

210,600 SF
CLASS A INDUSTRIAL FACILITY

7901 INDLEA POINT
GREENSBORO, NC 27409

NORTHPOINT AT

**73 BUSINESS
CENTER**



73

BC



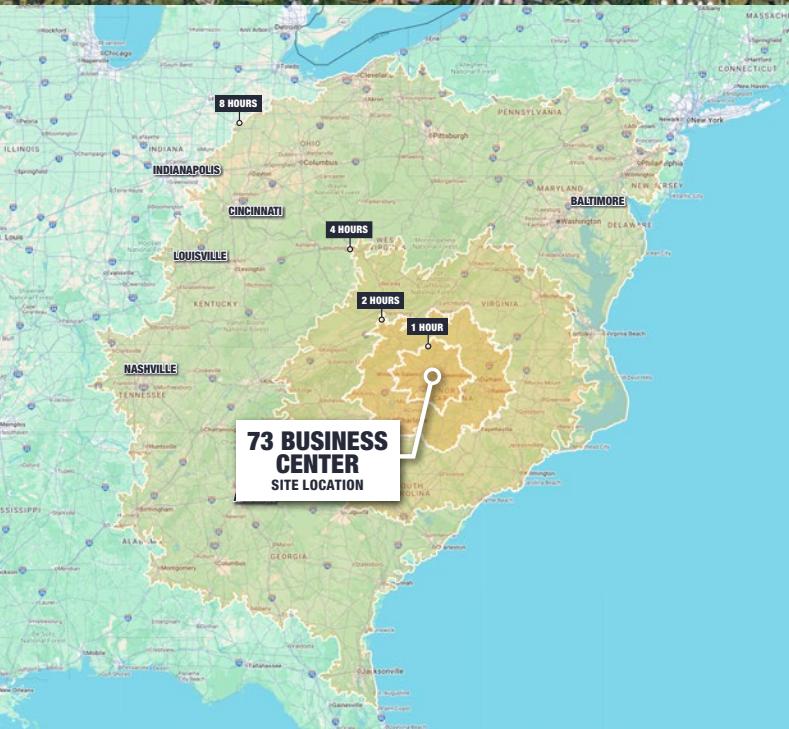
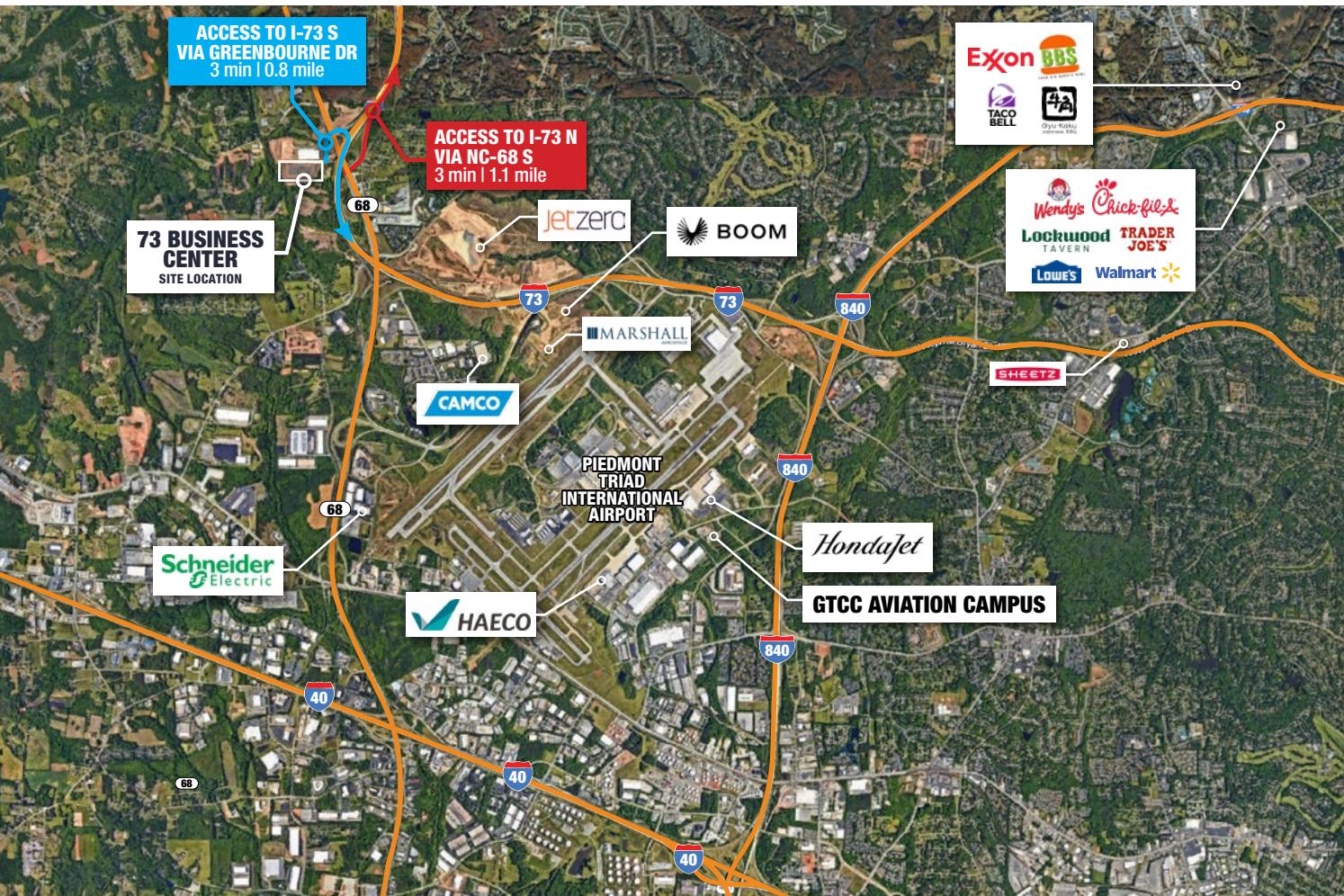
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The property offers irreplaceable access to the Interstate 40/85 corridor for ease of regional distribution and convenient connectivity to other major thoroughfares, airports, and seaports.

