

5450 MILLSTREAM ROAD
McLeansville, NC 27301



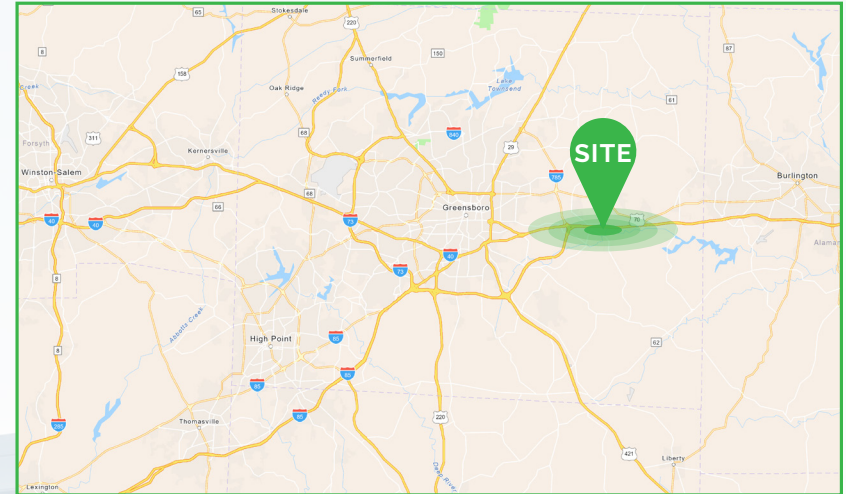
FOR LEASE | OFFICE



BASIC INFORMATION

5450 Millstream Road

Site Size	20+ Acres
Building Size	±176,778 SF
Accessibility	Convenient access off of I-40
Amenities	±60,000 square foot floorplates (divisible in half-floors) ideally suited to handle call center, operations center, headquarters
Service Type	Preferred NNN, potential for full service
Furniture Included	FF&E, available & negotiable
Lease Rate	Contact Broker



High visibility location from I-40 (120,000 VPD). Connects easily to downtown Greensboro, Burlington, major population, employment and educational centers. Also near major corporate expansions like Boom Supersonic and Toyota Battery Manufacturing.

Aerial video of building location





BUILDING INFORMATION

Building SF	176,778 RSF
Stories	3
Typical Floor SF	58,926 SF Dual lobbies
Acreage	20.81
Building Class	Class A
Year Built	2004, full renovation 2020
Parking	±428 available surface spaces
Power	Two diesel back up generators New battery backup for IT

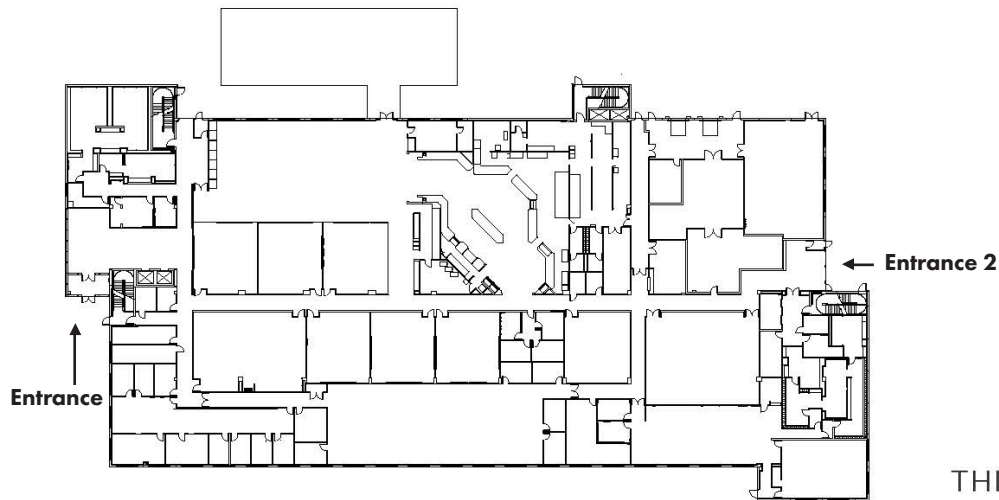
AMENITIES

- Data center
- Outdoor patio and seating
- Cafeteria
- Conference rooms with latest technology
- Break rooms on each floor

