

# FOR LEASE/SALE

- BUILDING 1 | ±74,835 SF
- BUILDING 2 | ±53,261 SF

# AIRPORT INDUSTRIAL CENTER

- UP TO 128,096 SF
- FULLY PERMITTED
- OUTSIDE STORAGE AREA

8731 W. MARKET ST.  
GREENSBORO, NC 27409

APPIAN   
INVESTMENTS

**NAI** Piedmont Triad  
Commercial Real Estate Services, Worldwide

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# EXECUTIVE SUMMARY

Appian Investments is fully permitted to develop two build-to-suit industrial facilities within the Airport Industrial Center, an industrial and business park ideally located at 8731 W. Market Street in Greensboro, NC. Building 1 will contain 74,835 square feet situated on 4.8 acres and Building 2 will contain 53,261 square feet situated on 3.1 acres. Both buildings have access to adjacent sites that may be utilized for laydown storage and/or trailer parking.

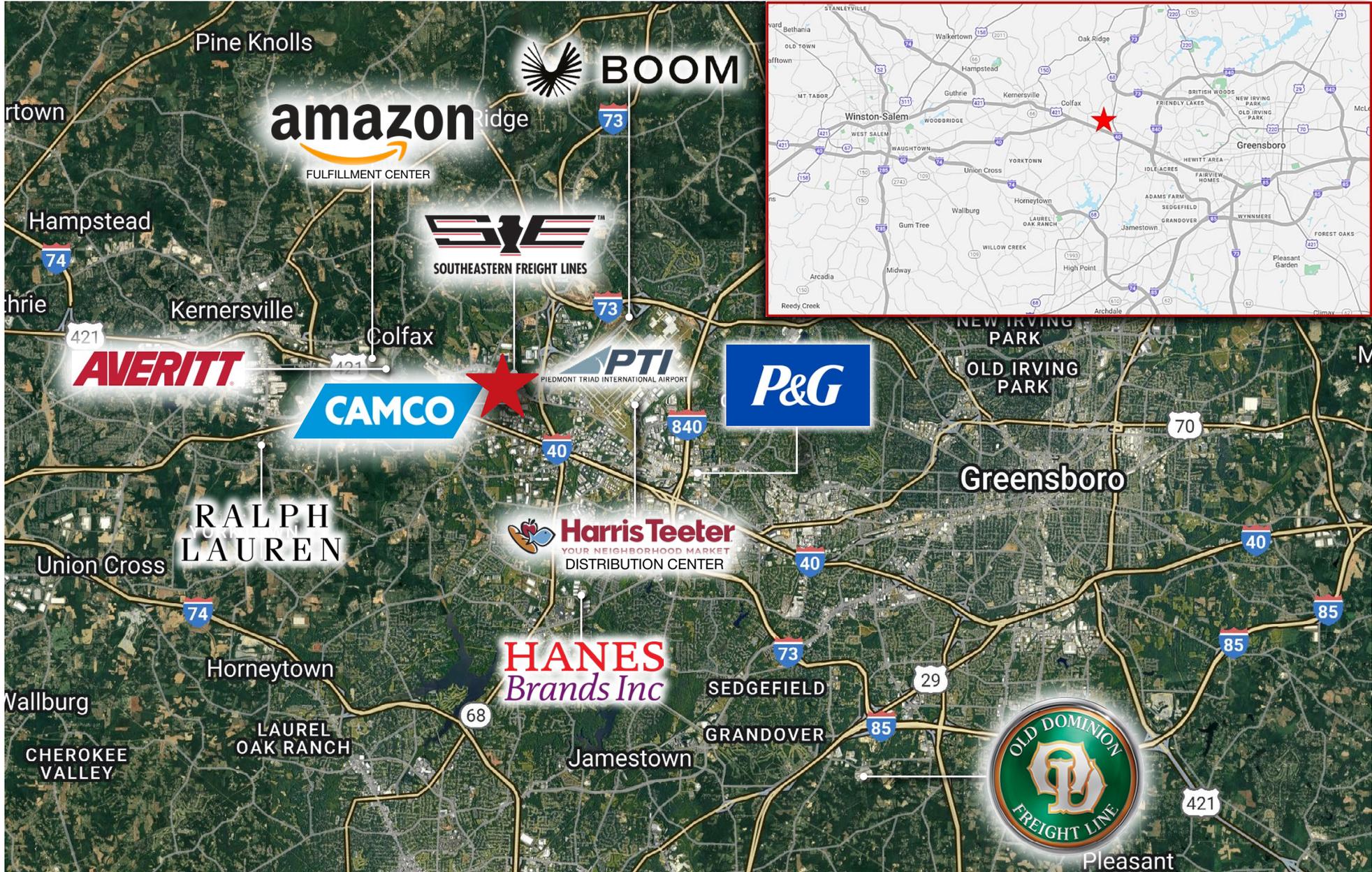
Airport Industrial Center is located at 8731 W. Market Street, approximately 1.5 miles from the Piedmont Triad International Airport and 0.8 miles west of Highway 68, with quick access to Interstates 40 and 73. The Airport Submarket's proximity to major highways and airport infrastructure has drawn users including FedEx and Amazon to locate major distribution hubs here in the last few years. Furthermore, Greensboro anchors the "Carolina Core", a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville. The Carolina Core is a region on the rise with companies across industries finding success thanks to the area's skilled talent, affordability, and market access. The three megasites within the Carolina Core have landed major manufacturing projects from Toyota, Boom Supersonic, and Wolfspeed, which is driving substantial supplier activity to the area. The Project will deliver highly accessible and functional product to meet the needs of this growing region of North Carolina.

