

For Lease
Build-to-Suit

8201 Piedmont Triad Pkwy
Greensboro, NC 27409



CASTEVENS & COMPANY
Real Estate Group
SCOTT CASTEVENS
2733 High Point Creek Road
Greensboro, NC 27410
C: 336-413-7285 - F: 336-217-9301
scott@castevensandcompany.com

B
BROWN INVESTMENT
PROPERTIES
EST. 1960

1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771



Scott Castevens, Broker
scott@castevensandcompany.com
C: 336-413-7285



Brian Burnham, Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612

BUILDING FEATURES

- 46,000 to 93,000 SF
- 30' Ceilings
- Zoned: LI
- Utilities: Contiguous to Site
- Construction Tilt up Concrete
- 5 loading docs per 46,000 SF
- 1 Drive-In door
- 79 common Parking spaces
- Office: Heat & Cool
- Warehouse: Heat Only
- Column Spacing - 25x35
- Rate: Negotiable based on size & Office build

8201 Piedmont Triad Pkwy. Greensboro, NC 27409

Light Industrial Warehouse, Distribution, Light Assembly, ideally located in Deep River Corporate Park just off exit 210 Hwy 68.

Notable neighbors include:

- Qorvo
- DH Griffin
- Volvo Trucks North America
- Amazon

Access/Proximity Drive Times

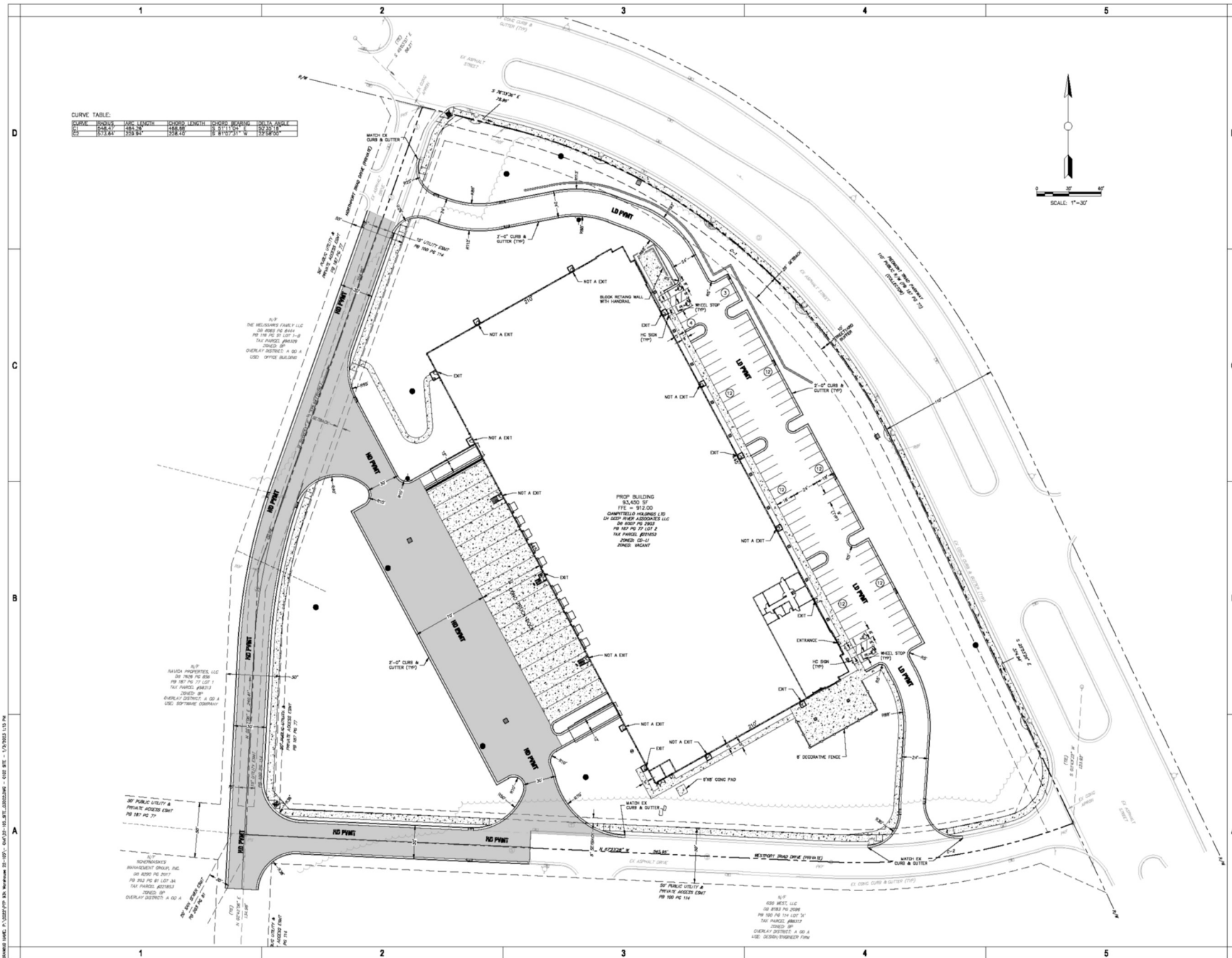
Greensboro PTI: 9 min

Charlotte: 1hr 26 min

Raleigh: 1hr 26 min

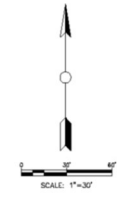
Directions : Exit 210 , Hwy 68, turn right on Thorndike Rd., then 1/2 mile to right at Piedmont Triad Pkwy. Property on the left.

