

**5450 MILLSTREAM ROAD**  
**McLeansville, NC 27301**



**FOR LEASE | OFFICE**

 **APG**  
CAPITAL

## BASIC INFORMATION

### 5450 Millstream Road

**Site Size** 20+ Acres

**Building Size** ±176,778 SF

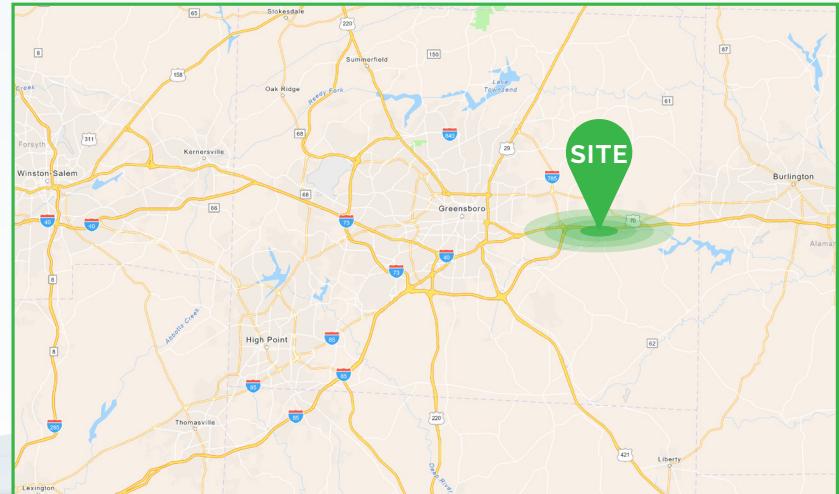
**Accessibility** Convenient access off of I-40

**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](#)





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## BUILDING INFORMATION

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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

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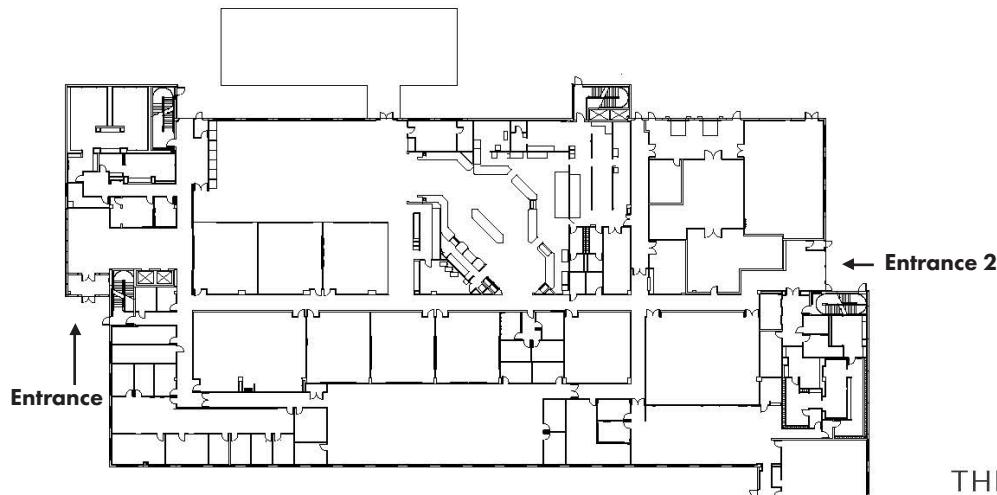
- Data center
- Outdoor patio and seating
- Cafeteria
- Conference rooms with latest technology
- Break rooms on each floor



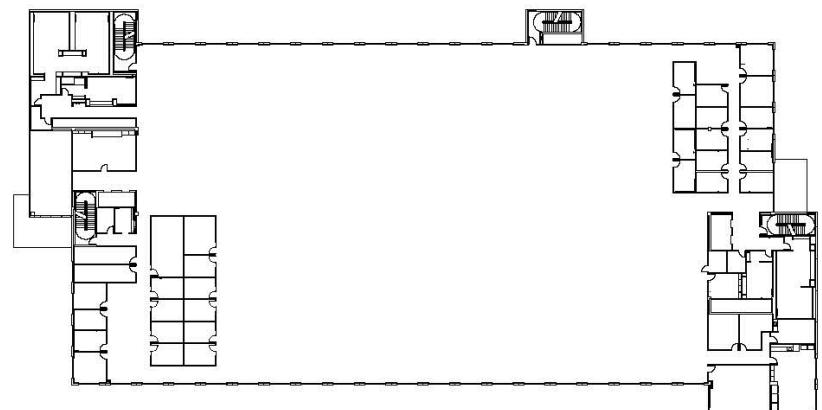
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## FLOOR PLANS

