

326 Edwardia Drive

Greensboro, NC 27409



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



### Jason Ofsanko, SIOR Senior Director +1 336 812 3300

jason.ofsanko@cushwake.com

Jordan Mitchell Senior Associate +1 336 201 0495 jordan.mitchell@cushwake.com William Mann Beacon Partners +1 704 926 1407 william@beacondevelopment.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property over(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**326 Edwardia Drive** 

Greensboro, NC 27409

# **EDWARDIA** INDUSTRIAL PARK



©2018 Cushman & wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

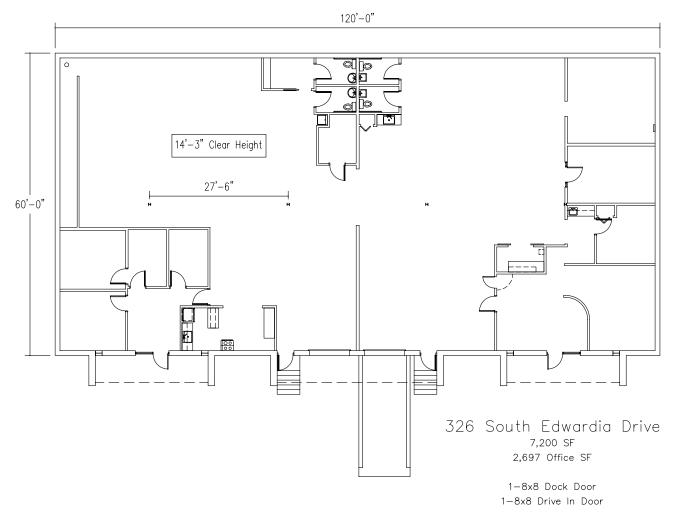


**326 Edwardia Drive** 

Greensboro, NC 27409



FLOOR PLAN



#### Jason Ofsanko, SIOR

Senior Director +1 336 812 3300 jason.ofsanko@cushwake.com

### Jordan Mitchell

Senior Associate +1 336 201 0495 jordan.mitchell@cushwake.com William Mann Beacon Partners +1 704 926 1407 william@beacondevelopment.com 628 Green Valley Road, Suite 202 Greensboro, NC 27408 | USA Main +1 336 668 9999 Fax +1 336 668 0888 cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.