



**FOR LEASE OR SALE**  
**8425 TRIAD DRIVE**

**101,876 SF**  
**GREENSBORO, NC**

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# PROPERTY DETAILS

8425 TRIAD DRIVE | GREENSBORO, NC

AVAILABLE SPACE	101,876 SF
MINIMUM DIVISIBLE	50,035 SF
DOCK DOORS	37
GRADE-LEVEL DOOR	1
CLEAR HEIGHT	17' - 29'
WALLS	Masonry
YEAR BUILT	1982
FIRE SUPPRESSION	Wet
POWER	480V   3 Phase
PARKING	35 Surface Spots
LAND AREA	8 Acres
ZONING	L1: Light Industrial
PARCEL ID	98086

## PROPERTY HIGHLIGHTS



**ENTIRE FACILITY IS FULLY  
FENCED & SECURED**

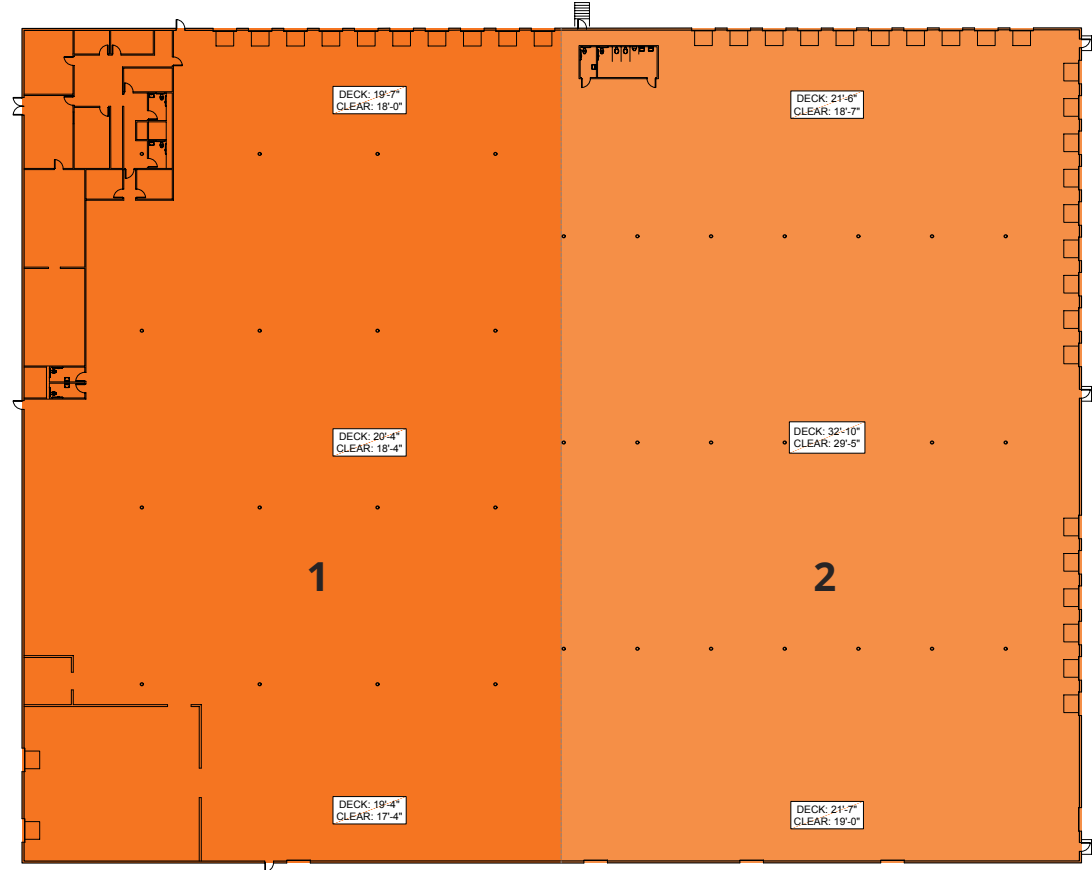


