

**NALPiedmont 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  $\pm 300,000$  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

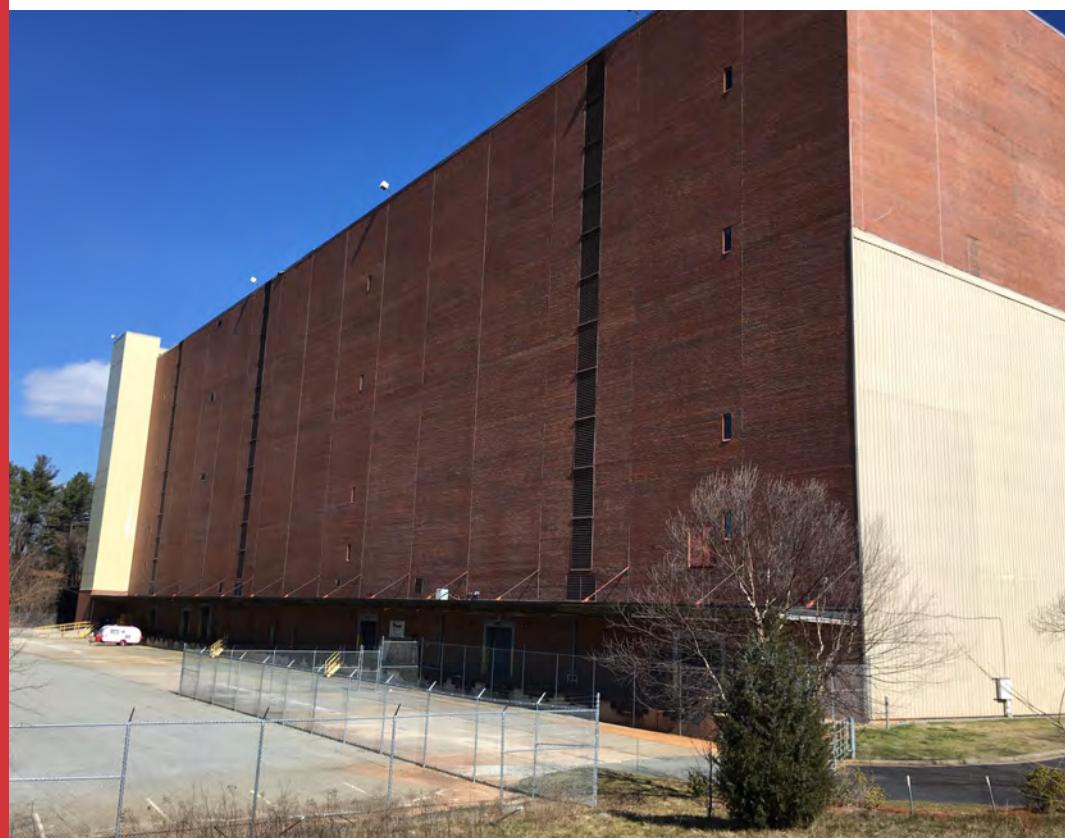
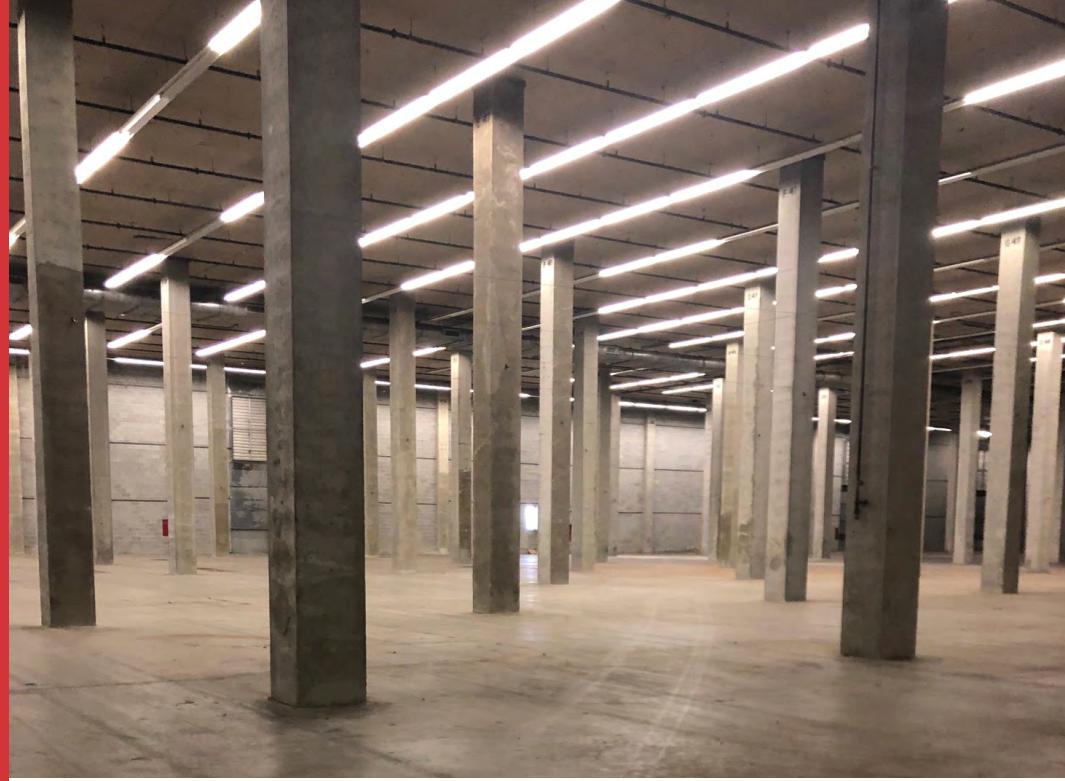
**Gas:** Piedmont Natural Gas