## BUILDING SPECIFICATIONS

<b>Building(s):</b>	<ul style="list-style-type: none"> <li>• Airport Industrial Center - Lot 4 and 5 (two total buildings)</li> <li>• Building 1 (Lot 4 / 8731 W Market Street) TM# 7815-06-3180</li> <li>• Building 2 (Lot 5 / 8727 W Market Street) TM# 7815-05-5677</li> </ul>
<b>Building Area:</b>	<ul style="list-style-type: none"> <li>• Building 1 - ±74,835 SF</li> <li>• Building 2 - ±53,261 SF</li> </ul>
<b>Site Area:</b>	<ul style="list-style-type: none"> <li>• Building 1 (Lot 4) - 4.77 acres</li> <li>• Building 2 (Lot 5) - 3.10 acres</li> </ul>
<b>Building Style:</b>	Pre-Engineered Metal Buildings (PEMB) with masonry on three sides
<b>Clear Ceiling Height:</b>	24'
<b>Column Spacing:</b>	50' x 50' typical
<b>Loading Bay:</b>	50' x 50'
<b>Truck Court Depth:</b>	206' shared truck court
<b>Truck Court Spec:</b>	<ul style="list-style-type: none"> <li>• Heavy duty asphalt 2" top coat, 2" binder 8" stone</li> <li>• Concrete 60' apron 6" unreinforced 4000psi over 4" ABC/GAB</li> </ul>
<b>Car Parking:</b>	<ul style="list-style-type: none"> <li>• Building 1 - 67 parking spaces</li> <li>• Building 2 - 33 parking spaces</li> </ul>
<b>Office Area:</b>	Build-to-Suit
<b>Type of Sprinkler:</b>	ESFR sprinkler system
<b>Number of Doors:</b>	<ul style="list-style-type: none"> <li>• Building 1 - (10) 9' x 10' dock high doors with vision panels; (1) 12' x 14' Drive-In</li> <li>• Building 2 - (8) 9' x 10' dock high doors with vision panels; (1) 12' x 14' Drive-In</li> </ul>
<b>Type of Floor:</b>	6" unreinforced 4000psi with 10 mil vapor barrier and Lapidolith hardener over 4" ABC/GAB
<b>Type of Walls:</b>	Metal w/ brick veneer
<b>Type of Roof:</b>	Metal roof w/ vapor retardant and (R-19) batt insulation; 20 year warranty
<b>Lighting:</b>	<ul style="list-style-type: none"> <li>• 30 foot - candle warehouse lighting</li> <li>• Perimeter site lighting leased by power provider with LED wall packs</li> </ul>
<b>Utilities/Electrical:</b>	1000 amps of 277/480 volt, 3-phase in each building with 4" conduits for future service