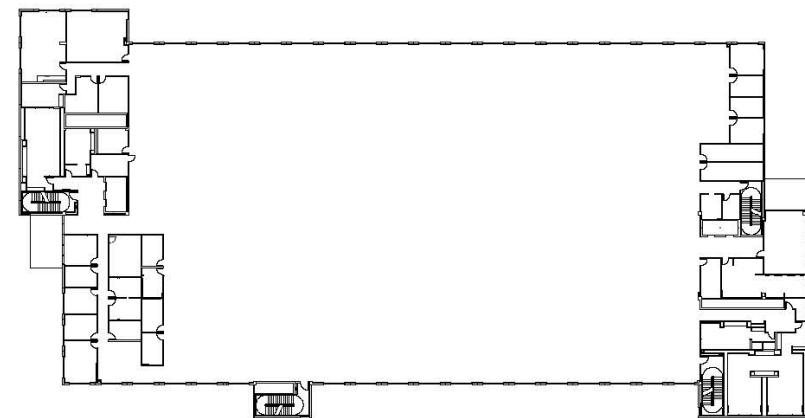
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



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## 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

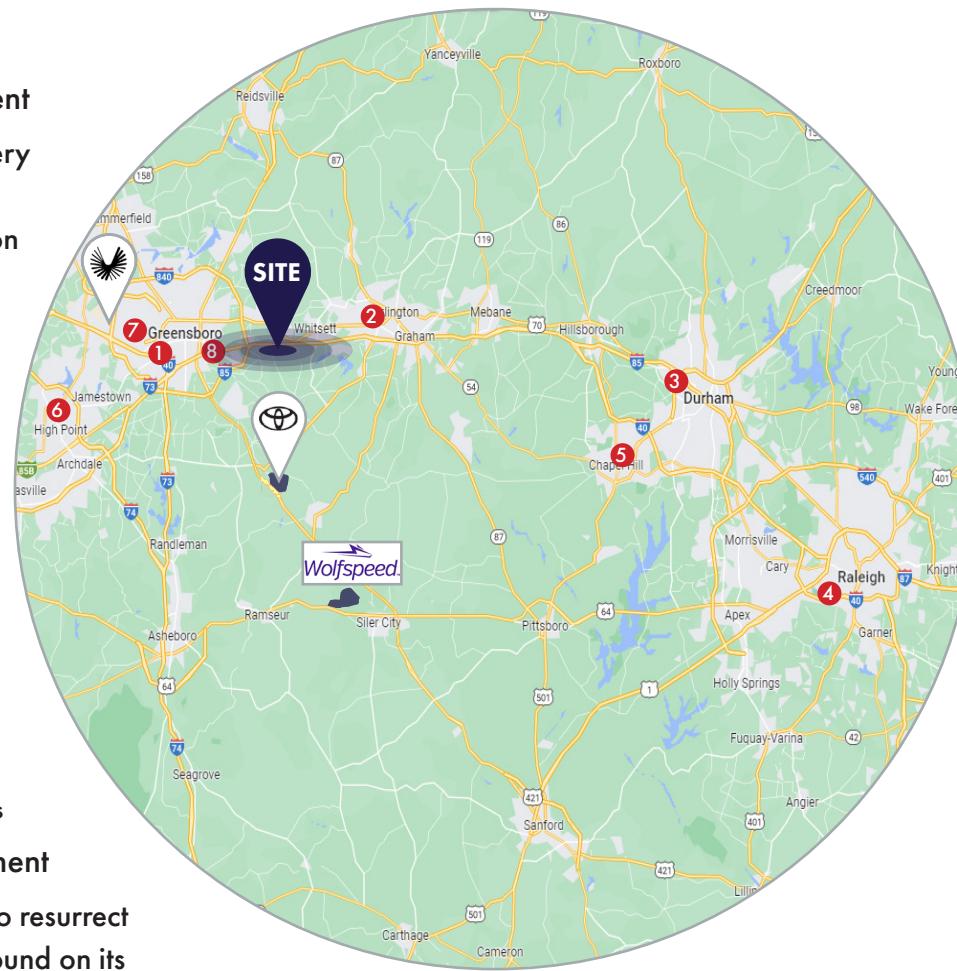
1,800 Jobs with a \$5B Investment