Site Plan of 8201 Piedmont Triad Pkwy.



CURVE TABLE:

CURVE	CHORD	ARC LENGTH	CHORD BEARING	DELTA ANGLE
1	1571.84	1571.84	S 89° 51' 31\"/>	



triad design group
 TRIAD DESIGN GROUP, P.C.
 4807-C Koger Boulevard
 Greensboro, NC 27407
 Telephone 336-810-8582
 8430 University Park Drive
 Suite 600
 Charlotte, NC 28225
 Telephone 704-512-9140
 www.triad-designgroup.com
 NC Architectural Reg. 05708
 NC Engineering Lic. C-1104



PRELIMINARY

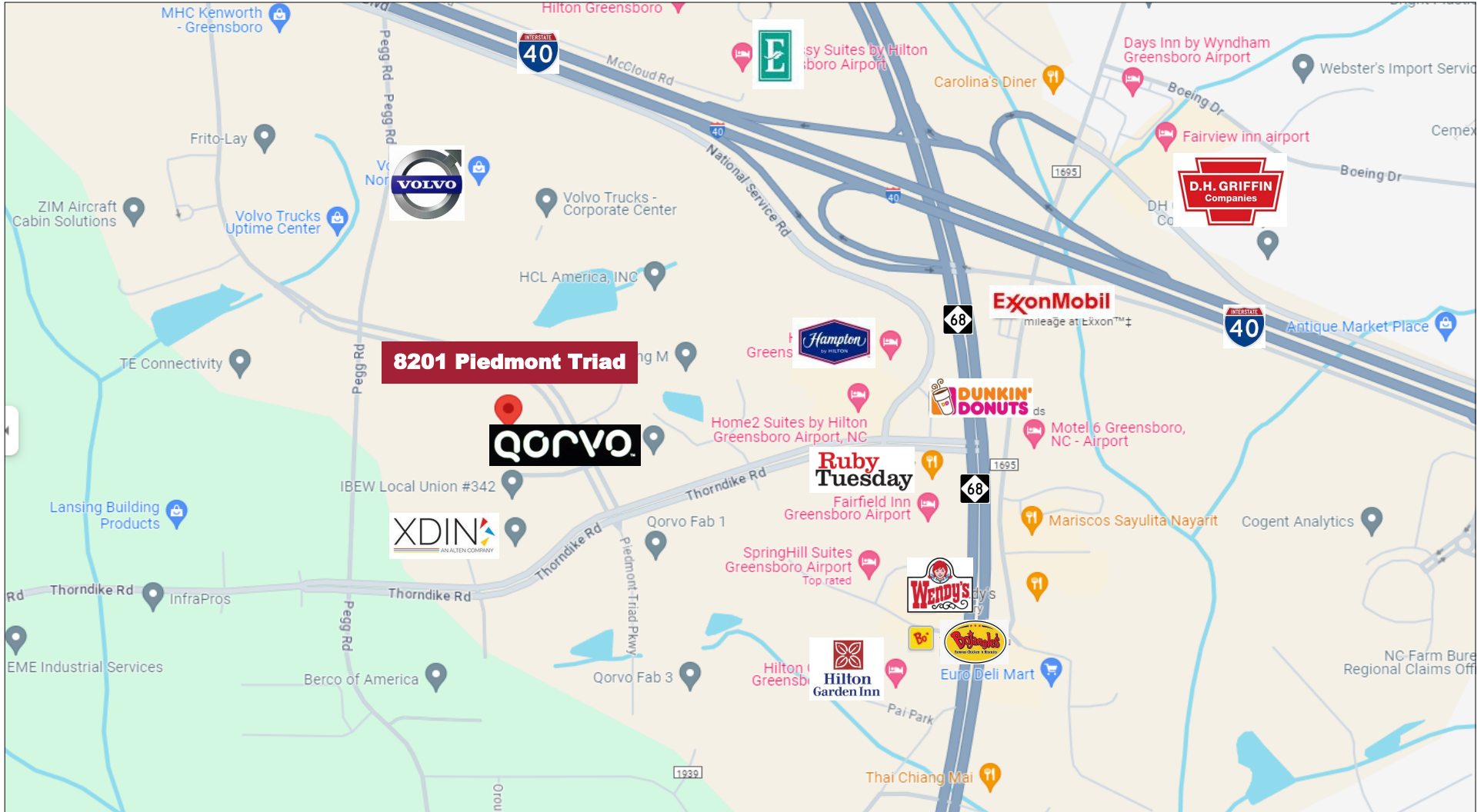
NOT FOR CONSTRUCTION

Project Title
 Secondary Project Title
 1234 Anywhere Street
 Somewhere, North Carolina

SUBMITTAL	DATE	DESCRIPTION
NO. DATE		
REVISION		DESCRIPTION

SHEET TITLE
 SITE PLAN

Date: Month, Day, Year
 Drawn: _____ Check: _____
 Job Number: 24-000
 Sheet: **C102**



1007 Battleground Avenue, Suite 401, Greensboro NC 27408

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.

This listing is Co-Brokered between Brown Investment Properties and Keller Williams.