

**FOR LEASE**

Owned and Operated by  **LINK**

# 73 BUSINESS CENTER

1671 Greenbourne Drive | Greensboro, NC 27409

**±100,000 SF**

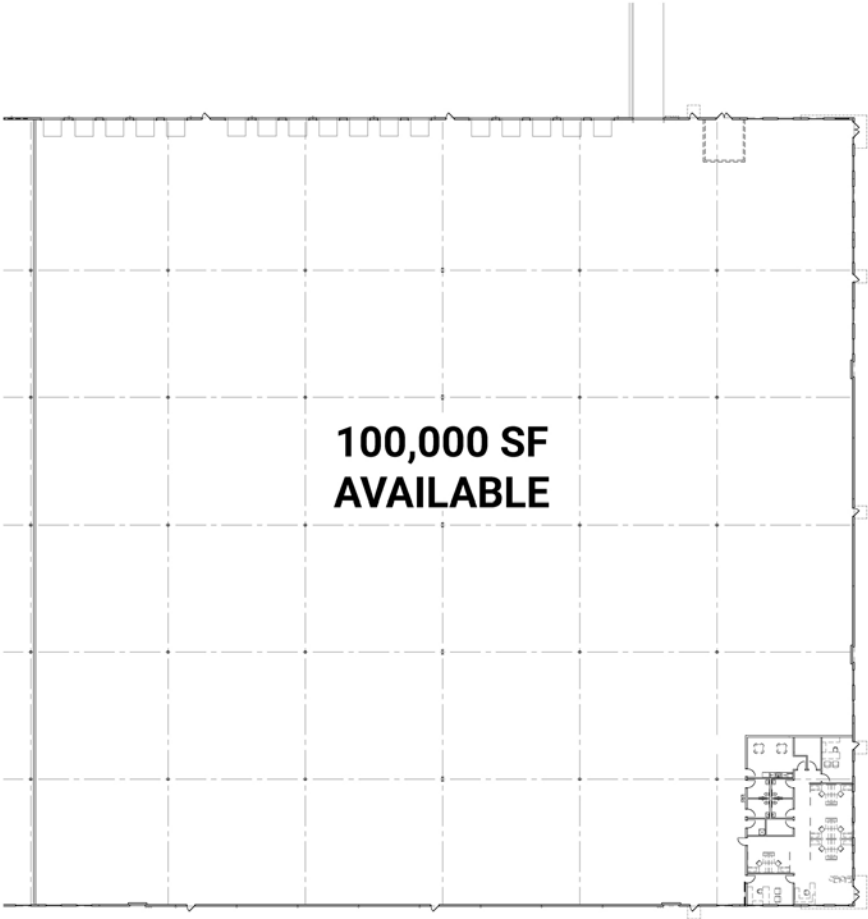


**LEASING INFO  
& CONTACT**

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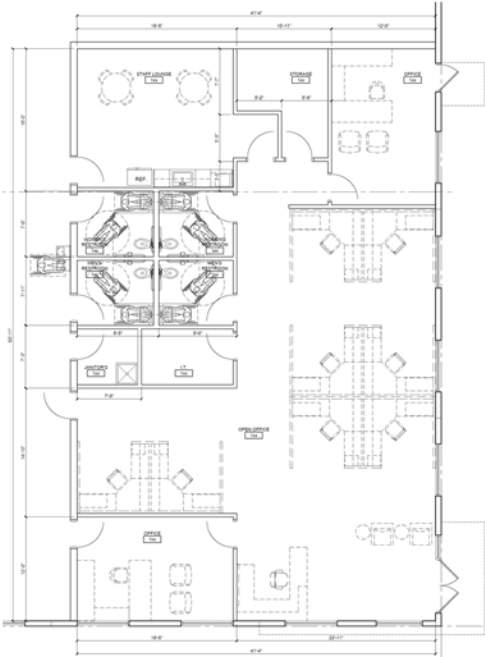
**CBRE**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



OFFICE INFORMATION

- 2,725 SF of office space
- Two (2 )Private Offices
- Warehouse & Office Restrooms
- Breakroom with access from warehouse & office
- Janitorial, IT, & Storage closets