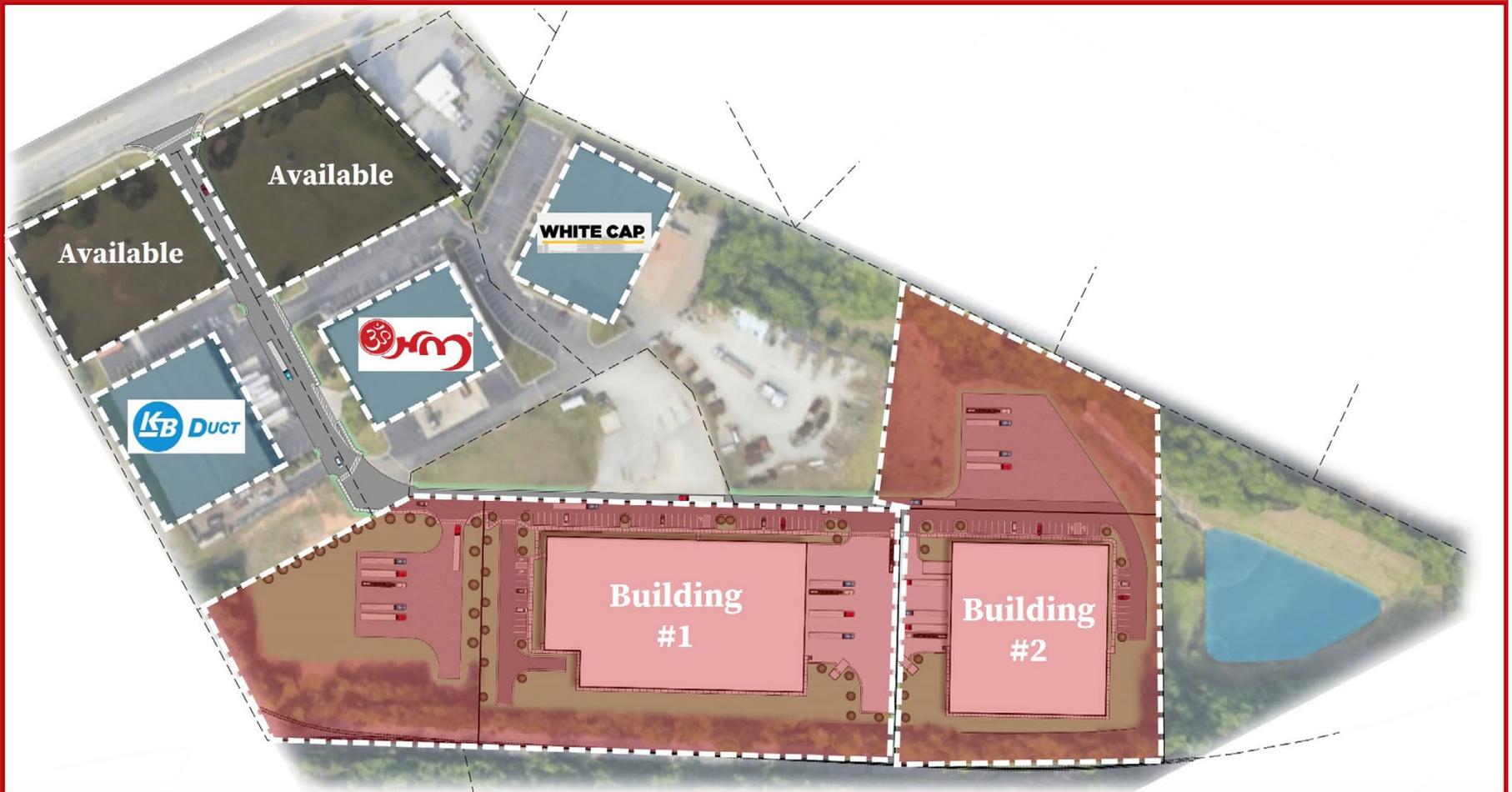
# LOCATION OVERVIEW



# AIRPORT INDUSTRIAL CENTER

8731 West Market St. | Greensboro, NC

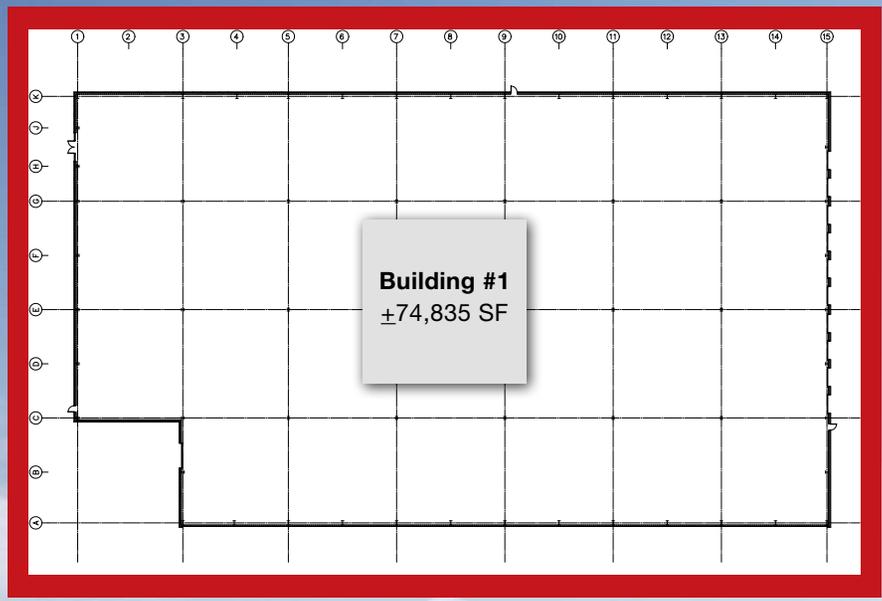
## 8731 W. MARKET ST. GREENSBORO, NC 27409



# AIRPORT INDUSTRIAL CENTER

## BUILDING 1

8731 West Market St. | Greensboro, NC



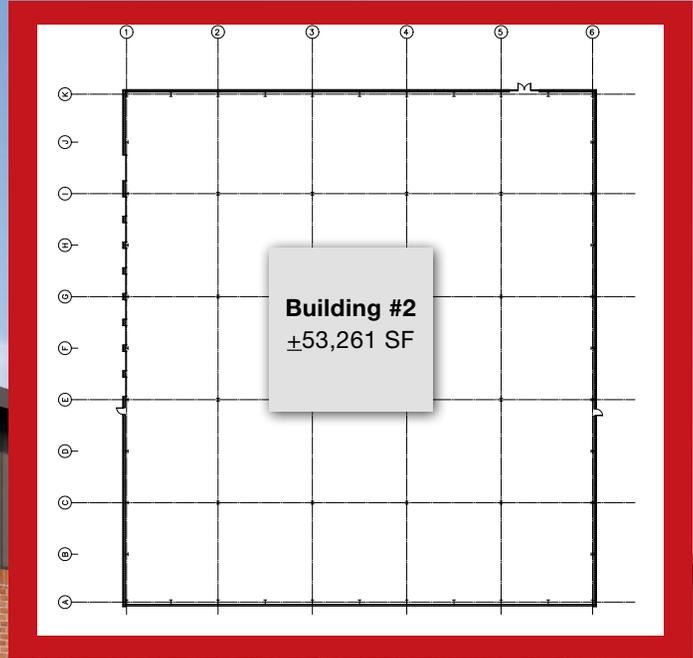
### BUILDING 1 SPECIFICATIONS

<b>Column Spacing:</b>	50' x 50'
<b>Clear Height:</b>	24'
<b>Construction Type:</b>	<ul style="list-style-type: none"> <li>• Pre-Engineered Metal</li> <li>• Building with Brick Facade</li> </ul>
<b>Roof:</b>	R-19 Metal Roof
<b>Fire Protection:</b>	ESFR Sprinkler System
<b>Lighting:</b>	30 Foot - Candles
<b>Electric:</b>	1000 amps of 277/480 volt, 3-phase in each building with 4" conduits for future service
<b>Dock Doors:</b>	(10) 9' x 10', (1) 12' x 14' Drive-In
<b>Parking:</b>	67 parking spaces

# AIRPORT INDUSTRIAL CENTER

## BUILDING 2

8727 West Market St. | Greensboro, NC



### BUILDING 2 SPECIFICATIONS

<b>Column Spacing:</b>	50' x 50'
<b>Clear Height:</b>	24'
<b>Construction Type:</b>	<ul style="list-style-type: none"> <li>• Pre-Engineered Metal</li> <li>• Building with Brick Facade</li> </ul>
<b>Roof:</b>	R-19 Metal Roof
<b>Fire Protection:</b>	ESFR Sprinkler System
<b>Lighting:</b>	30 Foot - Candles
<b>Electric:</b>	1000 amps of 277/480 volt, 3-phase in each building with 4" conduits for future service
<b>Dock Doors:</b>	(8) 9' x 10', (1) 12' x 14' Drive-In
<b>Parking:</b>	33 parking spaces

# ABOUT GREENSBORO

With a population of over 300,000, Greensboro is the largest city in the Piedmont Triad and is the third largest city in North Carolina after Charlotte and Raleigh.