**EXTENSIVE TRAILER PARKING  
AVAILABLE**

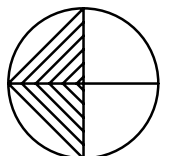


# FLOOR PLAN

8425 TRIAD DRIVE | GREENSBORO, NC



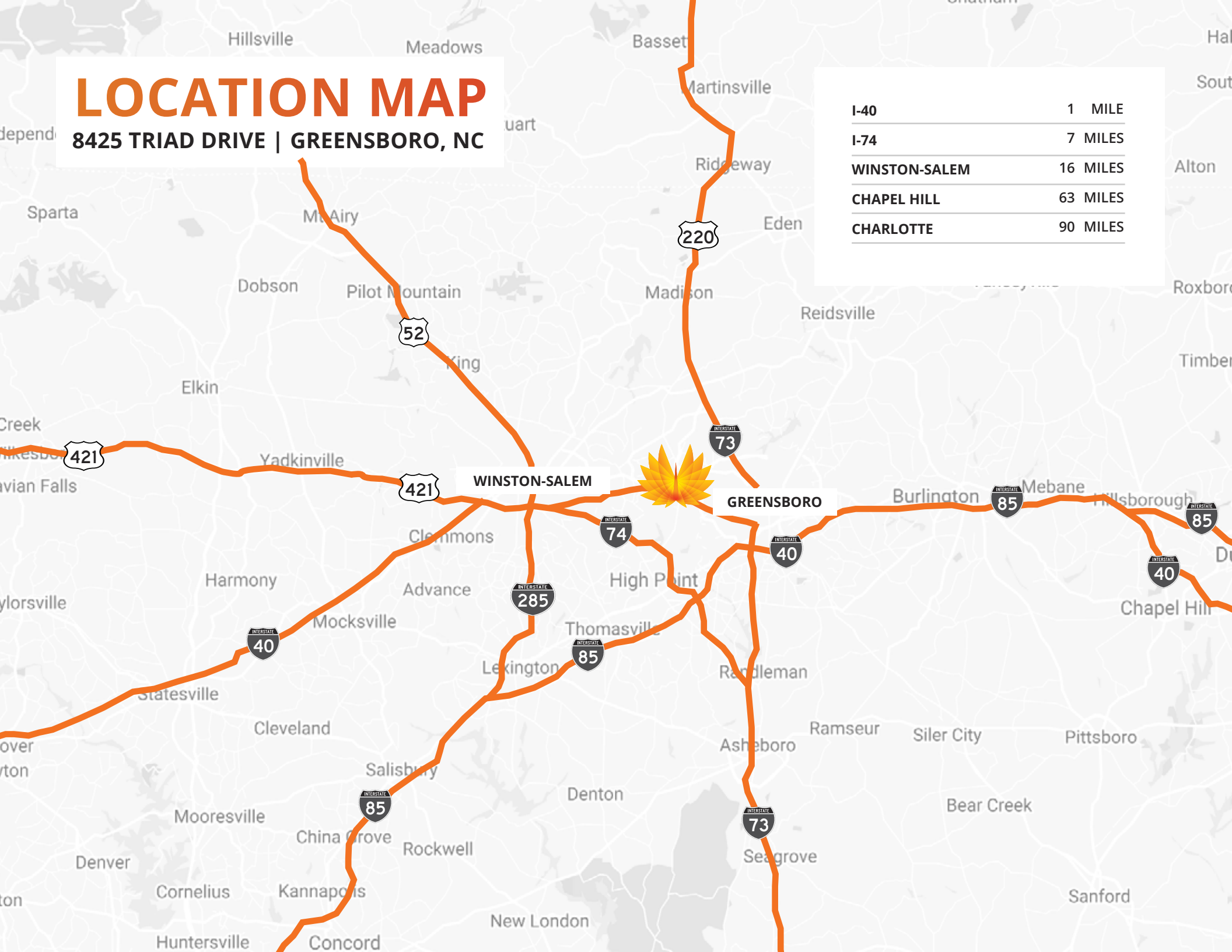
NUMBER	SPACE DESIGNATION	DOCK DOORS	OH DOORS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	12	N/A	17' - 18"	51,841 SF
2	AVAILABLE	25	1	18' - 29'	50,035 SF
<b>TOTAL</b>					<b>101,876 SF</b>



# LOCATION MAP

8425 TRIAD DRIVE | GREENSBORO, NC

I-40	1 MILE
I-74	7 MILES
WINSTON-SALEM	16 MILES
CHAPEL HILL	63 MILES
CHARLOTTE	90 MILES







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