

**±1,300,000 SF  
INDUSTRIAL DEVELOPMENT  
AVAILABLE FOR LEASE**



**MADDUX COURT  
GREENSBORO, NORTH CAROLINA**

**YOUNGS MILL  
INDUSTRIAL CENTER**

Developed by

**CBRE**





# PROPERTY OVERVIEW

**Youngs Mill Industrial Center** is a ±2 million square foot Class A industrial park with unbeatable proximity to two major highway interchanges and over one mile of highway frontage/visibility. Full city and utility service available, along with flexible building and development options. Easy access to I-40, I-85, Business 85, and I-840 (Greensboro Urban Loop). The site also has access from two major I-85 interchanges: Alamance Church Road and Youngs Mill Road.

Situated in the heart of the Greensboro/Winston-Salem market, **Youngs Mill Industrial Center** enjoys an enviable location on the I-85/40 corridor between Charlotte and Raleigh. The dynamic I-85 corridor is considered the "backbone of the southeast" and is indisputably the major transportation and logistics corridor in the region. Greensboro, NC is geographically located in the center of the I-85 corridor, and also at the confluence of Interstate 40 with Interstate 85. From **Youngs Mill Industrial Center**, occupiers will be able to easily reach Atlanta to the south and Washington DC to the north, as well as points beyond, within a day's drive.

## HIGHLIGHTS

Proposed Building Size

**±1,300,000 SF**

Site Size

**155 ACRES**

Zoning

**HI**

Accessibility via

**I-85 & I-40**

# YOUNGS MILL INDUSTRIAL CENTER

Developed by



The building is being developed and will be owned by NFI Real Estate. With more than 65 years of experience as an owner and developer of commercial real estate, NFI leverages its operational expertise to create a better model for real estate development. The real estate industry has long lived by the phrase "location, location, location," but NFI believes successful real estate is built upon location, information and execution.

NFI is a fully integrated third-party supply chain solutions provider. Serving customers around the world, across a variety of industries, NFI is dedicated to providing customized, engineered solutions that propel a business to succeed. NFI's business lines include dedicated transportation, warehousing, intermodal, brokerage, transportation management, global, and real estate services.



# LOCATION OVERVIEW

## BUILD-TO-SUIT CLASS A INDUSTRIAL BUILDING

- **Building Size:** ±1,300,000 SF
- **Zoning:** Heavy Industrial (HI)
- **Access:** Youngs Mill Road & Alamance Church Road via I-85
- **Utilities:** City of Greensboro, water and sewer
- Class A Industrial Park with close proximity to two major highway interchanges
- Easy access to I-40, I-85, Business 85 and I-840 (Greensboro Urban Loop)
- Over one mile of highway frontage and visibility consisting of over 2 Million square feet
- Fully zoned and entitled; all utilities in place
- Located in a Federal Opportunity Zone



