

FEDERAL RIDGE BUSINESS PARK

GREENSBORO

4328, 4336 & 4344 Federal Drive
Greensboro, North Carolina 2741

Heavy Power, Significant Parking Capabilities, & End Cap Units



FOR LEASE

±18,600 - 98,400 SF



LEASED BY



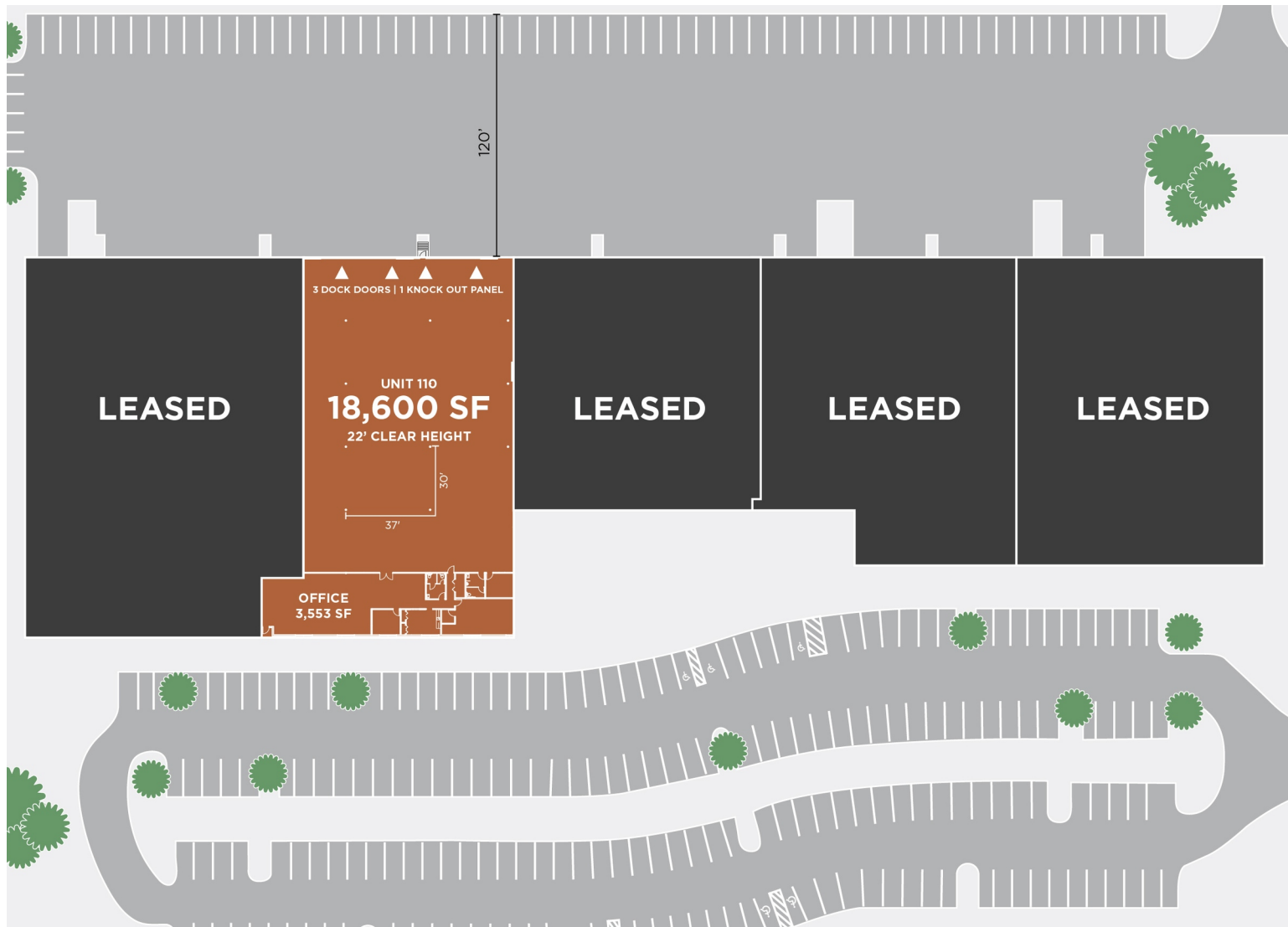


4328 FEDERAL DRIVE - SUITE 101

End-Cap Unit Heavy Office Buildout

Size	±24,074 SF (±3,497 SF Office Area)
Clear Height	22'
Dock Doors	Four (4) Two (2) w/EOD Levelers
Drive-In Door	1 (8' x 10')
Column Spacing	30' x 40' Column Spacing w/ 30' Speed Bay
Lighting	LED
Sprinkler	Wet System

