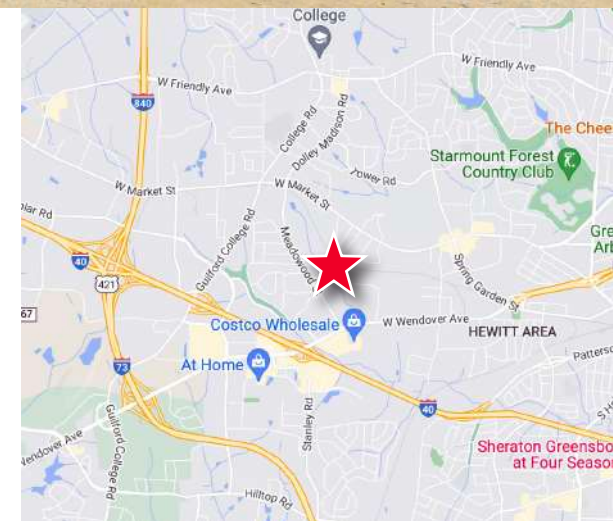


3,600 - 7,200 SF AVAILABLE FOR LEASE



Property Highlights

- **Call for lease rate**
- **3,600 - 7,200 SF (1,040 SF / 1,420 SF Office)**
- Outstanding Location off Wendover Ave with Great Proximity to I-40
- Infill Distribution Opportunity
- One (1) 8' x 8' Dock Door
- One (1) 8' x 8' Drive-in Door
- 14'3" Clear Height
- Wet Sprinkler System
- Zoned Light Industrial
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/Sewer



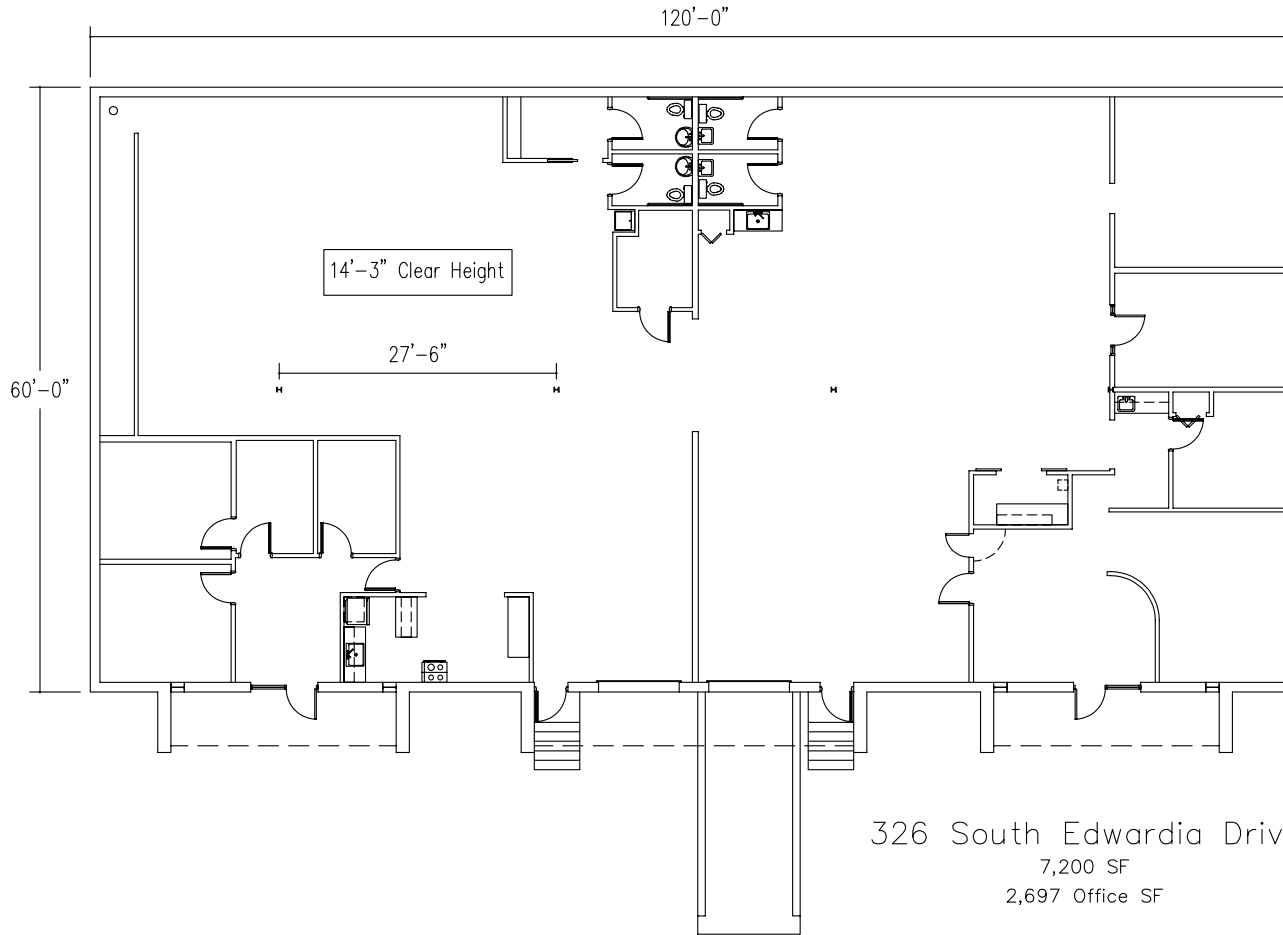
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FLOOR PLAN



326 South Edwardia Drive
7,200 SF
2,697 Office SF

1-8x8 Dock Door
1-8x8 Drive In Door

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