

FOR LEASE FLEX WAREHOUSE WITH HEAVY POWER & OUTSIDE STORAGE



Property Highlights

- **±16,000 - ±32,000 SF**
- Masonry construction
- Ample parking
- Professionally managed
- Central Greensboro location with great access to amenities
- 4,365 SF Office with ±1,798 SF of that being 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)

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Property Features

BUILDING SF: $\pm 16,000$ - $\pm 32,000$ SF

OFFICE: $\pm 4,365$ SF

CLEAR HEIGHT: 14'

SPRINKLER: **WET SYSTEM**

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

DOCK DOORS: (4) 8' x 8' (2)

DRIVE-IN DOOR: (2) 10' x 10

POWER: **SUITE A - 2,000 AMPS**

SUITE B - 3 PHASE / 480/277V & 120/230V

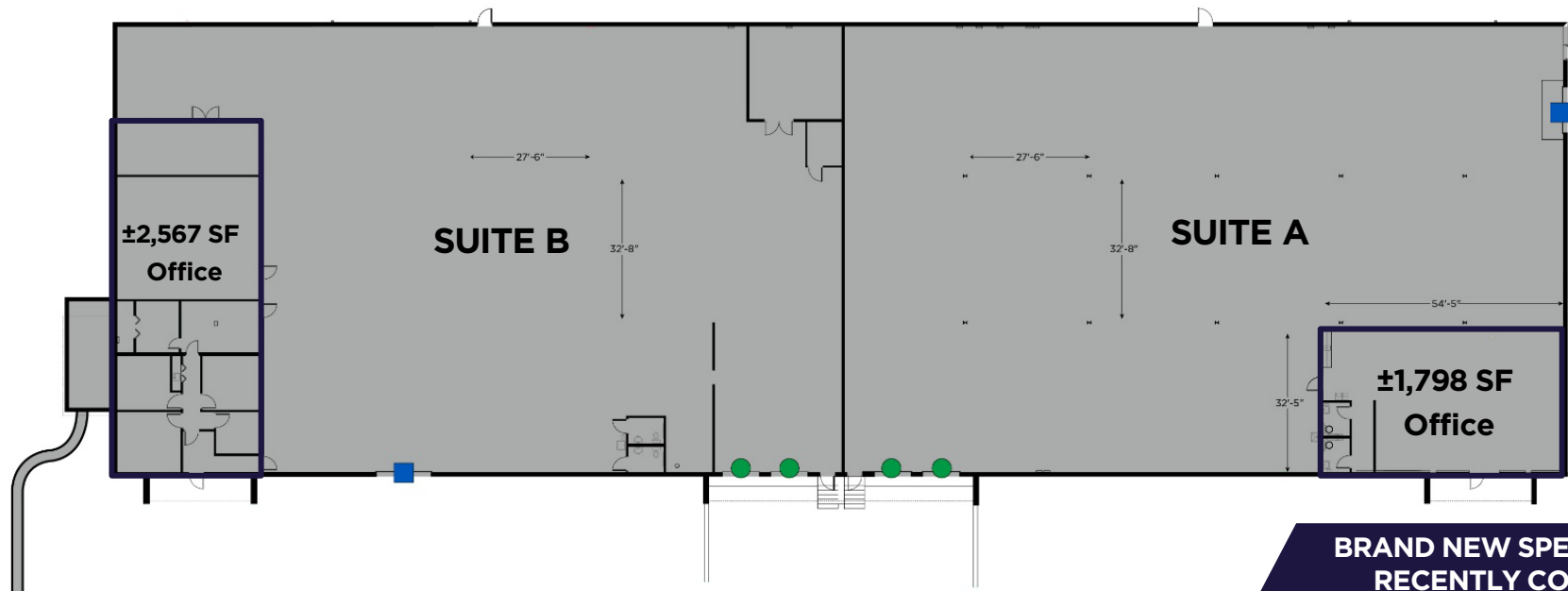
OUTDOOR STORAGE: $\pm 10,000$ SF AVAILABLE



Dock-High Door



Drive-In Door







400-AB Edwardia Drive
Greensboro, NC 27409

EDWARDIA
INDUSTRIAL PARK



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