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**

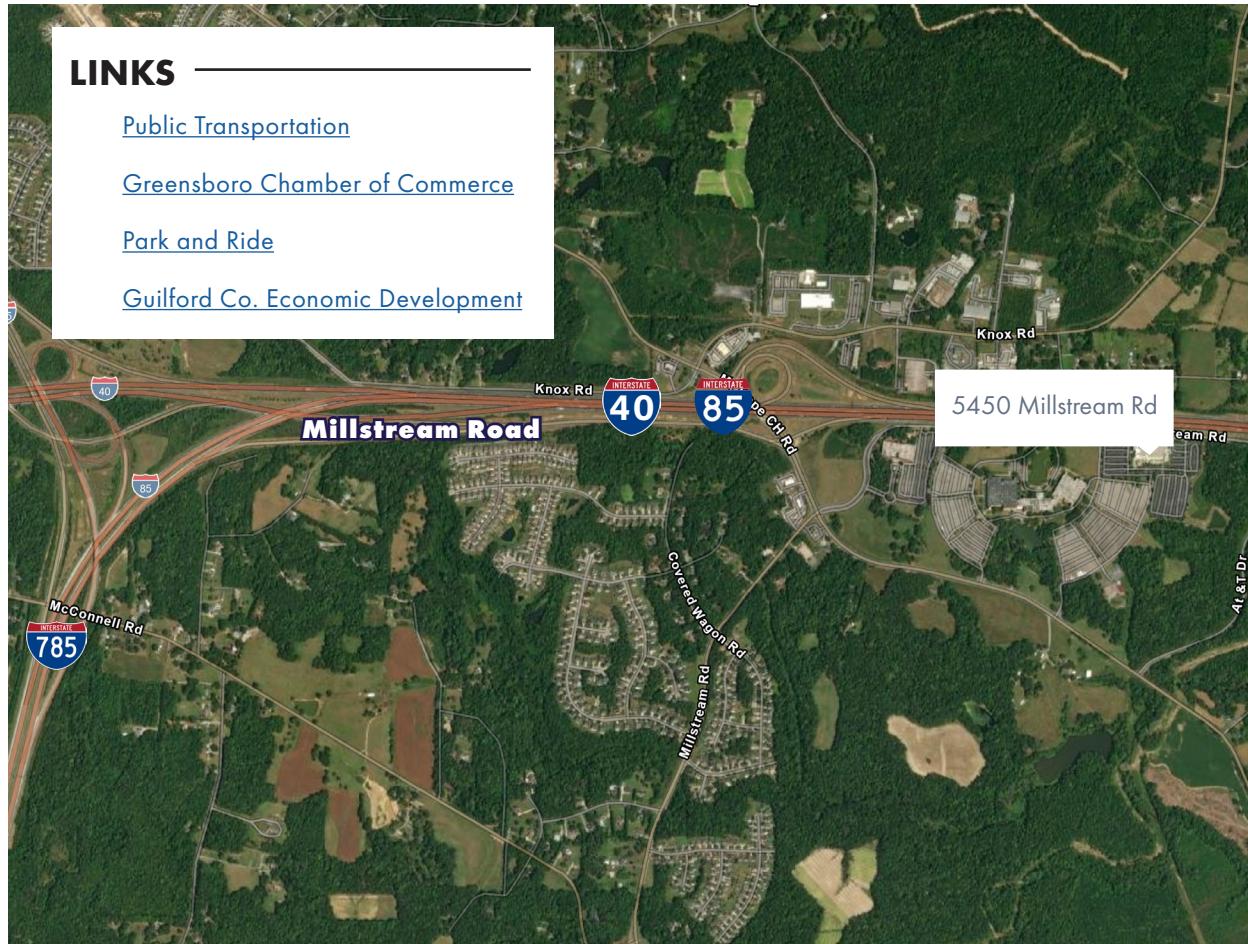
13.1 Miles / 1,192 Enrollment

**8 NC A&T University**

6.1 Miles / 13,487 Enrollment



## Location Map

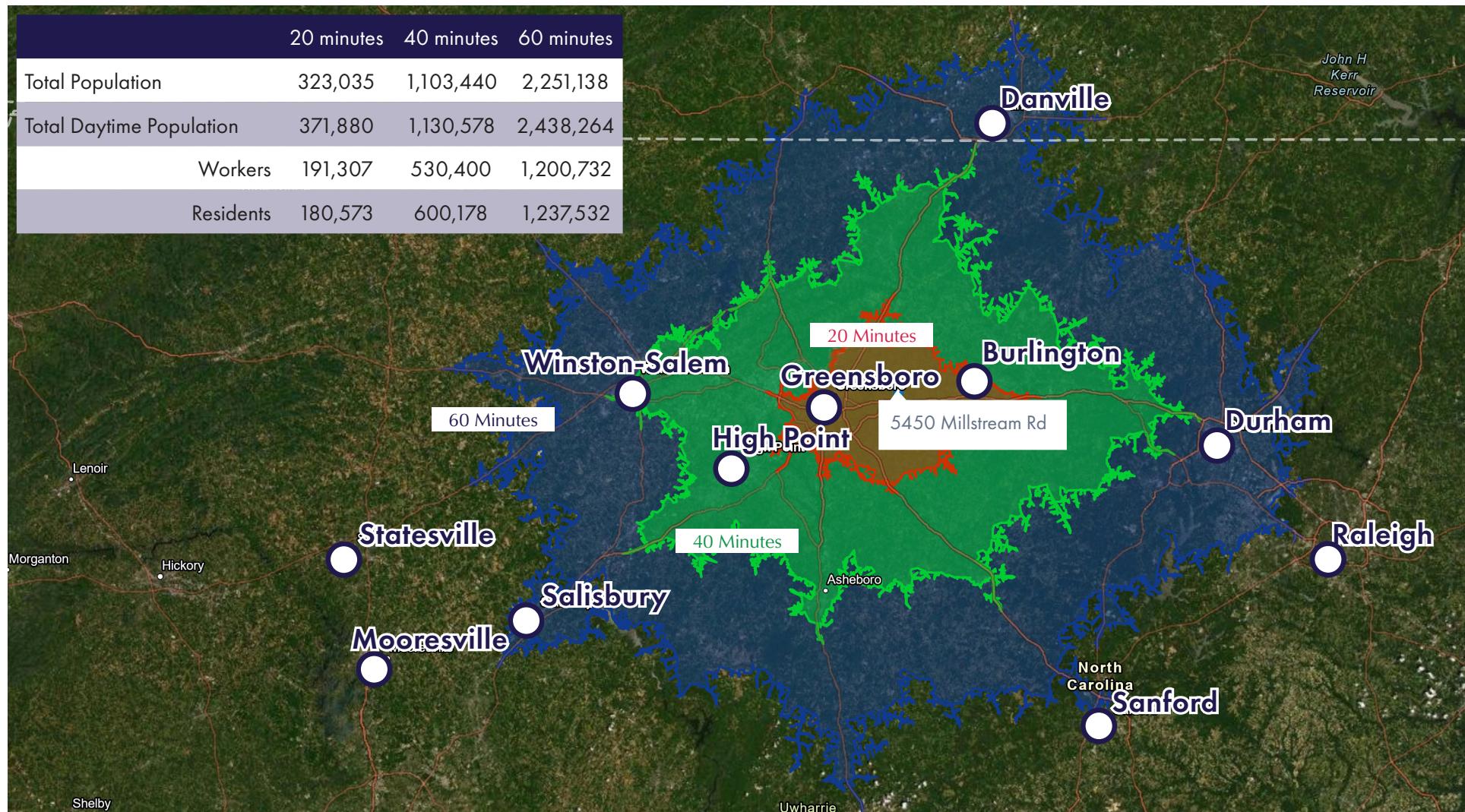


## EASE OF ACCESS

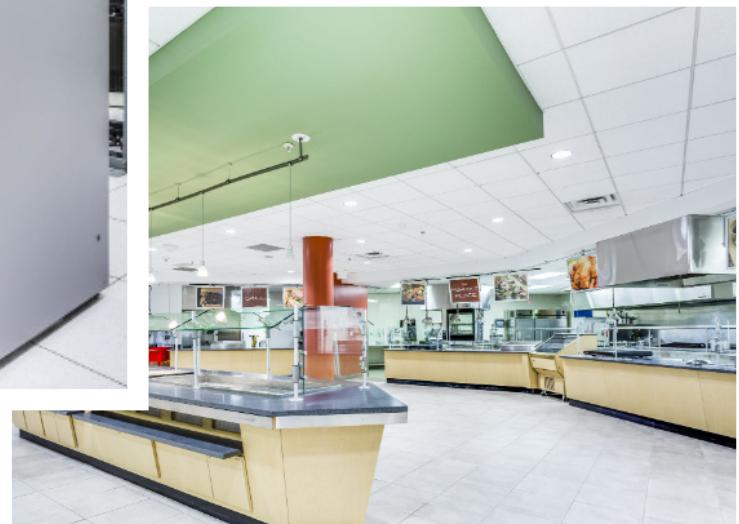