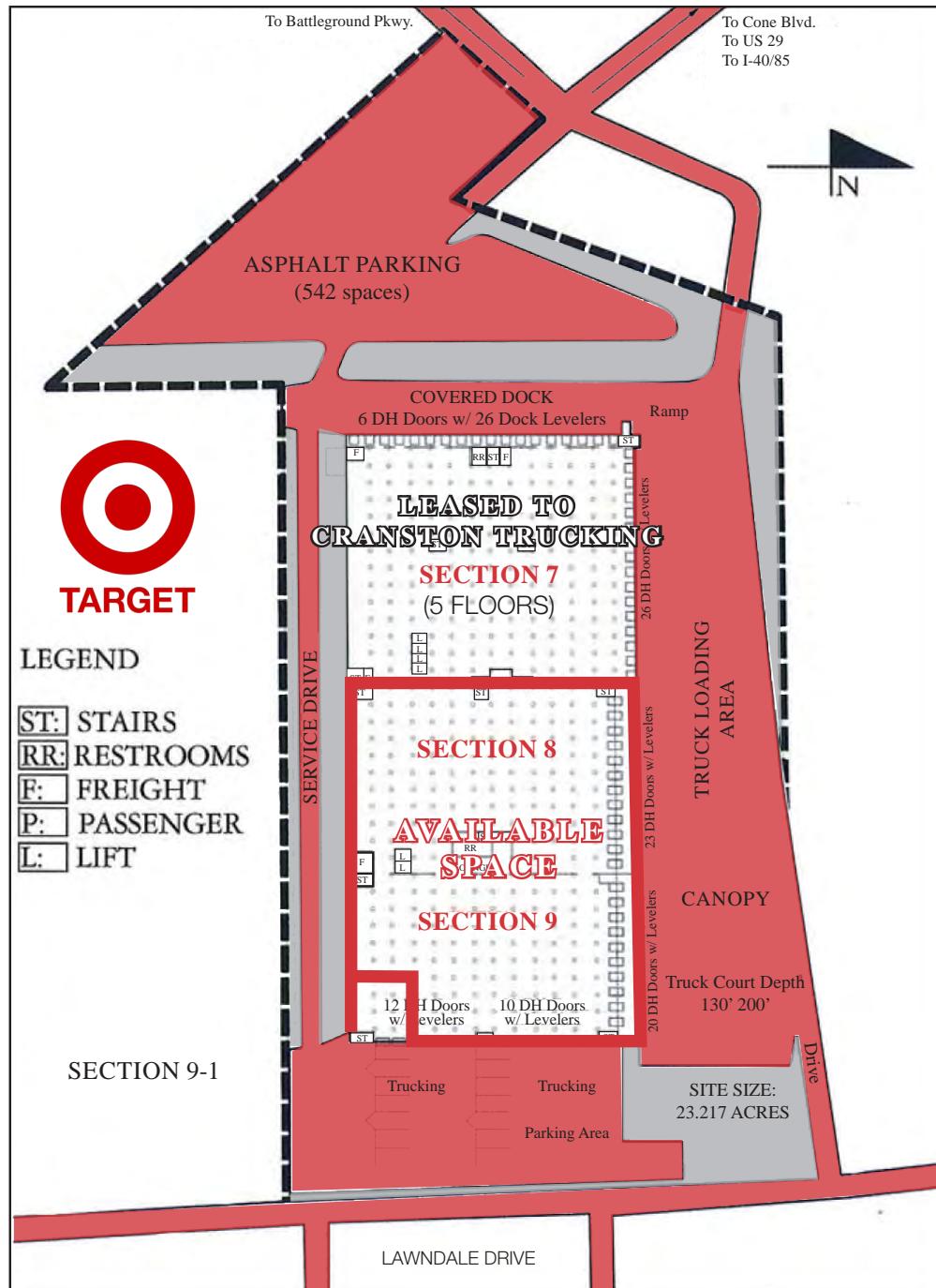
**Power:** Duke Power  
- 480 / 277V

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

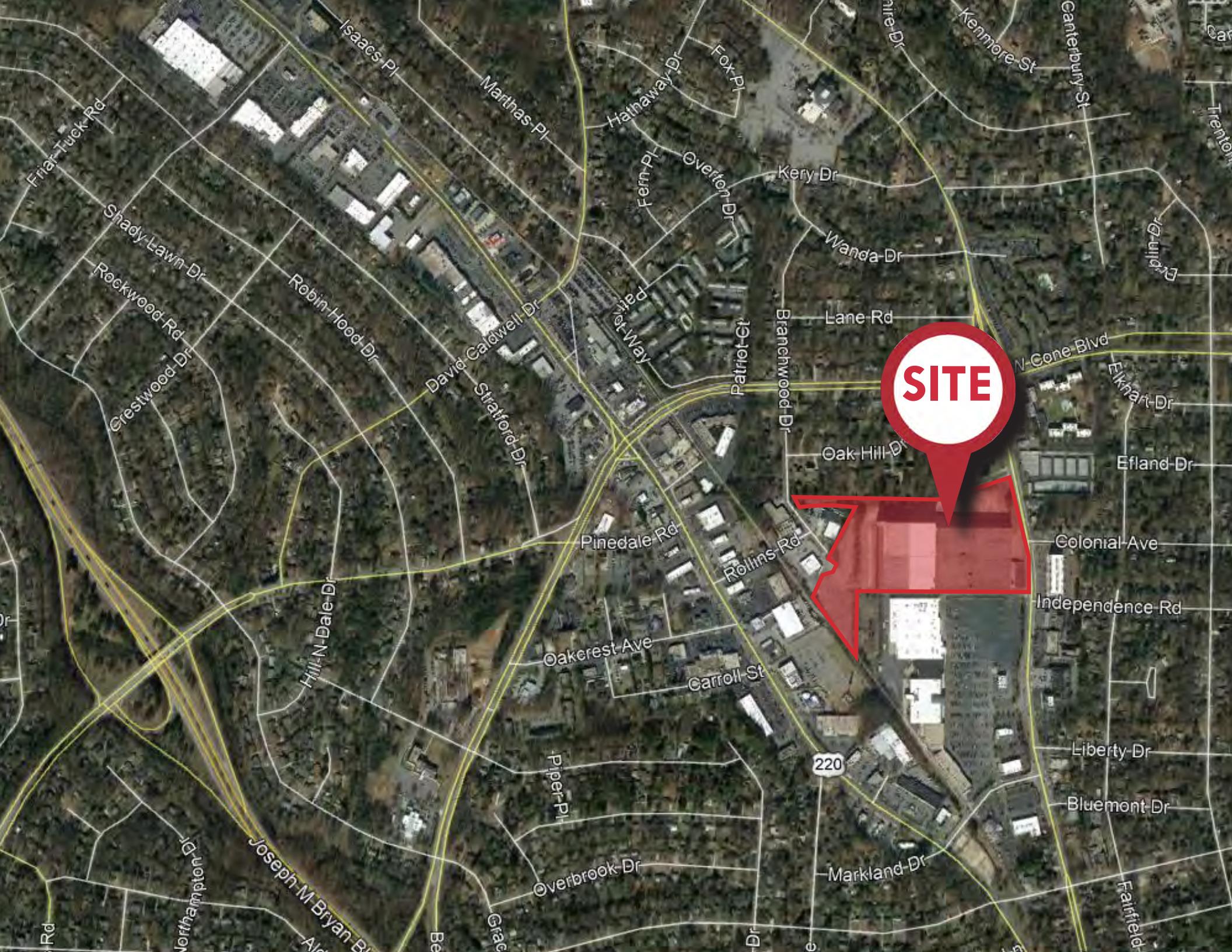
**As Built floor plans available**

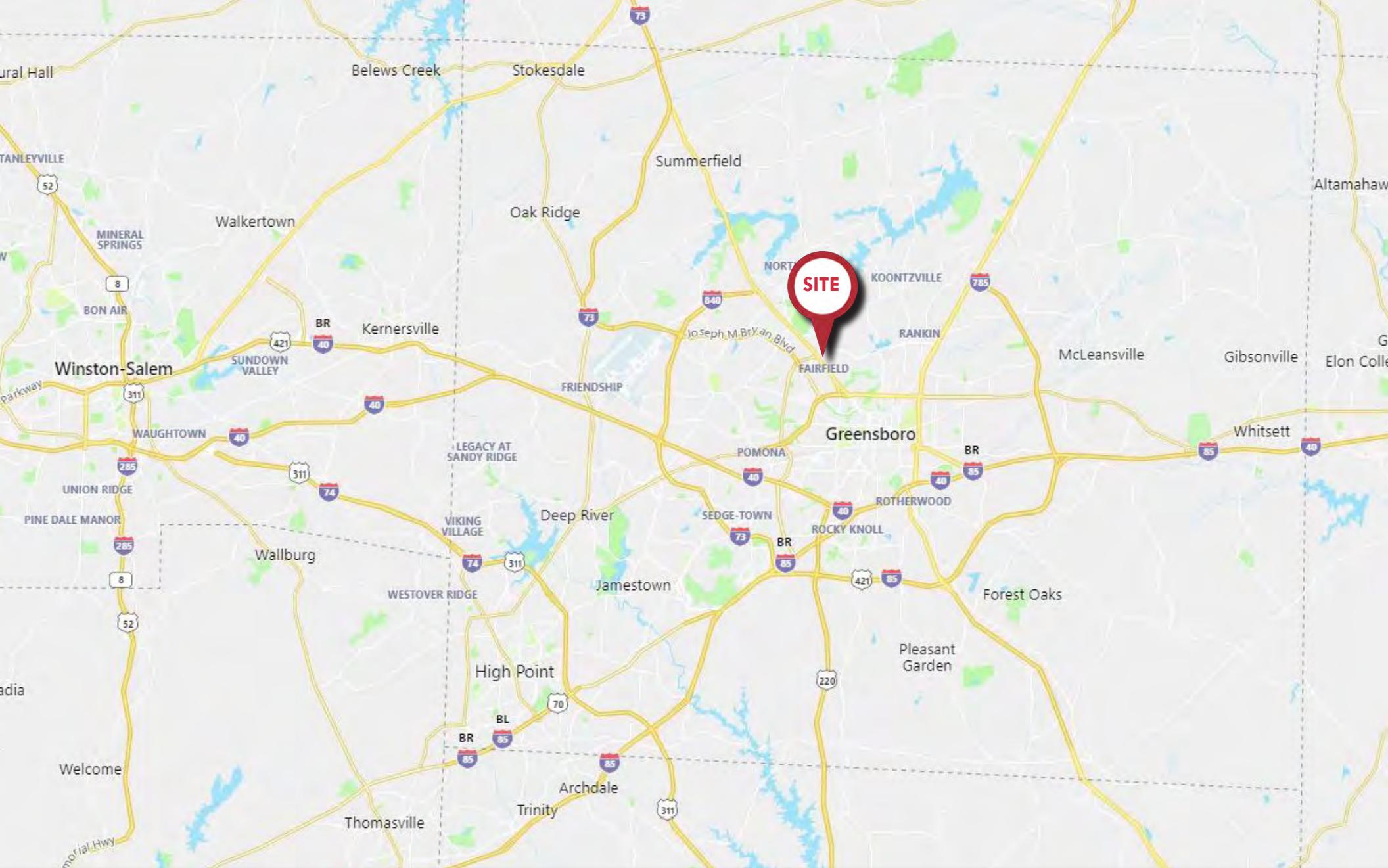
**Rental Rate: \$2.00 NNN**





SECTION 7	
	AREA 7-5 = 146,665 SF 31'10" <b>AVAILABLE</b>
	AREA 7-4 = 146,855 SF 31' <b>AVAILABLE</b>
SECTION 9	SECTION 8
AREA 8-4 + 9-4 = 203,632 SF 15'9"	AREA 7-3 = 145,846 SF 33'10"
AREA 8-3 + 9-3 = 205,632 SF 15'9"	AREA 7-2 = 145,846 SF 15'11"
AREA 8-2 + 9-2 = 205,632 SF 15'9"	AREA 7-1 = 145,846 SF 21'4"
AREA 8-I + 9-I = 205,632 SF 21'4"	
AREA 8-G + 9-G = 193,350 SF 16'	





FOR FURTHER INQUIRIES ON THIS PROPERTY PLEASE CONTACT:



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