

FOR LEASE

73 BUSINESS CENTER

7901 & 7902 INDLEA POINT / GREENSBORO, NC



CLASS A INDUSTRIAL SPACE AVAILABLE IN THE AIRPORT SUBMARKET

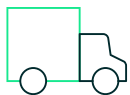
PROPERTY HIGHLIGHTS

73 BUSINESS CENTER

Situated in the heart of the Piedmont Triad Airport submarket (Greensboro/Winston-Salem/High Point, NC), the most active and strongest submarket in the Triad, 73 Business Center is in the geographic center of the state amongst a local population of over 1.7 million residents. The property offers irreplaceable access to the Interstate 40/85 corridor for ease of regional distribution and convenient connectivity to other major thoroughfares, airports, and seaports. With over 300,000 square feet available in two modern distribution facilities, 73 Business Center is designed for single tenant or multi-tenant configurations.



TWO BUILDINGS WITH OVER 300,000 SF AVAILABLE



UNMATCHED VEHICLE & TRACTOR-TRAILER ACCESS



PRIME LOCATION IN THE AIRPORT SUBMARKET

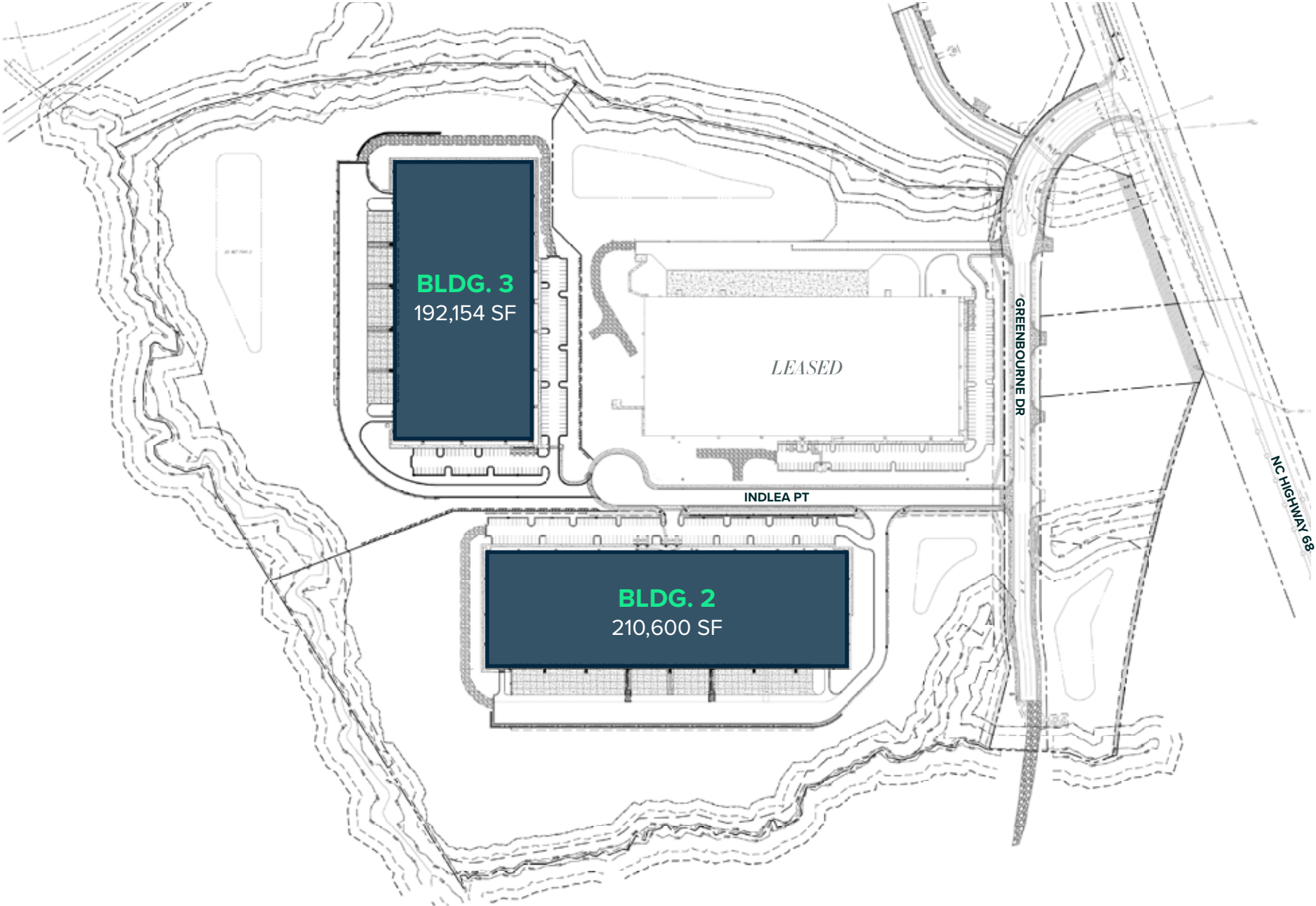


7901 INDLEA POINT // BUILDING 2 – 210,600 SF



7902 INDLEA POINT // BUILDING 3 – 192,154 SF

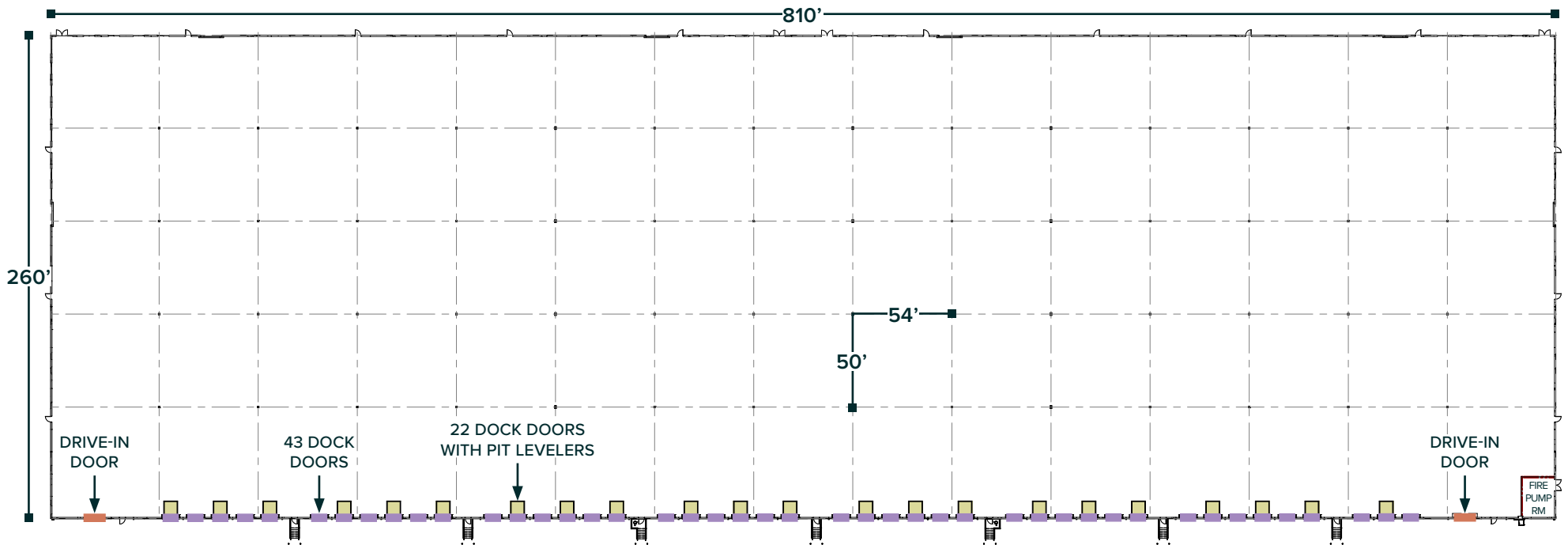
SITE PLAN



BUILDING 2

210,600 SF

PROPERTY ADDRESS	7901 Indlea Pt, Greensboro, NC	DRIVE-IN DOORS	2 total; 12' x 14'
BUILDING SIZE	210,600 SF	FLOOR THICKNESS	6 inches
BUILDING DIMENSIONS	810' x 260'	SPRINKLER SYSTEM	ESFR
CLEAR HEIGHT	32'	CONSTRUCTION TYPE	Tilt-up concrete exterior; steel frame interior
COLUMN SPACING	50' x 54' with 60' speed bay	PAVED PARKING SPACES	149 total
DOCK DOORS	43 total; 9' x 10' 22 with 40,000lb pit levelers with dock seals	POWER	Duke Energy (existing) 480V, 3 Phase; 1,000 AMPS; 750 KVA transformer