AVAILABLE MARCH 1, 2027



4344 FEDERAL DRIVE - SUITE 110

Fully Conditioned Warehouse Space

Size	18,600 SF (+/- 3,553 SF Office Area)
Clear Height	22'
Dock Doors	3 (2 w/Pit Levelers) One (1) Knock Out Panel
Column Spacing	30' x 40' Column Spacing w/ 30' Speed Bay
Lighting	LED
Sprinkler	Wet System

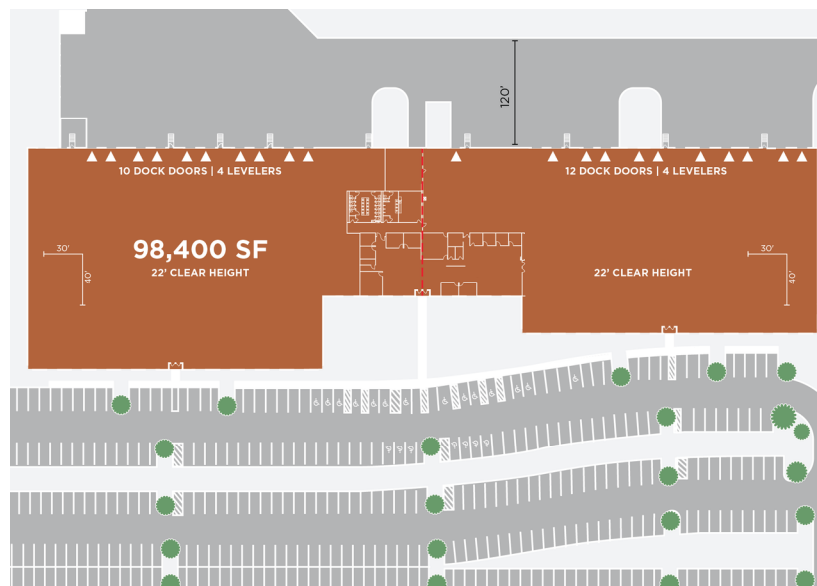


4336 FEDERAL DRIVE

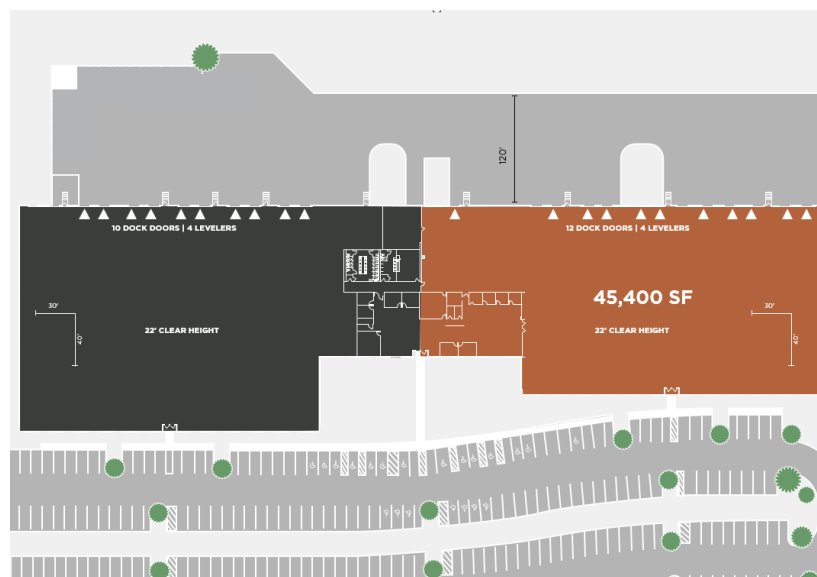
Substantial Parking Capabilities
Heavy Power: 2,000 Amps Total

Size	±45,400 - 98,400 SF
Office / Production Area	±10,014 SF
Clear Height	22'
Column Spacing	30' X 40' w/ 40' Speed Bay
Dock Doors	22 (8 W/ Pit Levelers)
Lighting	LED
Sprinkler	Wet System

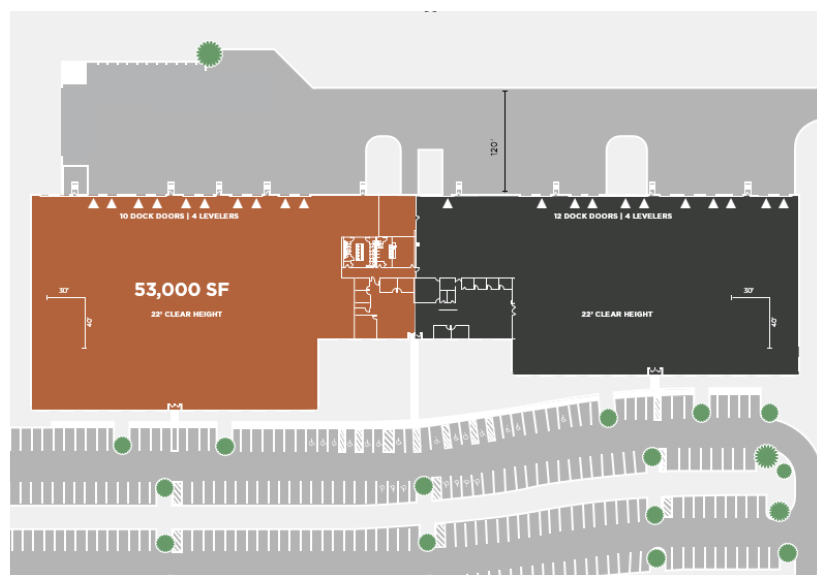
Size	±98,400 SF
Office / Production Area	±10,014 SF
Dock Door	22 (8 W/ Pit Levelers)