Greensboro, North Carolina

8731 West Market St.

NAI Piedmont Triad

## ATTRACTIONS

Greensboro is thriving with lots of bars, nightclubs, museums, and entertainment venues.

- **GREENSBORO COLISEUM COMPLEX** - With 8 venues and 22,000 seats, it is a major economic generator for the city of Greensboro.
- **TANGER FAMILY BICENTENNIAL GARDEN** - A 7.5-acre garden known for its artistic sculptures, variety of flora, and breathtaking views.
- **SHOPPING CENTERS** - Includes Four Seasons Town Centre and the Friendly Center. Four Seasons Town Centre is a three-story shopping center, with over 140 stores and restaurants. Friendly Center is an open-air mall that features over 140 stores and restaurants.
- **INTERNATIONAL CIVIL RIGHTS MUSEUM** - The building formerly housed the Woolworth's, the site of a nonviolent protest in the civil rights movement.

## ECONOMY

The Piedmont Triad area has traditionally been centered around textiles, tobacco, and furniture.

- There are approximately 900,000 jobs in the Piedmont Triad.
- It serves over 1.6 million people.
- Twelve counties and 62 municipalities comprise the Piedmont Triad Regional Council.
- Piedmont Triad International Airport is located in the center of the region.
- The airport has attracted many aerospace companies to the area such as Collins Aerospace, HondaAero, and Triumph Aerospace.
- Boom Supersonic, the Overture Superfactory, will be a state-of-the-art manufacturing facility, including the final assembly line, test facility, and customer delivery center for the Overture supersonic airliner.

## EMPLOYERS

Location and robust transportation infrastructure make Guilford County a prime location for business.

- **Cone Health** - 13,085
- **Guilford County School System** - 9,177
- **Toyota Battery Plant** - 5,000
- **U.S. Postal Service** - 3,500
- **City of Greensboro** - 2,949
- **Volvo Group** - 2,600
- **UNCG** - 2,430
- **Guilford County Government** - 2,428
- **Haeco (Timco Aviation)** - 2,200
- **Ralph Lauren** - 2,097
- **Unifi, Inc.** - 2,064

# NC CAROLINA CORE

THINK IT.

MAKE IT.

MOVE IT.

**NC CAROLINA CORE**  
YOUR NEXT BIG MOVE

The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have announced plans to make the **Carolina Core** their next big move.



# ECONOMIC DEVELOPMENT

Greensboro isn't just growing. It's transforming into an urban powerhouse of economic development, educational opportunities and equitable change.

Greensboro boasts a strong economy, with a growing and skilled workforce, a competitive business environment, and easy access to major markets. Whether you're an entrepreneur, established business, or developer, the City is dedicated to providing you the assistance and resources needed for success.

[greensboro-nc.gov/business.com](http://greensboro-nc.gov/business.com)

23

Average commute is less than 25 minutes

500+

Restaurants in Greensboro

15

Ranked in the top 15 cities for lowest cost of living

35

In the top 40 largest metros out of 384 in the USA

[greensboro.org/economicdevelopment.com](http://greensboro.org/economicdevelopment.com)



**BOOM**



<b>Location</b>	PTI Airport, Greensboro NC
<b>Jobs</b>	1,761
<b>Product Type</b>	Overture Supersonic Jetliner
<b>Total Investment</b>	\$500 Million
<b>Distance</b>	4.5 Miles



**TOYOTA**



<b>Location</b>	Greensboro-Randolph Megasite, NC
<b>Jobs</b>	5000 Employees
<b>Product Type</b>	Electric Vehicle Batteries
<b>Total Investment</b>	\$13.9 Billion
<b>Distance</b>	26.8 Miles

**Wolfspeed**



<b>Location</b>	Chatham Advanced Manufacturing Site near Siler City, NC
<b>Jobs</b>	1,805 Employees
<b>Product Type</b>	Semiconductors
<b>Total Investment</b>	\$5 Billion
<b>Distance</b>	41.4 Miles



