



7700 Boeing Drive, Greensboro NC 27409

For Lease  
Heavy Industrial  
Flex Space  
19,162 SF with 0.75 acre yard



Contact:  
Brian Burnham, Broker  
bburnham@bipinc.com  
P: 336-541-5522  
M: 336-362-5612



# Great Opportunity to Lease Heavy Industrial Flex Space with Secured Outdoor Storage!

Suite A Available 19,162 SF.

## Property Features

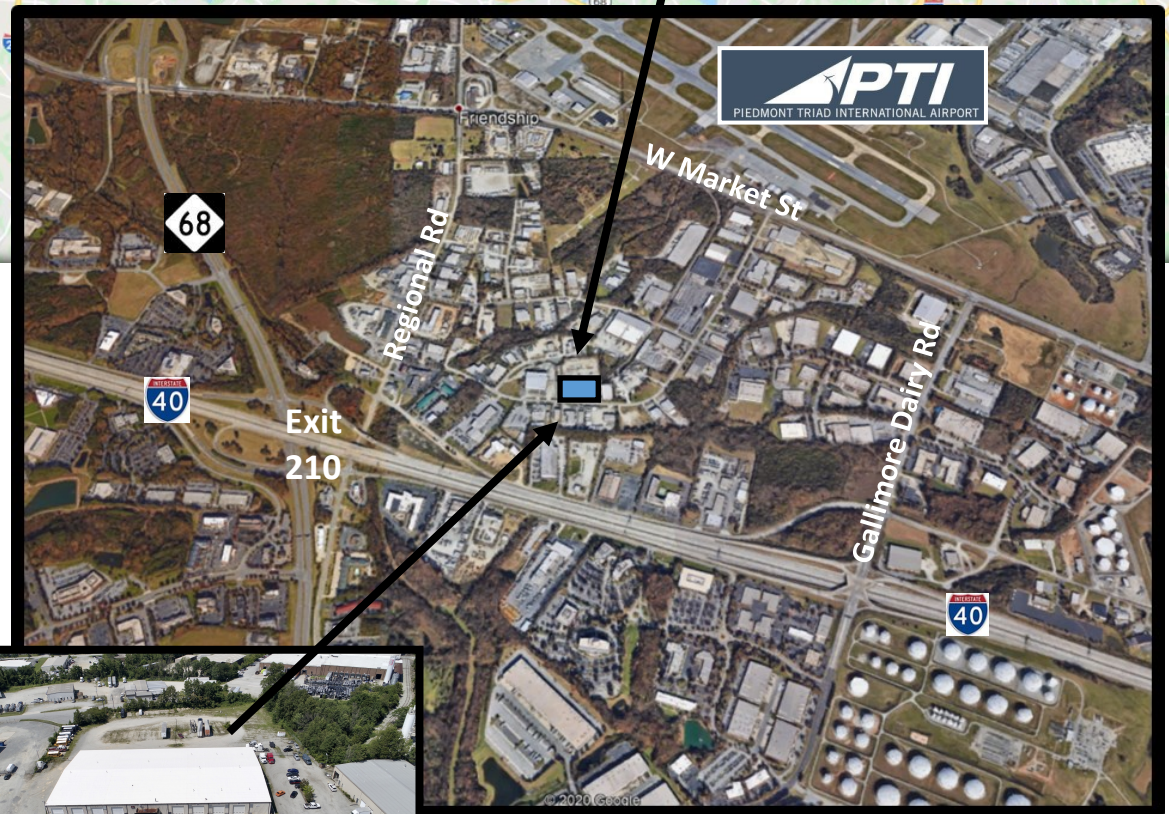
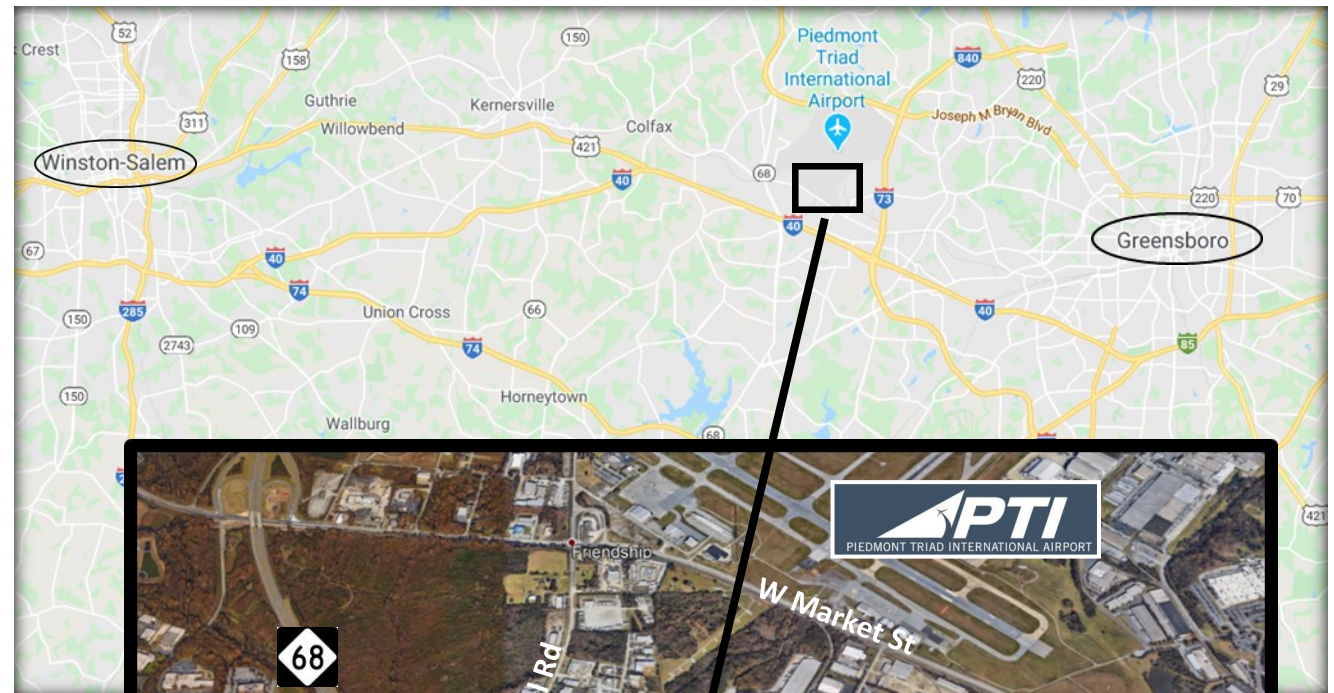
- **Zoned:** HI (Heavy Industrial)
- **Sprinkled:** Wet system
- **Age:** Facility built in 1976, previously used for Heavy Truck Service
- **Drive-in:** 9 service bays w/ 14' x 16' rollups
- **Heat:** Space Ray Natural Gas Ceiling Space Heaters - 50,000 BTU
- **Air:** OSHA approved exhaust system for diesel service
- **Power:** Building equipped w/ Air-Drops, Large power capacity, 2,600 +/- amps, 220, 240, 3-phase, 4-wire
- **Ceiling:** 20' eaves 24' ridge cap
- **Roof:** New in 2019
- **Yard:** Left side fenced and secured, +/- 0.25 acre
- **Location:** 2 minutes from I-40 via Exit 210, Hwy 68, Easy Access to PTI Greensboro Airport
- **Lease Rate:** \$9.00 PSF/year (includes 0.25 acre yard)
- **TICAM:** \$1.40