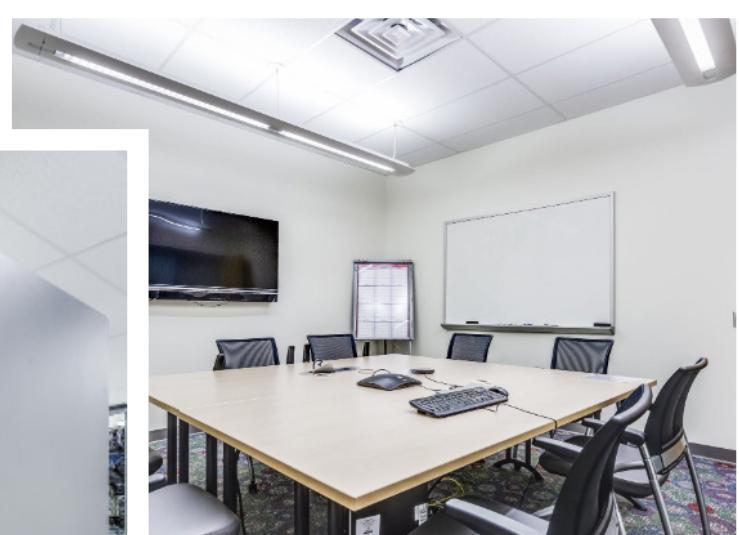
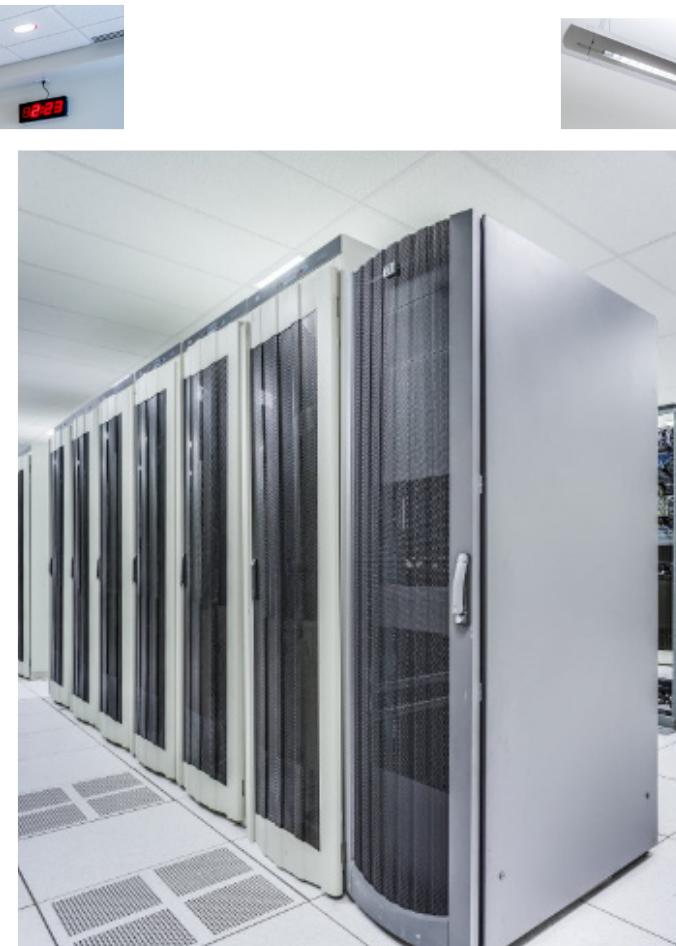
I-40 / I-85	1.2 miles
Amazon, Lenovo, FedEx, American Express, Del Monte	3 miles
Downtown Greensboro	9.7 miles
Burlington-Alamance Regional Airport	10 miles
Downtown Burlington	15 miles
Toyota Plant	17 miles
Piedmont Triad Int'l Airport	23 miles
Boom Supersonic	24 miles
Downtown Chapel Hill	41.9 miles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



## DRIVE TIME MAP



## Property Photos



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