

Piedmont Triad Pkwy Warehouse

Greensboro, NC

LAND FOR SALE

Entitled - LI

8201 Piedmont Triad Pkwy Greensboro, NC 27409

(8.21 +/- acres)



CASTEVENS & COMPANY
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B
BROWN INVESTMENT
PROPERTIES
EST. 1960

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Brian Burnham, Broker
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SITE WORK COMPLETED

- Phase 1 & 2 completed
- Geotech completed
- Survey /Proposed Site Plan completed
- Light Industrial Rezoning completed

PROPOSED BUILDING FEATURES

- 93,000 SF
- 30' Ceilings
- **Zoned:** LI
- **Utilities:** Contiguous to Site
- Construction Tilt up Concrete
- 5 loading docs per 48,000 SF
- 1 Drive-In door
- 79 common Parking spaces
- **Office:** Heat & Cool
- **Warehouse:** Heat Only
- Column Spacing - 25x35
- **Price:** Negotiable based on size & Office build
- +/- 8.21 acres
- Build-to-suit and Lease is an option

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

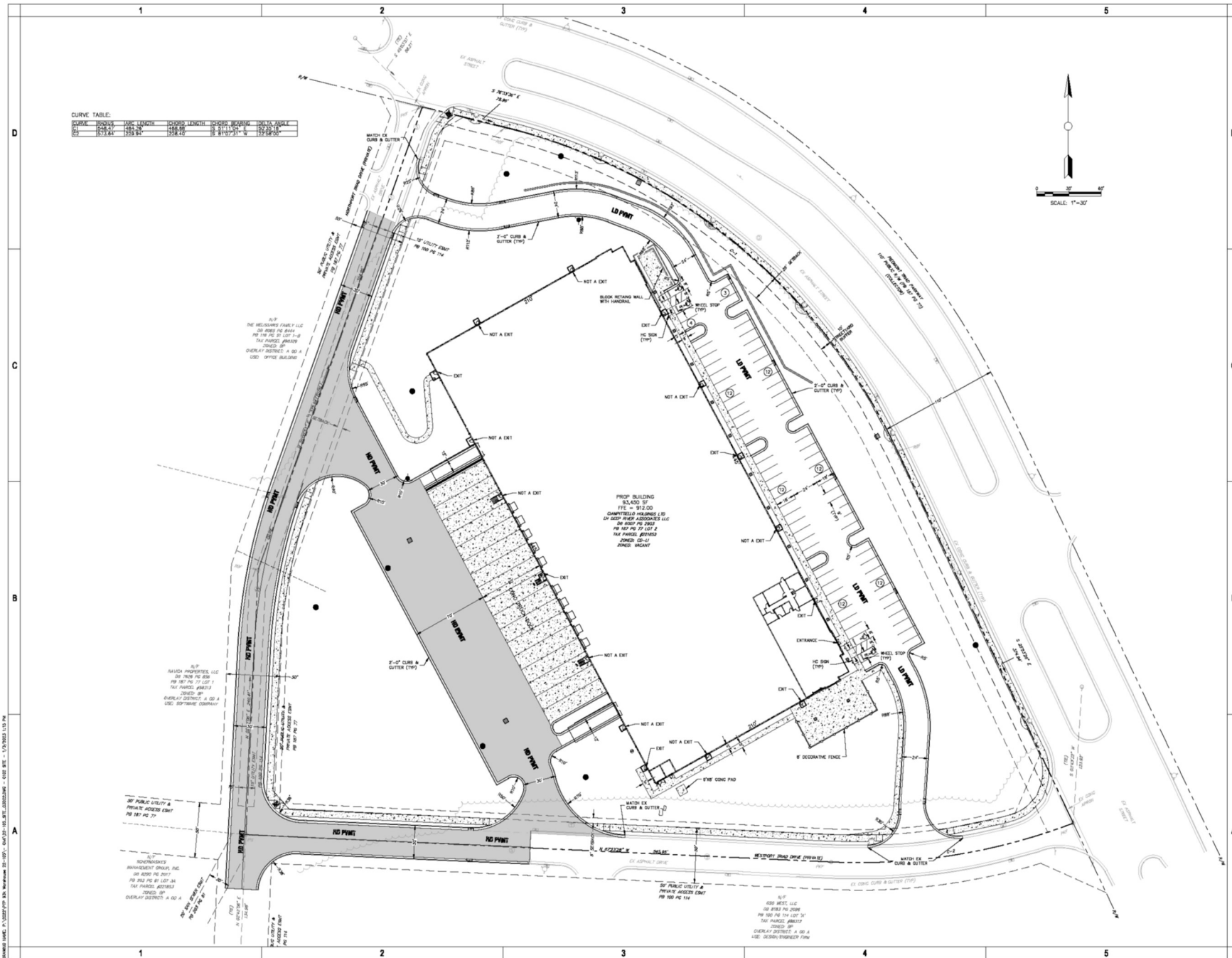
Greensboro PTI: 9 min

Charlotte: 1hr 26 min

Raleigh: 1hr 26 min

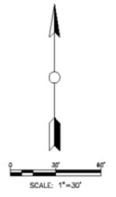
Directions : Exit 210 , Hwy 68, turn right on Thorndike Rd., then 1/2 mile to right at Piedmont Triad Pkwy. Property on the left.