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408

336-379-8771

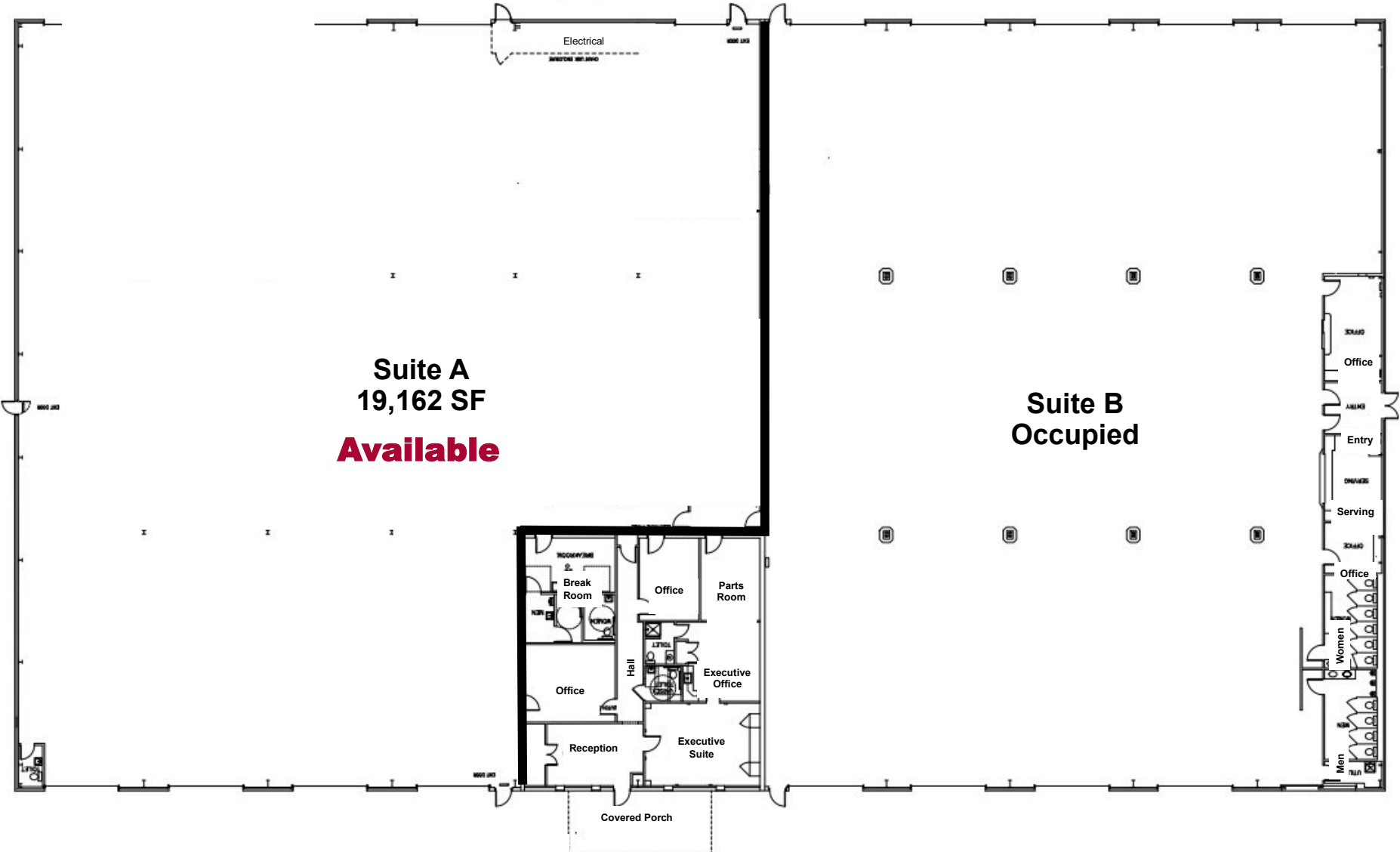
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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.



# Floor Plan



**Suite A**  
**19,162 SF**  
**Available**

**Suite B**  
**Occupied**



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