

**FOR LEASE FLEX WAREHOUSE
±19,000 - 44,000 SF**



Property Highlights

- **±19,000 - 44,000 SF**
- ±1,500 - 5,207 Office SF
- ±16' Clear Height
- Masonry construction
- Central Greensboro location with great access to amenities

- Outstanding location off Wendover Ave. with great proximity to I-40 (1.6 miles)
- Secured Outdoor Storage Available
- Wet Sprinkler System
- Ample parking

(Call for lease rate)

- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- Professionally managed

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Property Features

AVAILABLE SF: **±44,000 SF**

DEMISING OPTIONS: **19,000 SF or 25,000 SF**

OFFICE: **±1,500 - 5,207 SF**

CLEAR HEIGHT: **16'**

SPRINKLER: **WET SYSTEM**

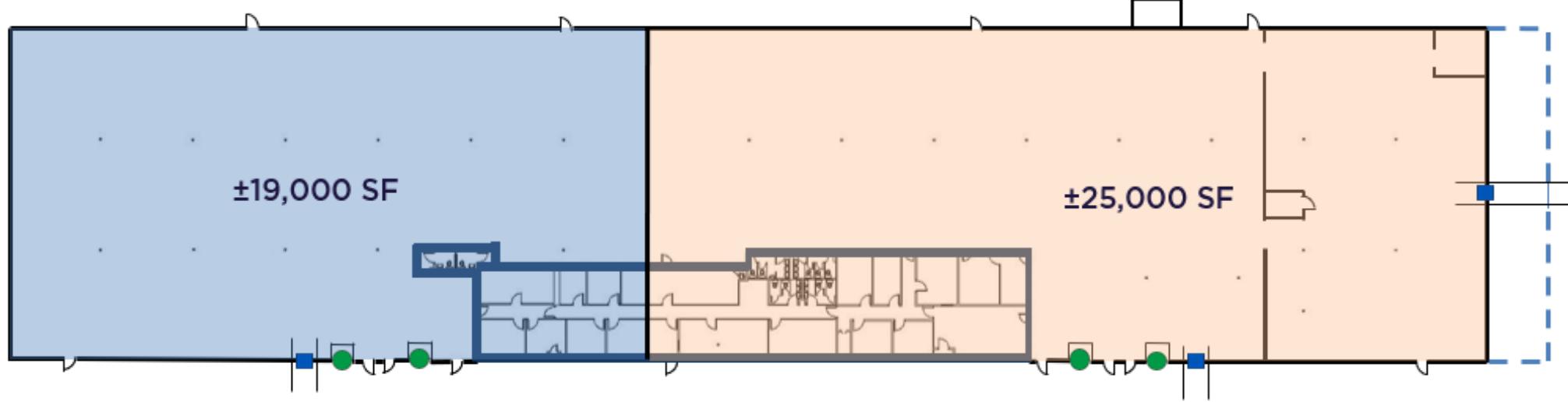
COLUMN SPACING: **32' 8" X 27' 6"**

DOCK DOORS: **(1) 8' x 8' | (3) 8' x 10'**

DRIVE-IN DOOR: **(2) 8' x 8' | (1) 10' x 10'**

POWER: **480V | 3 PHASE ELECTRICAL SERVICE**

-  Dock-High Door
-  Drive-In Door
-  Outside Storage



404 Edwardia Drive

Greensboro, NC 27409

EDWARDIA
INDUSTRIAL PARK

