

FOR LEASE

Owned and Operated by



73 BUSINESS CENTER

1671 Greenbourne Drive | Greensboro, NC 27409

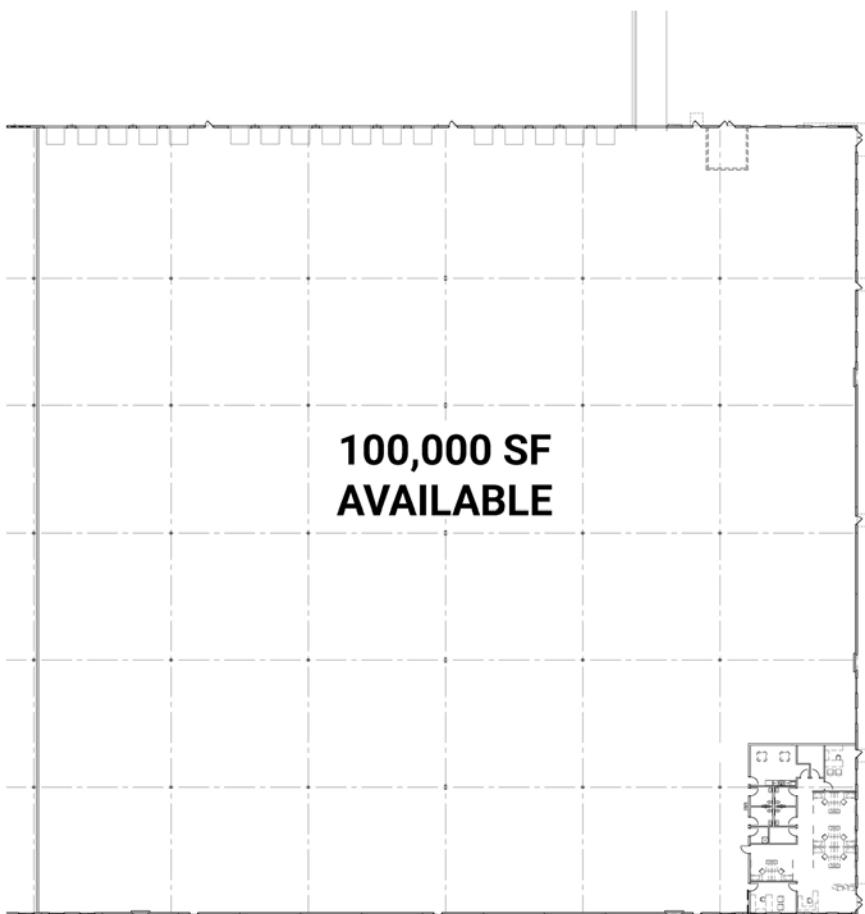
±100,000 SF



LEASING INFO & CONTACT

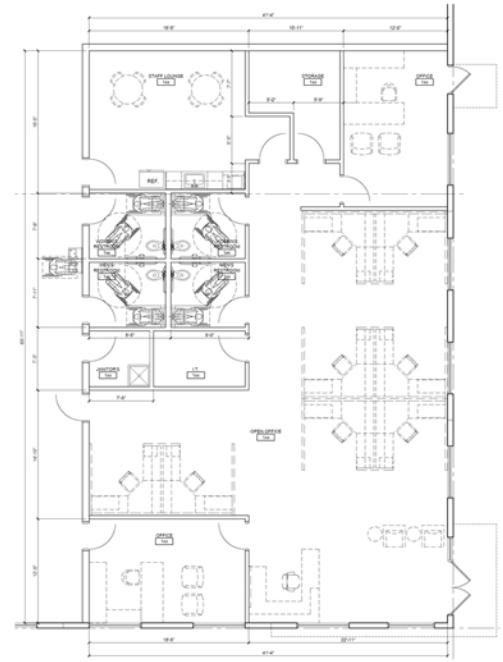
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CBRE