PROPERTY FEATURES

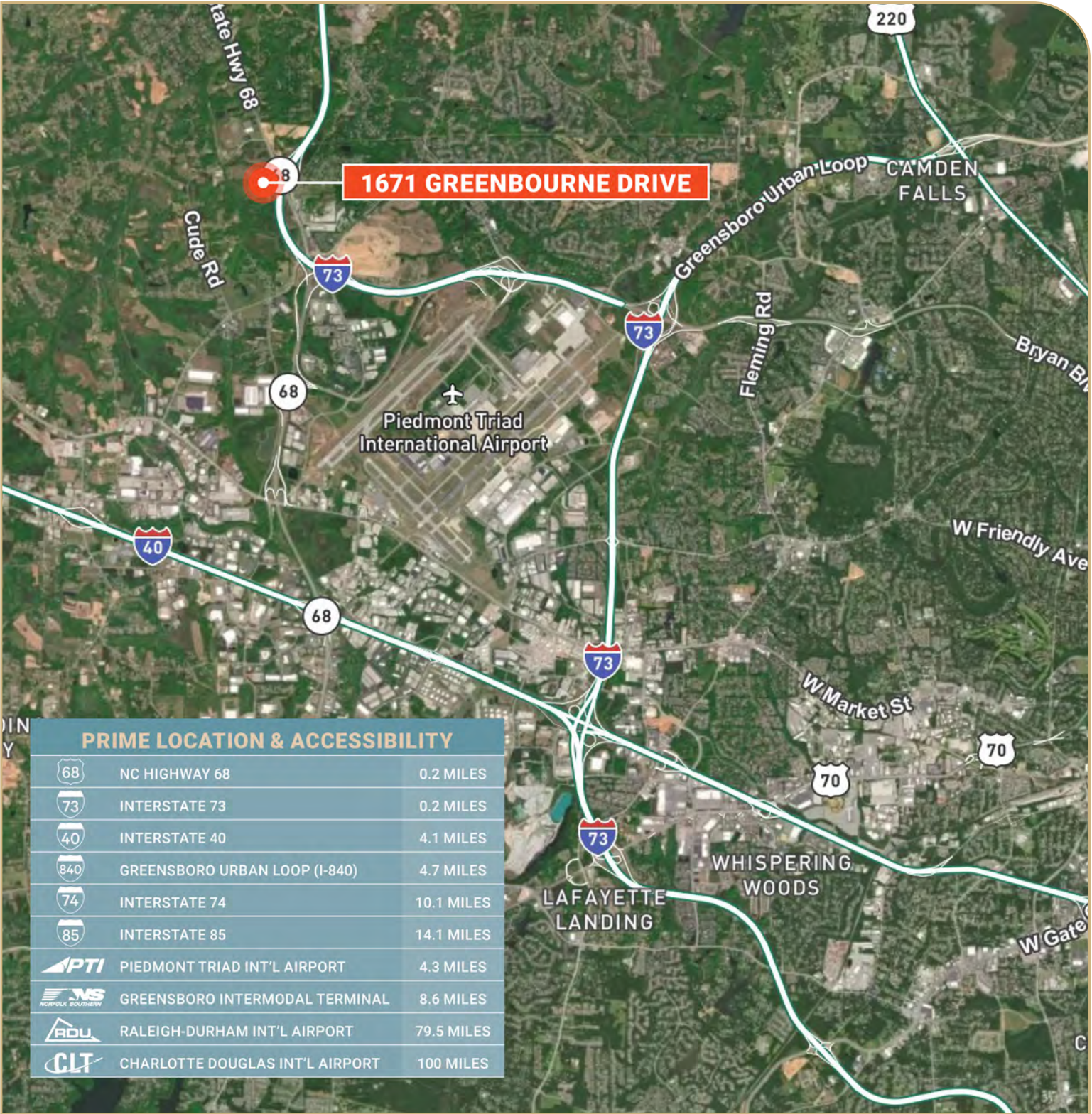
Building Size	217,620 SF
Available Space	100,000 SF
Office Size	2,725 SF
Ceiling Height	32'
Column Spacing	50' x 54' with 60' Speed Bay
Dock Doors	Seventeen (17) 9' x 10'
Drive-ins	One (1) 12' x 14'
Truck Court Depth	125' with 60' concrete apron
Auto Parking	72 spaces
Construction Type	Tilt-up concrete

HVAC	Suspended Gas Heaters & Vent
	Warehouse:Heated; Office:Heated & Cooled
Floor Thickness	7" reinforced 4000psi
Roof Type	White mechanically fastened TPO
Power	480V, 3 Phase, 400 AMPS
Lighting	LED
Sprinkler	ESFR
Fiber/Telecom.	AT&T
Electric	Duke Energy
Natural Gas	Piedmont Natural Gas
Water/Sewer	City of Greensboro









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