— LOCATION



REGIONAL DRIVE-TIMES

Charlotte	97 miles	1 hr. 37 min
Wilmington, NC	229 miles	3 hr. 26 min
Atlanta	336 miles	5 hr. 24 min
Pittsburgh	418 miles	6 hr. 45 min
Jacksonville	476 miles	7 hr. 11 min
New York/New Jersey	546 miles	8 hr. 36 min

DRIVE-TIME/POPULATION

1 Hour	1,861,368
2 Hours	8,123,367
4 Hours	19,386,282
8 Hours	83,468,129

OVERVIEW —

Located in the Piedmont Triad Airport submarket—the Triad's strongest—73 Business Center sits at the geographic center of North Carolina, serving over 1.7 million residents.



STRATEGICALLY LOCATED

Located near Piedmont Triad International Airport, and 90 minutes from Charlotte and Raleigh.



NEW STATE-OF-THE-ART CLASS-A CONSTRUCTION

Pristine improved shell with above standard dock packages and lighting



HIGHWAY ACCESS

Immediate access to I-73 and NC Highway 68. Less than 5 minutes to I-40 and I-840 interchanges.

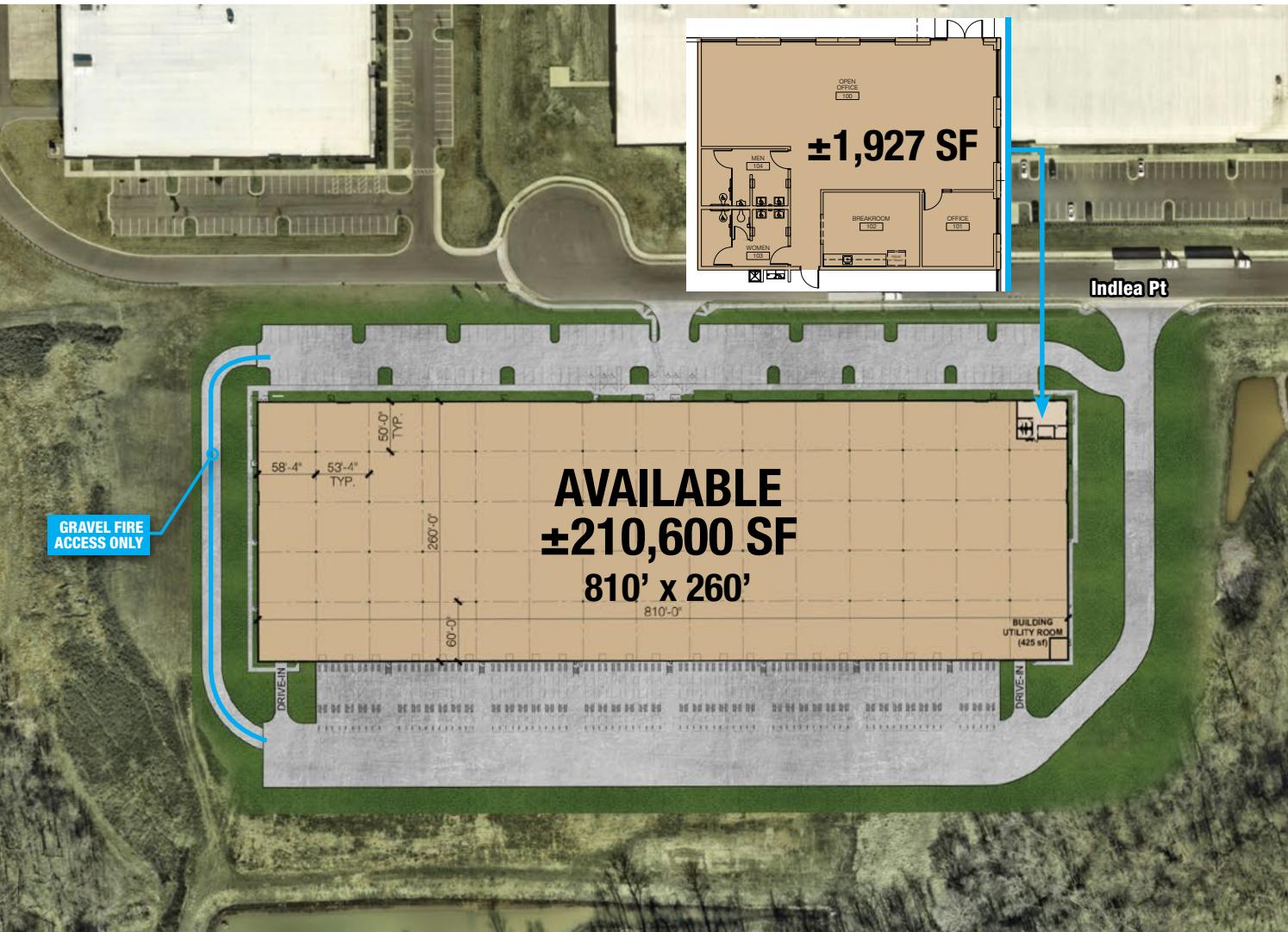


ABUNDANT LABOR

Capable of supporting distribution and warehousing operations.

±210,600 TOTAL SF

73 BUSINESS CENTER



Office SF ±1,927 SF

Dock Doors 43 total; 9' x 10'
22 with 40,000lb pit levelers with dock seals

Drive-In Doors 2 total; 12' x 14'

Auto Parking 149

Loading Single load

Column Spacing 50' x 54' + 60' Speed Bays

Power Duke Energy (existing)
480V, 3 Phase; 1,000 AMPS; 750 KVA transformer

Building Dimensions 810' x 260'

Truck Court 125'

Clear Height 32'

Lighting LED with motions sensors installed
(approximately 25 ft candles at 36" AFF)

Fire Sprinkler ESFR

Year Built 2023

Floor Slab 6" of non-reinforced concrete"

HVAC Fans and louvers for minimum air
change per hour per code. Heating
for freeze protection

73

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BUILDING PHOTOS —

73 BUSINESS CENTER