Site Plan of 8201 Piedmont Triad Pkwy.



CURVE TABLE:

CURVE	CHORD	ARC LENGTH	CHORD BEARING	DELTA ANGLE
1	1571.84	1571.84	158.25	18.75
2	1571.84	1571.84	158.25	18.75



triad design group
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NC Architectural Reg. 05708
 NC Engineering Lic. C-1104



PRELIMINARY

NOT FOR CONSTRUCTION

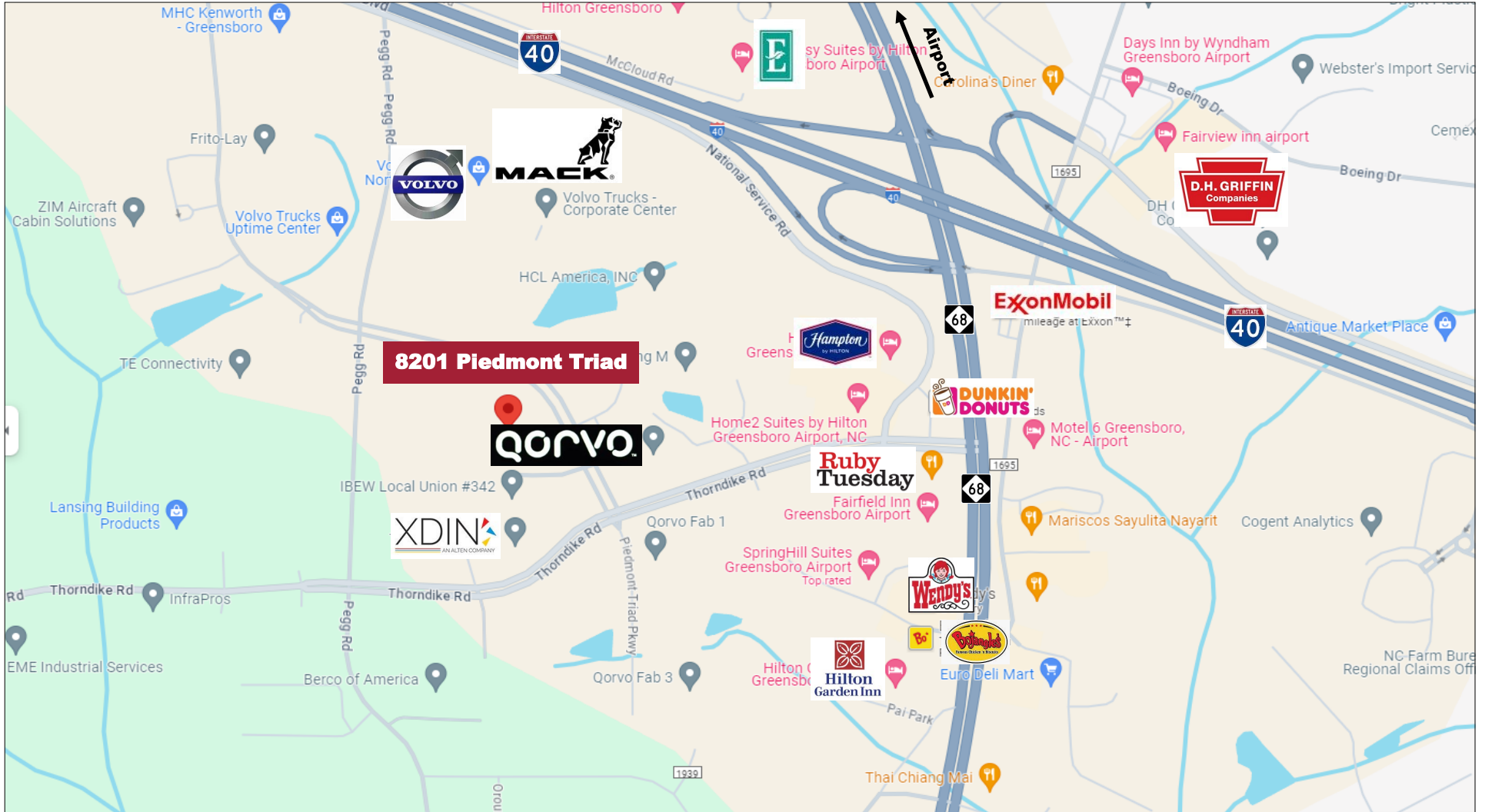
This drawing is preliminary and is not to be used for construction. It is subject to change without notice. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing warrants that it is for the use and benefit of the project described herein and that it is not to be used for any other purpose. The user of this drawing warrants that it is not to be used for any other purpose. The user of this drawing warrants that it is not to be used for any other purpose.

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: [unreadable] Check: [unreadable]
 Job Number: 24-000
 Sheet: **C102**




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