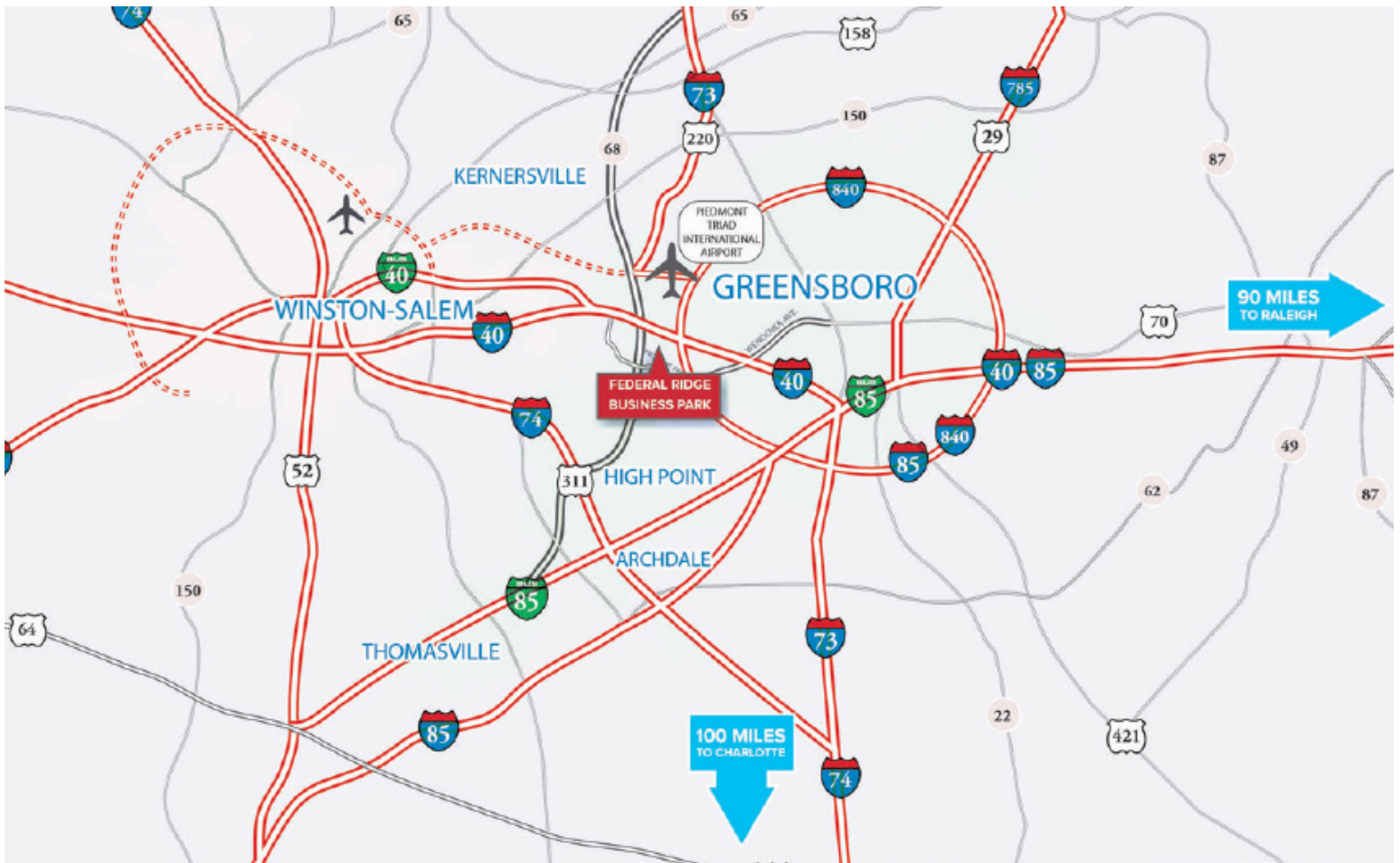
Size	±45,400 SF
Office / Production Area	±4,250 SF
Dock Door	12 (4 W/ Pit Levelers)



Size	±53,000 SF
Office / Production Area	±5,764 SF
Dock Door	10 (4 W/ Pit Levelers)







CONTACT INFORMATION



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