is a very desirable region that is home to numerous major manufacturing companies, including Honda Aircraft, Gilbarco, Reynolds American, Volvo Trucks, Daimler/Thomas Buses and Unifi and the area offers a skilled manufacturing workforce and wonderful livability for managerial talent.



## PRIMARY CONTACTS

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