

NAI Piedmont Triad



2801 LAWNDALE DRIVE

Greensboro, NC

FORMER SEARS DISTRIBUTION CENTER

300,000 SF UPPER FLOOR SPACE AVAILABLE

BUILDING SUMMARY

Upper Floor Area For Lease: up to ±300,000 SF

Zoning: LI (Light Industrial)

Parking: Various asphalt or concrete parking/trailer storage areas on site

Date of Construction: 1972 and 1979

Construction: Brick and block walls, concrete columns, concrete floors - design live load for 250/150 psf, built-up roof with membrane overlay

Space accessed from loading docks via 20,000 lb elevator

Column Spacing: 22'9" x 25'7"

Ceiling Height: up to 30' clear

Lighting: Ballasted Florescent

Water: City of Greensboro

Sewer: City of Greensboro

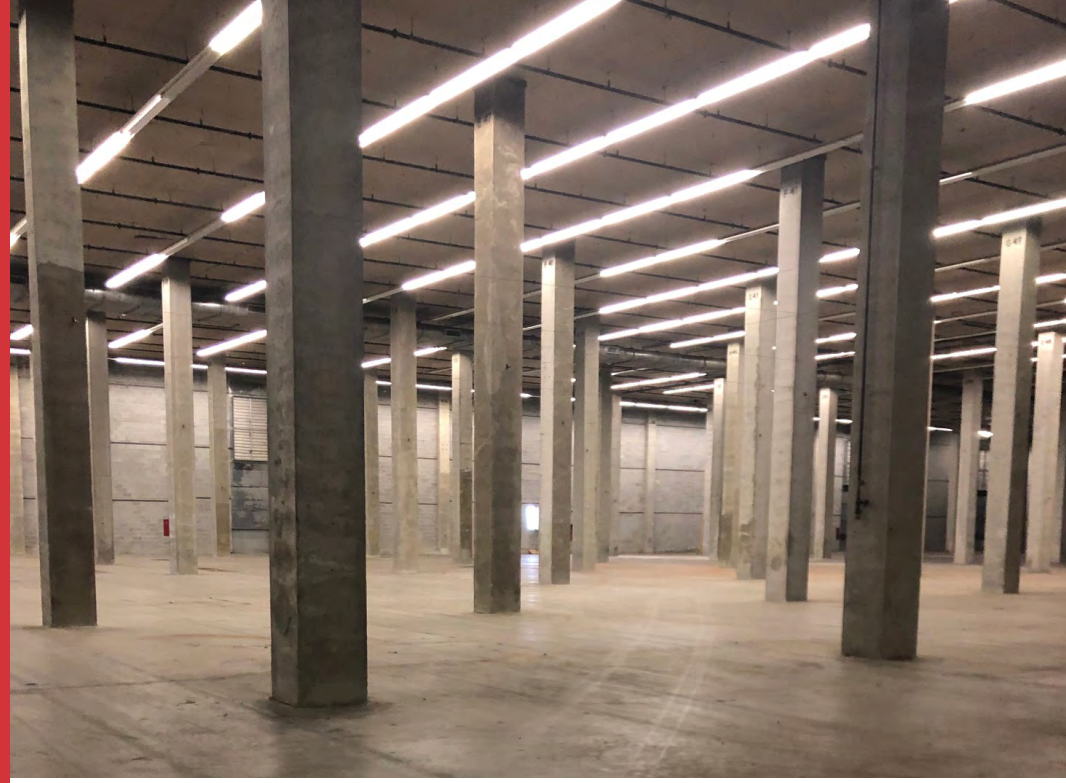
Gas: Piedmont Natural Gas

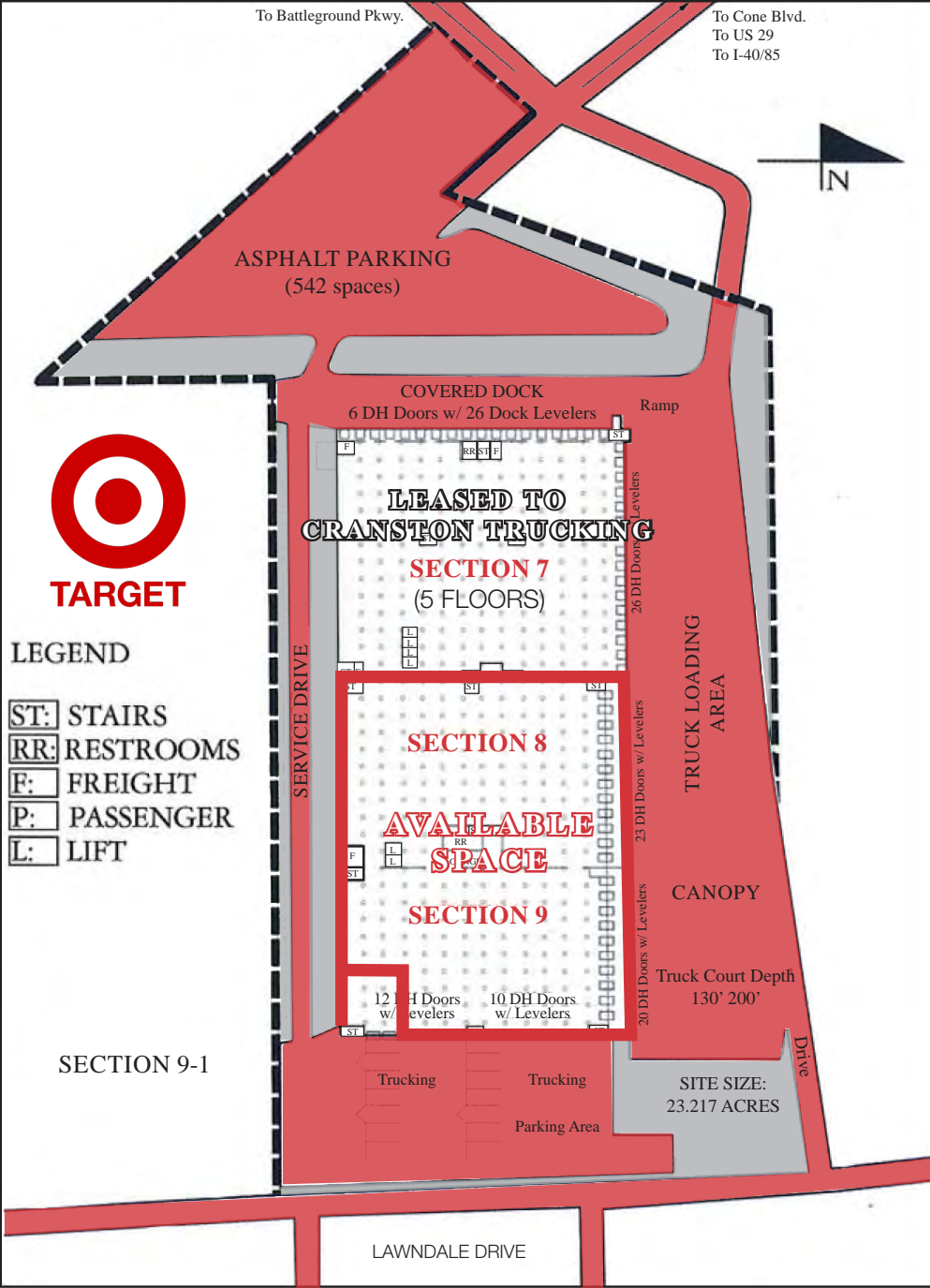
Power: Duke Power
- 480 / 277V

Sprinkler: 100% wet, loop hydrant system, ordinary hazard

As Built floor plans available

Rental Rate: \$2.00 NNN





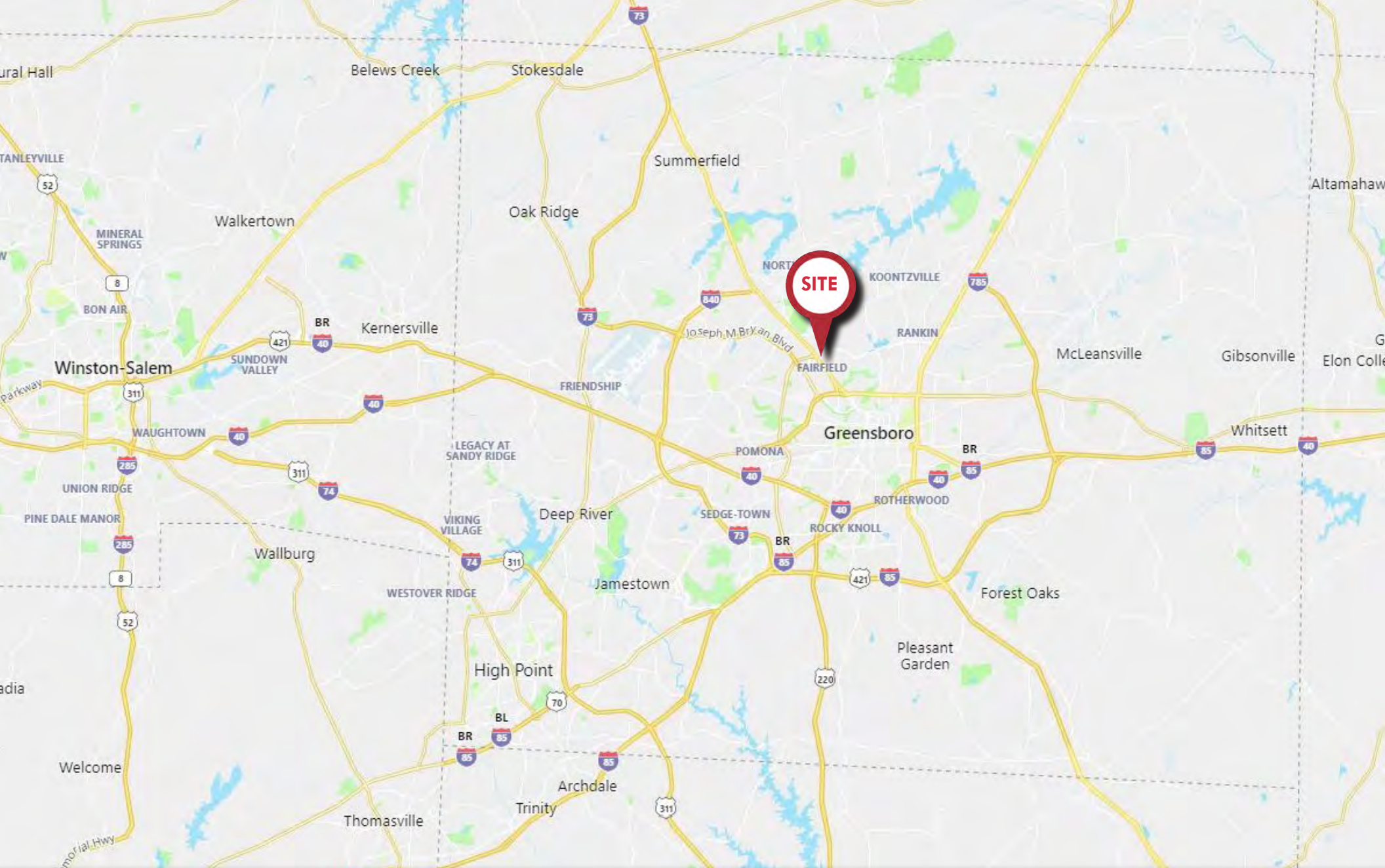
SECTION 7	
AREA 7-5 = 146,665 SF 31'10"	
AVAILABLE	
AREA 7-4 = 146,855 SF 31'	
AVAILABLE	
AREA 7-3 = 145,846 SF 33'10"	
AREA 7-2 = 145,846 SF 15'11"	
AREA 7-1 = 145,846 SF 21'4"	

SECTION 9	SECTION 8
AREA 8-4 + 9-4 =	203,632 SF 15'9"
AREA 8-3 + 9-3 =	205,632 SF 15'9"
AREA 8-2 + 9-2 =	205,632 SF 15'9"
AREA 8-I + 9-I =	205,632 SF 21'4"
AREA 8-G + 9-G =	193,350 SF 16'

DOCK ACCESS

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FOR FURTHER INQUIRIES ON THIS
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