

**INFILL FLEX / WAREHOUSE
WITH OUTSIDE STORAGE**



Property Highlights

- **±16,000 SF**
- 10,000+ SF Outside Storage Available (Can be fenced and secured)
- Masonry construction
- Ample parking
- Professionally managed
- ± 2,567 SF office
- Outstanding location off Wendover Ave with great proximity to I-40 (1.6 miles)
- Central Greensboro location with great access to amenities
- Wet Sprinkler System
- Electrical serviced by Duke Energy
- Piedmont Natural Gas
- City of Greensboro Water/ Sewer

(Call For Lease Rate)



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Location Overview



Property Overview



Property Features

BUILDING SF: **±16,000 SF**

OFFICE: **±2,567 SF**

CLEAR HEIGHT: **14'**

SPRINKLER: **WET SYSTEM**

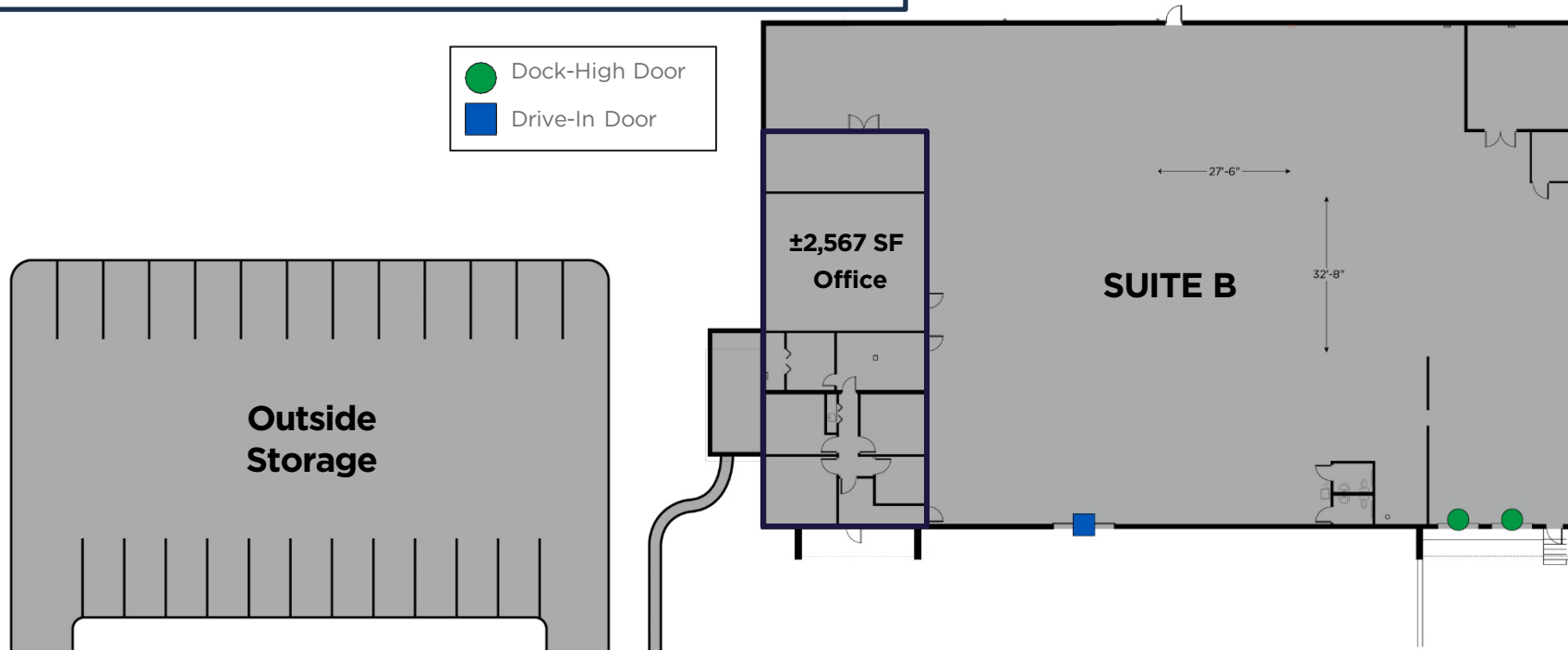
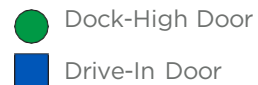
COLUMN SPACING: **32' 8" X 27' 6"**

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

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

POWER: **3 PHASE | 480/277V & 120/230V**

OUTSIDE STORAGE AVAILABLE





400-B Edwardia Drive
Greensboro, NC 27409

EDWARDIA
INDUSTRIAL PARK



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