**VINFAST**

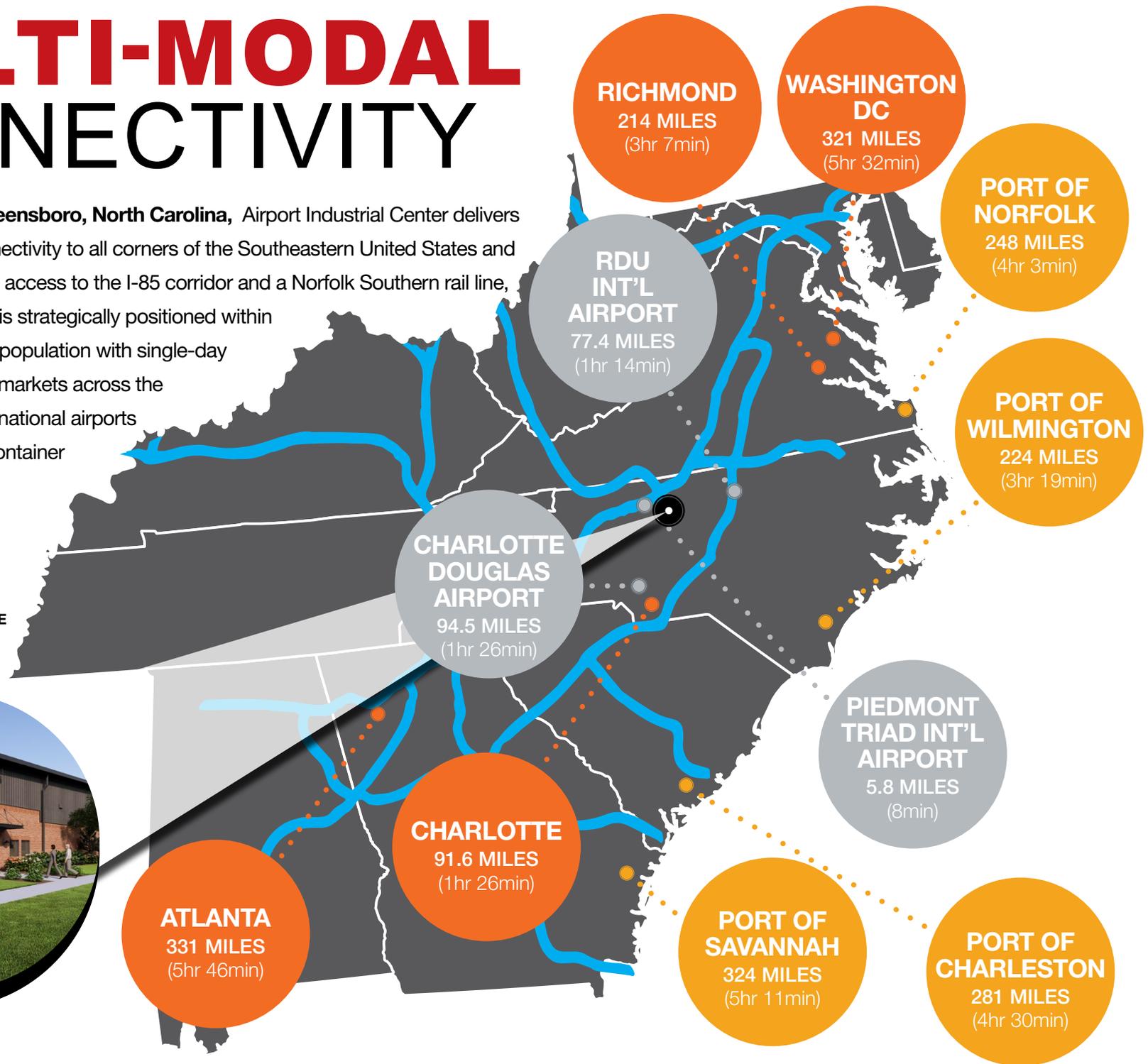


<b>Location</b>	Chatham County, NC
<b>Jobs</b>	7,500
<b>Product Type</b>	Electric Vehicles
<b>Total Investment</b>	\$4 Billion
<b>Distance</b>	80.2 Miles

# MULTI-MODAL CONNECTIVITY

Centrally located in Greensboro, North Carolina, Airport Industrial Center delivers critical multi-modal connectivity to all corners of the Southeastern United States and beyond. With immediate access to the I-85 corridor and a Norfolk Southern rail line, Airport Industrial Center is strategically positioned within 650 miles of half the US population with single-day access to several major markets across the Southeast, multiple international airports and five of the busiest container ports in North America.

 NORFOLK SOUTHERN RAIL LINE





COMMERCIAL REAL ESTATE SERVICES

# BROKERAGE DEVELOPMENT INVESTMENTS

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