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

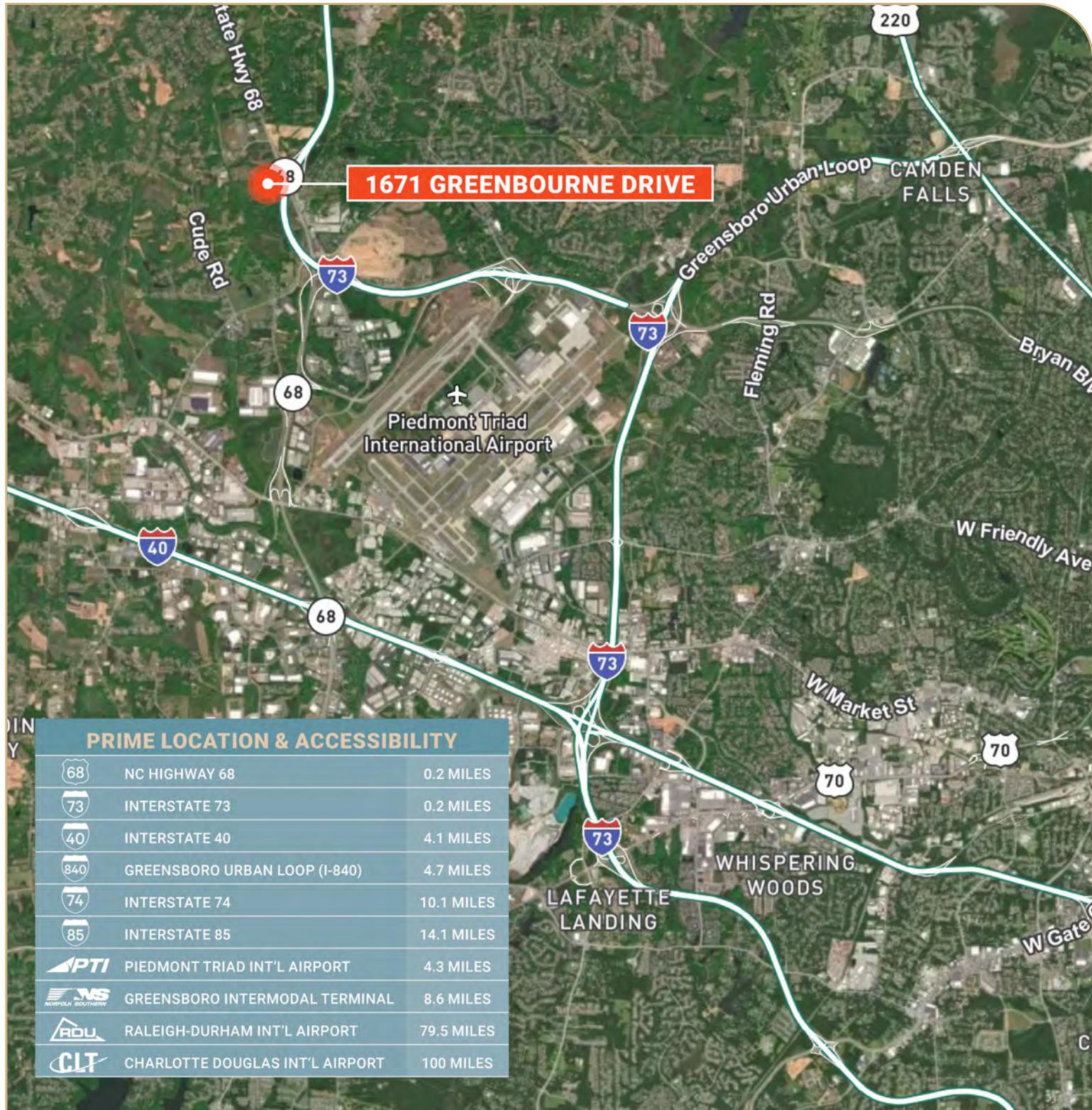
Fiber/Telecom. AT&T

Electric Duke Energy

Natural Gas Piedmont Natural Gas

Water/Sewer City of Greensboro





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