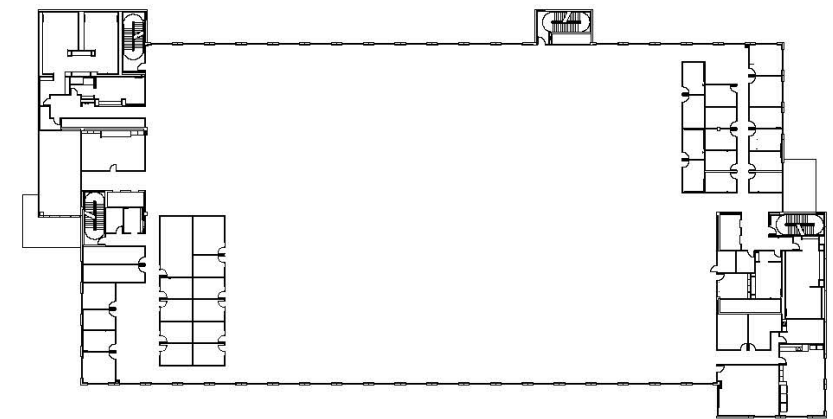


FLOOR PLANS

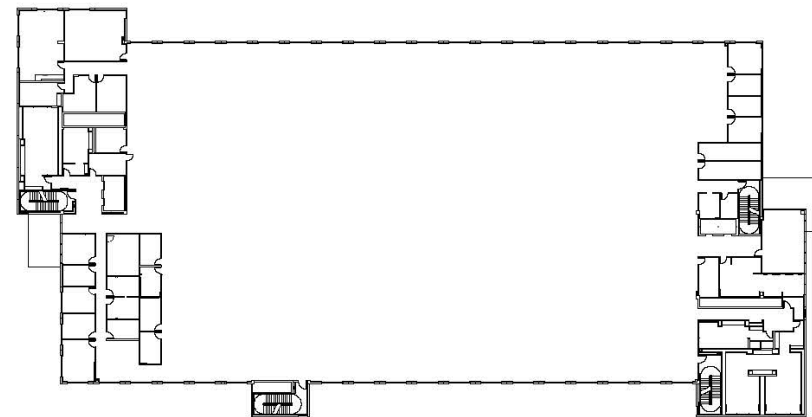
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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more information.

Economic Growth Factors

Enterprise Commerce

 **Toyota Battery** 13.5 Miles

2,100 Jobs with a \$3.8B Investment

The company's first automotive battery plant globally, will be the hub of developing and producing lithium-ion batteries