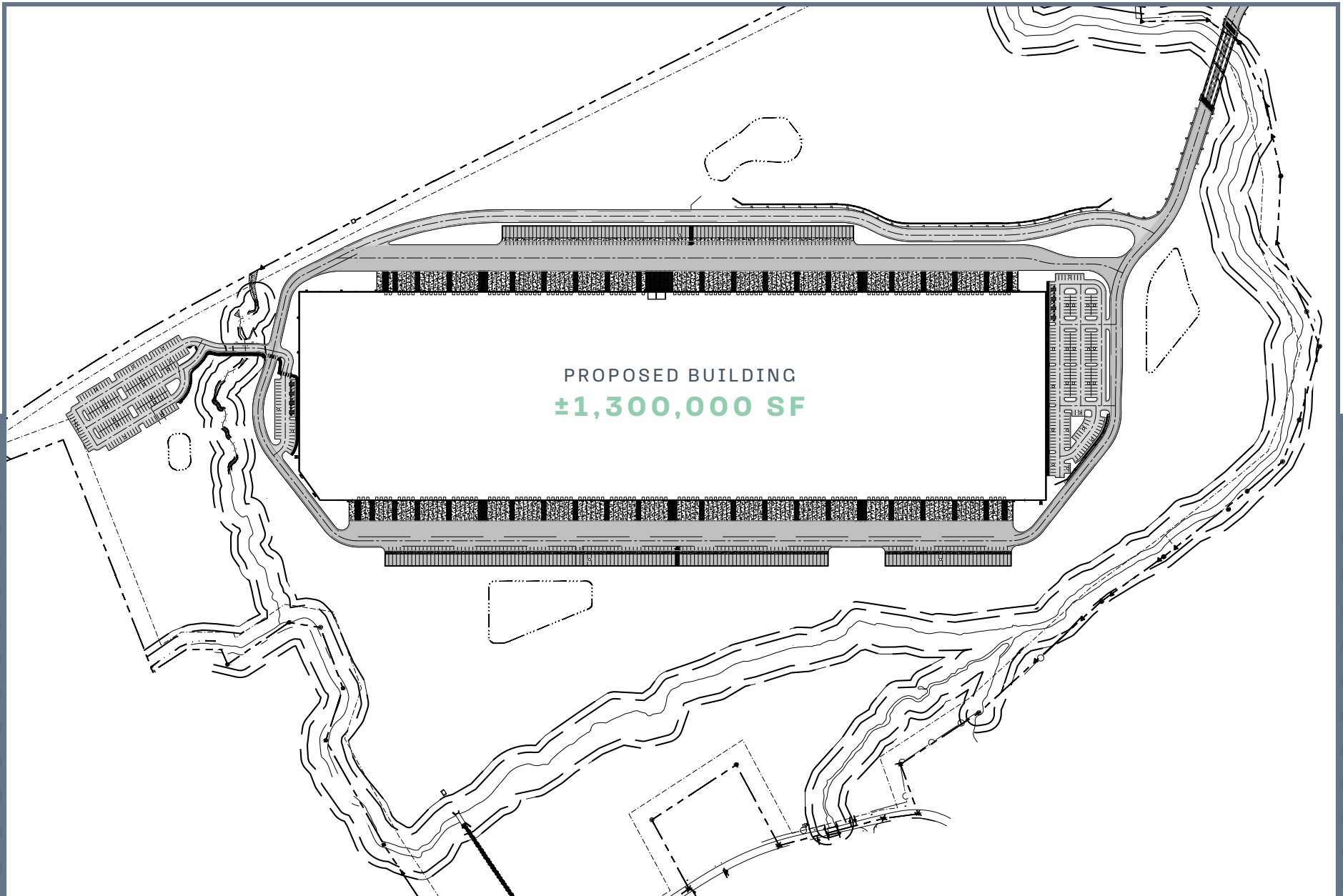
# BUILDING SPECIFICATIONS

Leasable Area	±1,300,000 SF
Anticipated Delivery	Q4 2025
Construction Type	Reinforced Concrete
Building Configuration	Cross-dock
Dock Positions	231
Drive-in Doors	4 with concrete ramp
Trailer Parking	206 spaces
Employee Parking	436 spaces
Zoning	Heavy Industrial (HI)
Sprinkler System	ESFR



