



**400-A Edwardia Drive**  
Greensboro, NC 27409

**EDWARDIA**  
INDUSTRIAL PARK

**INFILL FLEX / WAREHOUSE WITH HEAVY POWER**



**BRAND NEW SPEC OFFICE**

## Property Highlights

- **±16,000 SF**
- Masonry construction
- Ample parking
- Professionally managed
- Central Greensboro location with great access to amenities
- ± 1,798 SF brand new office with 11' finish ceiling
- Outstanding location off Wendover Ave with great proximity to I-40 (1.6 miles)
- Wet Sprinkler System
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/ Sewer

## (Call For Lease Rate)

### Jason Ofsanko

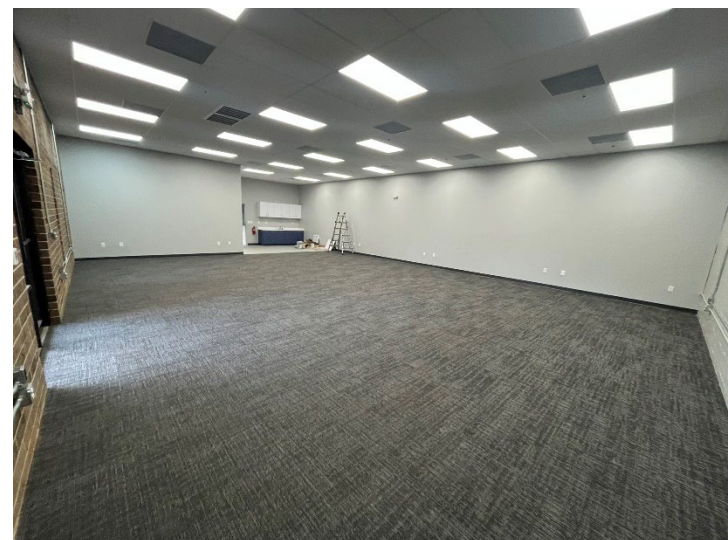
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## Location Overview



## Property Overview



### Property Features

BUILDING SF: **±16,000 SF**

OFFICE: **±1,798 SF**

CLEAR HEIGHT: **14'**

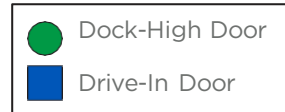
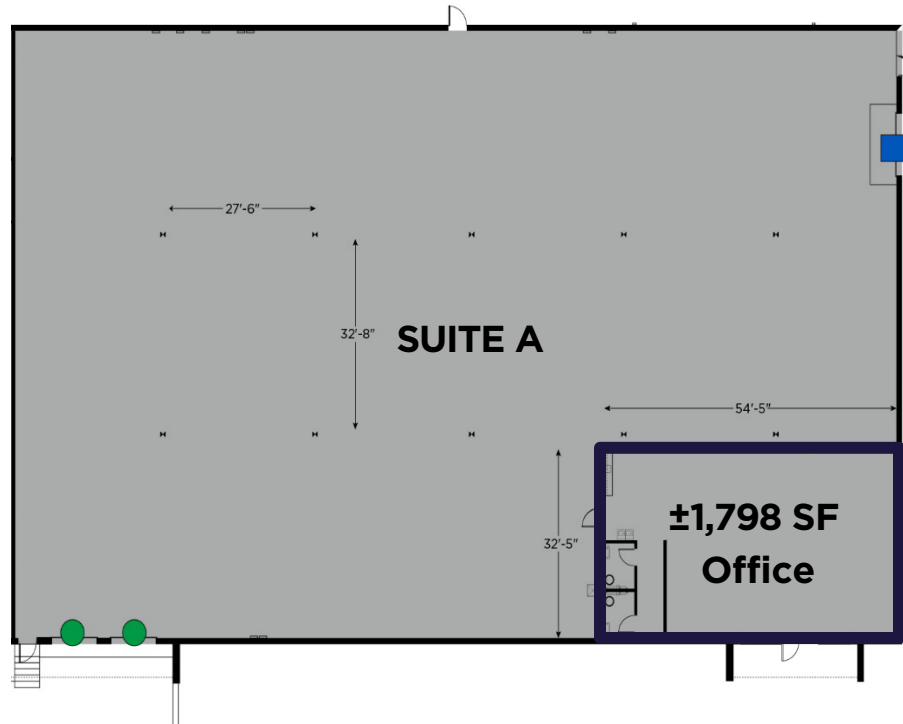
SPRINKLER: **WET SYSTEM**

COLUMN SPACING: **32' 8" X 27' 6"**

DOCK DOORS: **(2) 8' x 8' (2)**

DRIVE-IN DOOR: **(1) 10' x 10'**

POWER: **2,000 AMPS**







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