 **Wolfspeed** 33 Miles

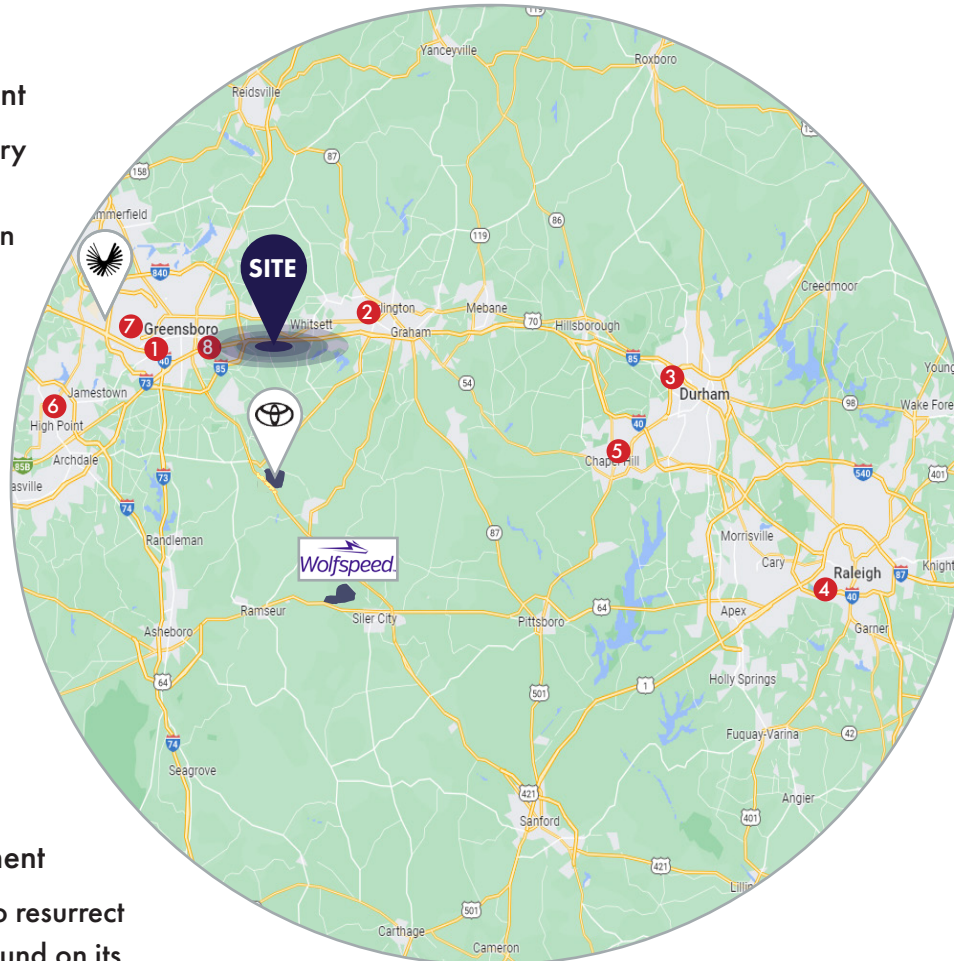
1,800 Jobs with a \$5B Investment

The investment is targeted to generate a more than 10 fold increase from Wolfspeed's current Silicon Carbide production

 **Boom Supersonic** 20 Miles

1,761 Jobs with a \$500M Investment

A Colorado aviation startup trying to resurrect supersonic passenger jets, broke ground on its manufacturing facility in Greensboro