# SITE PLAN

YOUNGS MILL INDUSTRIAL CENTER  
MADDUX CT | GREENSBORO, NC



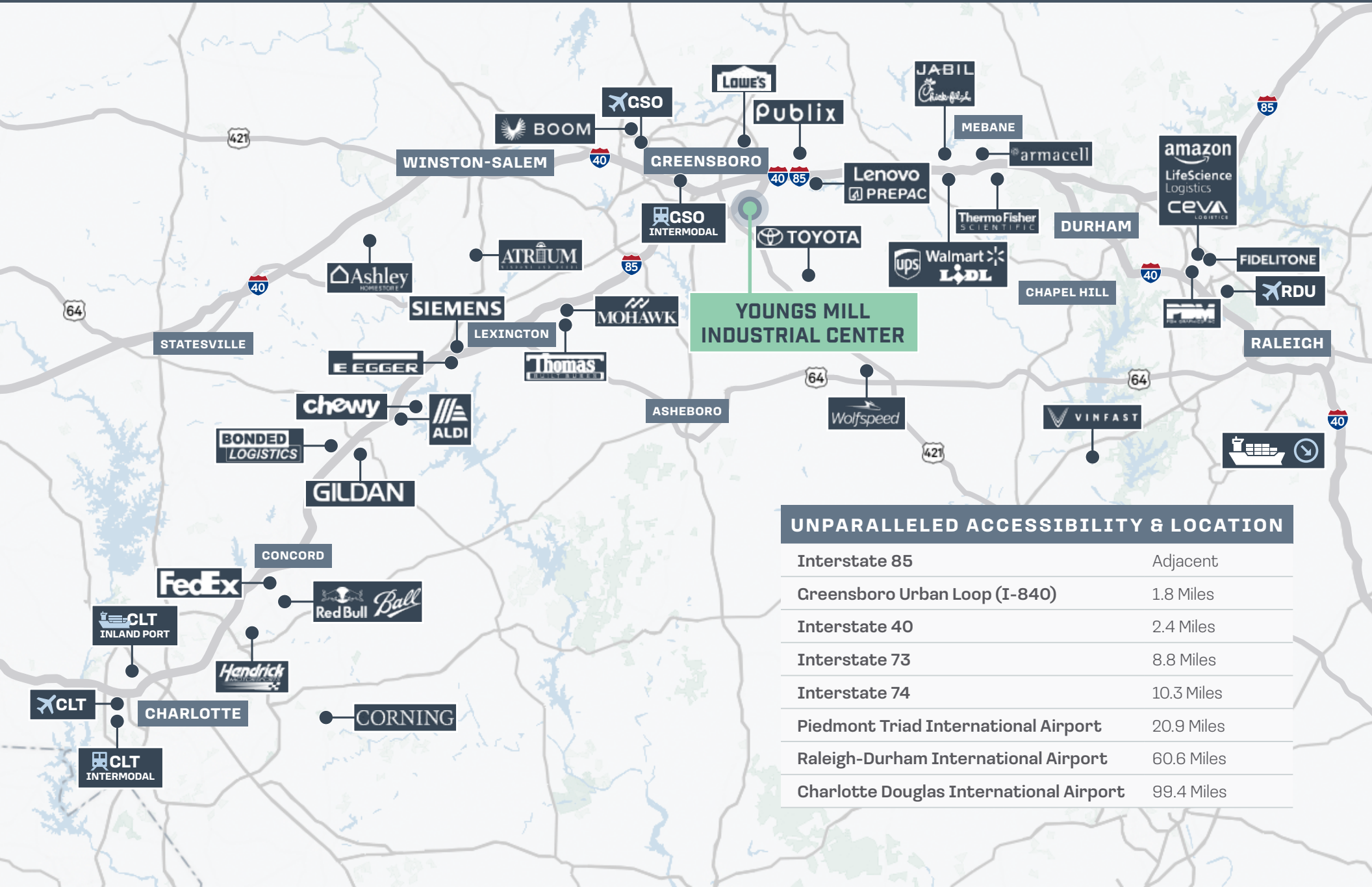
# SITE PLAN

YOUNGS MILL INDUSTRIAL CENTER  
MADDUX CT | GREENSBORO, NC

## YOUNGS MILL INDUSTRIAL CENTER



# LOCATION INFO



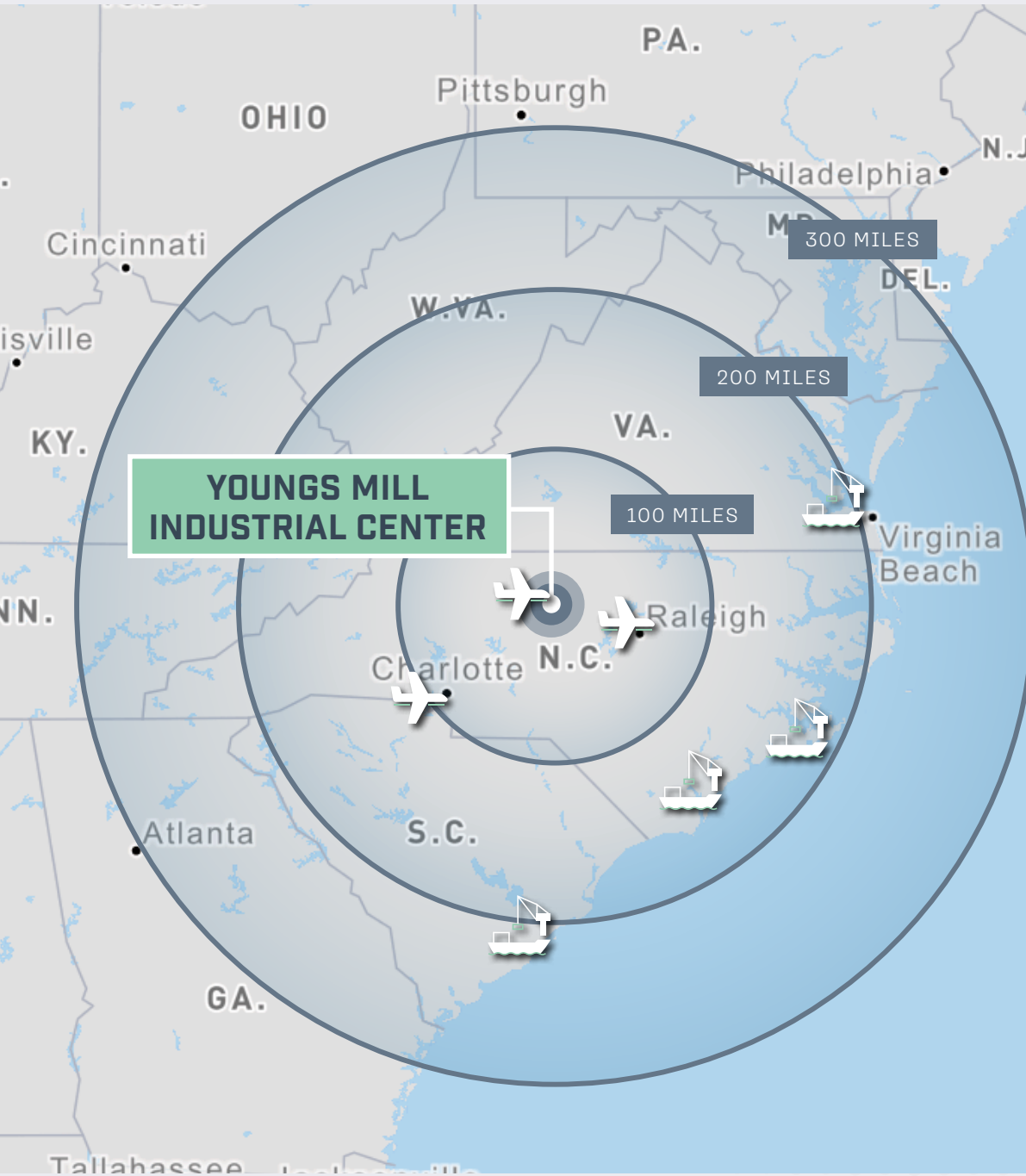
## UNPARALLELED ACCESSIBILITY & LOCATION

Interstate 85	Adjacent
Greensboro Urban Loop (I-840)	1.8 Miles
Interstate 40	2.4 Miles
Interstate 73	8.8 Miles
Interstate 74	10.3 Miles
Piedmont Triad International Airport	20.9 Miles
Raleigh-Durham International Airport	60.6 Miles
Charlotte Douglas International Airport	99.4 Miles



# AERIAL MAP

**YOUNGS MILL INDUSTRIAL CENTER**  
MADDUX CT | GREENSBORO, NC



## AIRPORTS

<b>PIEDMONT TRIAD INT'L AIRPORT</b>	21 Miles
<b>RALEIGH DURHAM INT'L AIRPORT</b>	61 Miles
<b>CHARLOTTE DOUGLAS INT'L AIRPORT</b>	99 Miles

## SEAPORTS

<b>PORT OF WILMINGTON, NC</b>	209 Miles
<b>PORT OF MOREHEAD CITY, NC</b>	224 Miles
<b>PORT OF NORFOLK, VA</b>	234 Miles
<b>PORT OF CHARLESTON, SC</b>	287 Miles



MADDUX COURT  
GREENSBORO, NORTH CAROLINA

# YOUNGS MILL INDUSTRIAL CENTER

**DODSON SCHENCK**

Executive Vice President

+1 336 478 0234

[dodson.schenck@cbre.com](mailto:dodson.schenck@cbre.com)

**GREG WILSON**

Executive Vice President

+1 336 331 9399

[greg.wilson@cbre.com](mailto:greg.wilson@cbre.com)

**WILL HENDERSON**

Executive Vice President

+1 336 544 2745

[will.henderson@cbre.com](mailto:will.henderson@cbre.com)

Developed by

**CBRE**



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.