Education Campuses

1 UNC Greensboro
8.5 Miles / 17,978 Enrollment

2 Elon University
10.5 Miles / 6,337 Enrollment

3 Duke University
43 Miles / 17,155 Enrollment

4 NC State University
66 Miles / 34,015 Enrollment

5 UNC Chapel Hill
42 Miles / 25,469 Enrollment

6 High Point University
24 Miles / 4,951 Enrollment

7 Guilford College
13.1 Miles / 1,192 Enrollment

8 NC A&T University
6.1 Miles / 13,487 Enrollment



Location Map

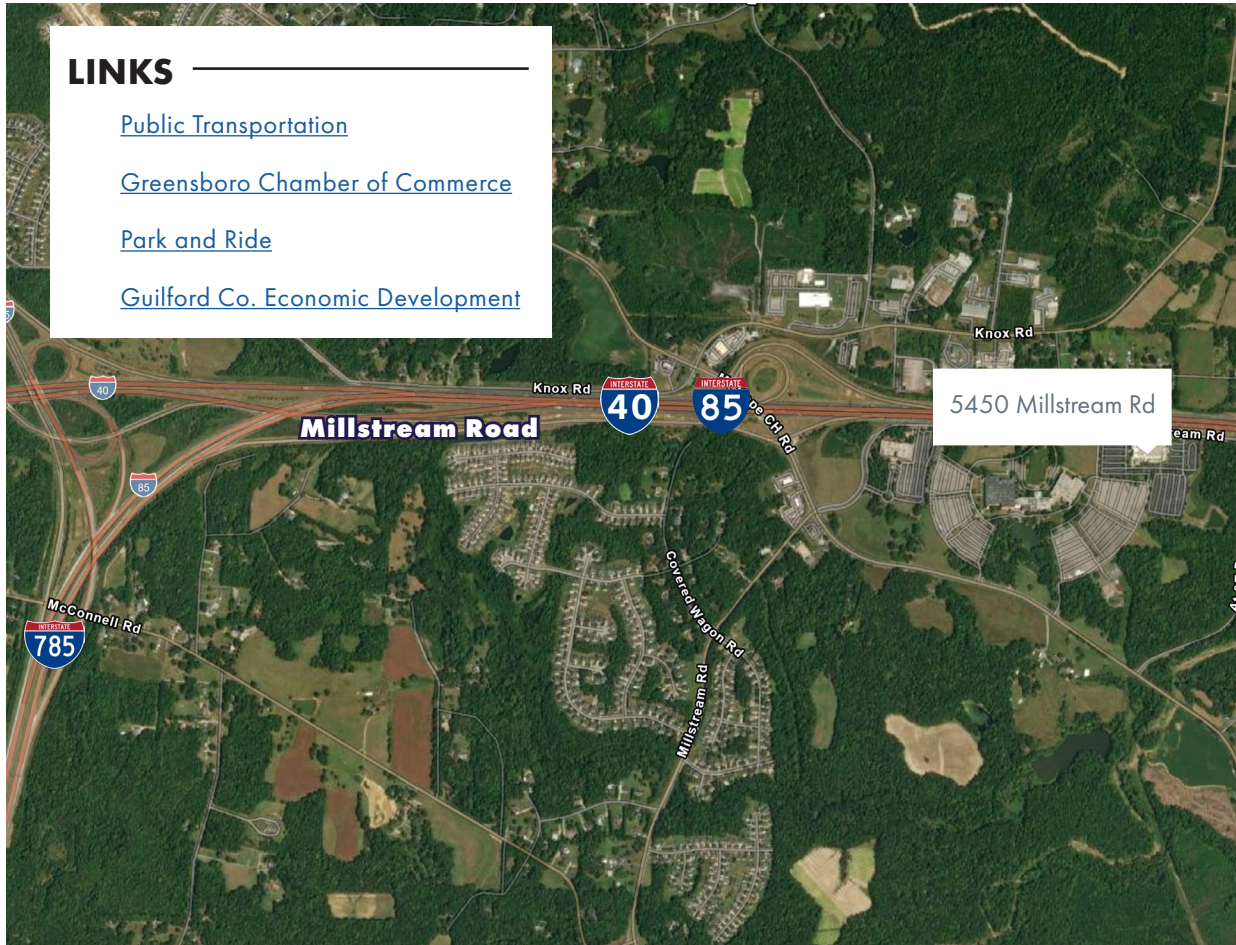
LINKS

[Public Transportation](#)

[Greensboro Chamber of Commerce](#)

[Park and Ride](#)

[Guilford Co. Economic Development](#)

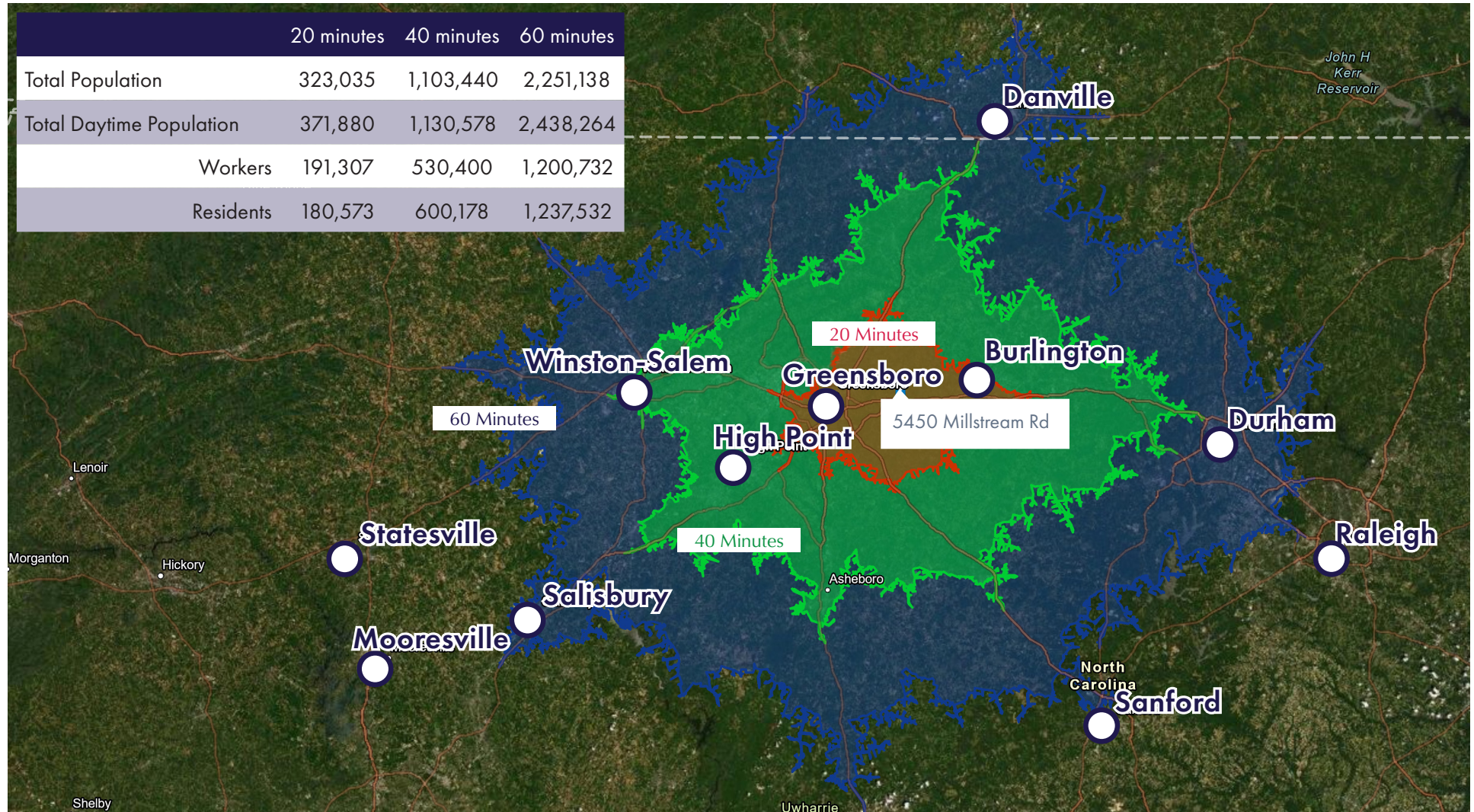


EASE OF ACCESS

I-40 / I-85	1.2 miles
Amazon, Lenovo, FedEx, American Express, Del Monte	3 miles
Downtown Greensboro	9.7 miles
Burlington-Alamance Regional Airport	10 miles
Downtown Burlington	15 miles
Toyota Plant	17 miles
Piedmont Triad Int'l Airport	23 miles
Boom Supersonic	24 miles
Downtown Chapel Hill	41.9 miles
Downtown Durham	44.5 miles
Research Triangle Park	52.3 Miles
RDU Int'l Airport	56.8 miles



DRIVE TIME MAP

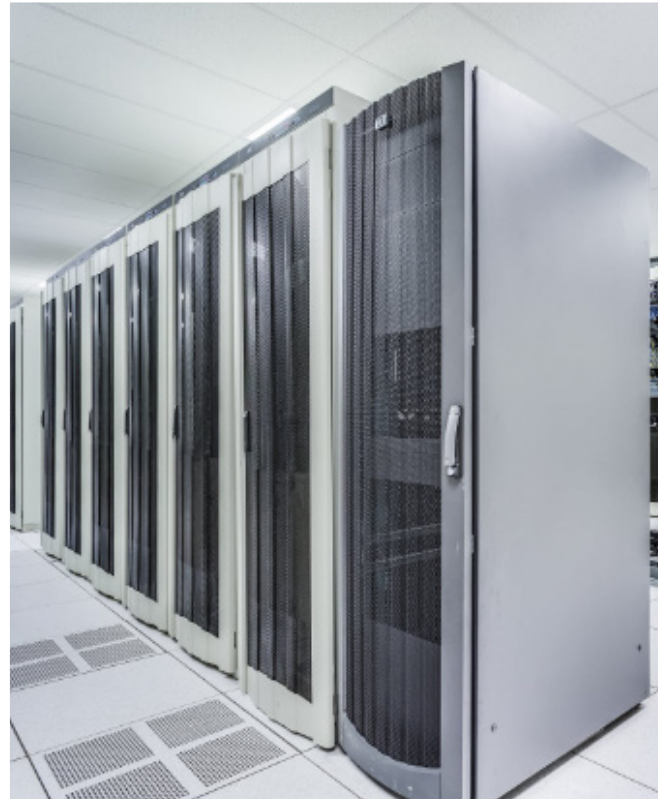


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Property Photos

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