*BUILDING
PHOTOS*



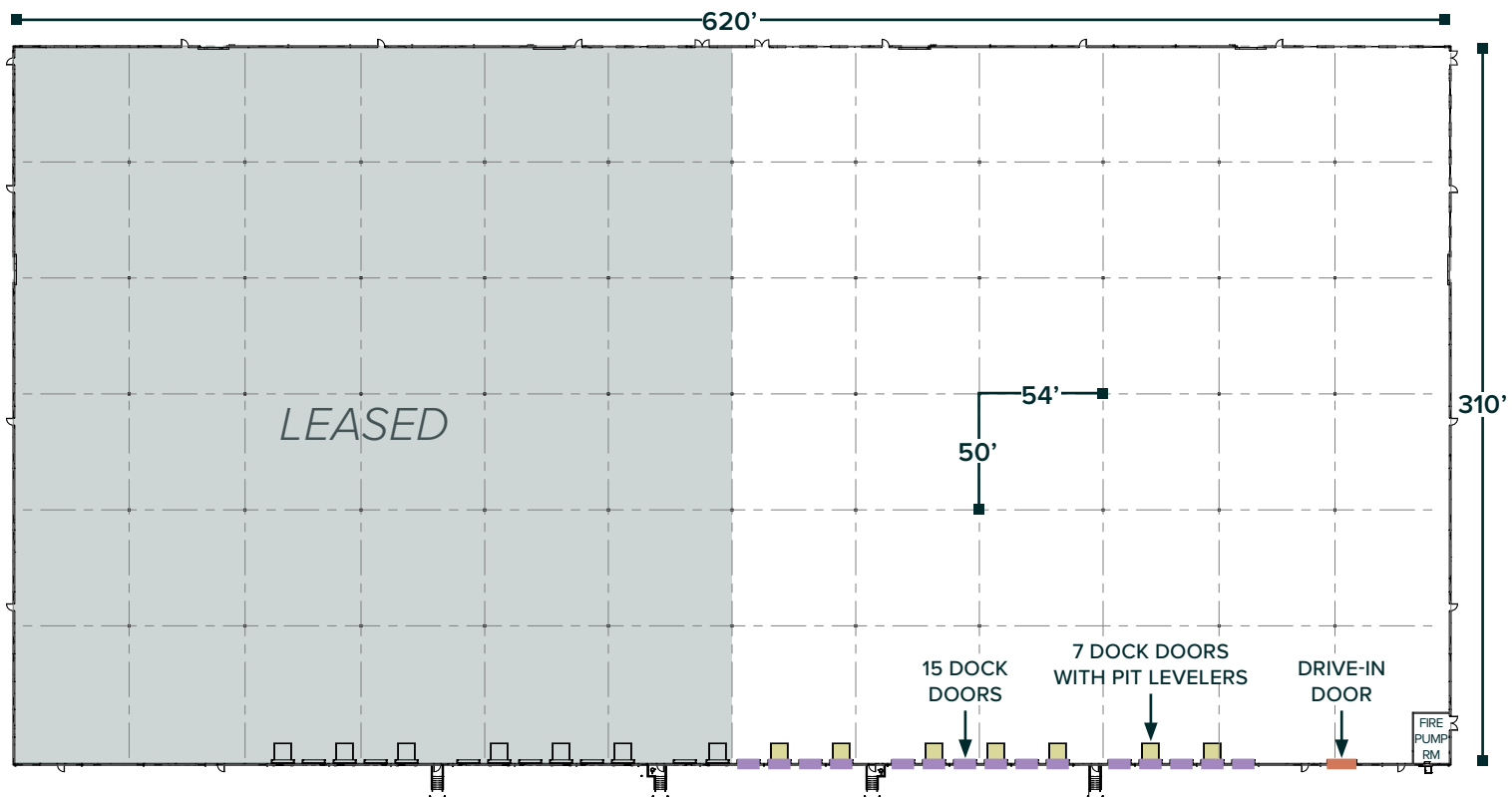
BUILDING 2



BUILDING 3

192,154 SF

PROPERTY ADDRESS	7902 Indlea Pt, Greensboro, NC	DRIVE-IN DOORS	1 total; 12' x 14'
BUILDING SIZE	192,154 SF (620' x 310')	FLOOR THICKNESS	6 inches
AVAILABLE SPACE	96,056 SF	SPRINKLER SYSTEM	ESFR
CLEAR HEIGHT	32'	CONSTRUCTION TYPE	Tilt-up concrete exterior; steel frame interior
COLUMN SPACING	50' x 54' with 60' speed bay	PAVED PARKING SPACES	134 total (expansion possible)
DOCK DOORS	15 total; 9' x 10' 7 with 40,000lb pit levelers with dock seals	POWER	Duke Energy (existing) 480V, 3 Phase; 1,000 AMPS; 750 KVA transformer



*BUILDING
PHOTOS*



BUILDING 3





73 BUSINESS CENTER

Kernersville



PTI AIRPORT

WINSTON-SALEM
21 MILES

GREENSBORO

RALEIGH
91 MILES

CONVENIENT HIGHWAY & AIRPORT ACCESS

68
0.2 MILES

73
0.2 MILES

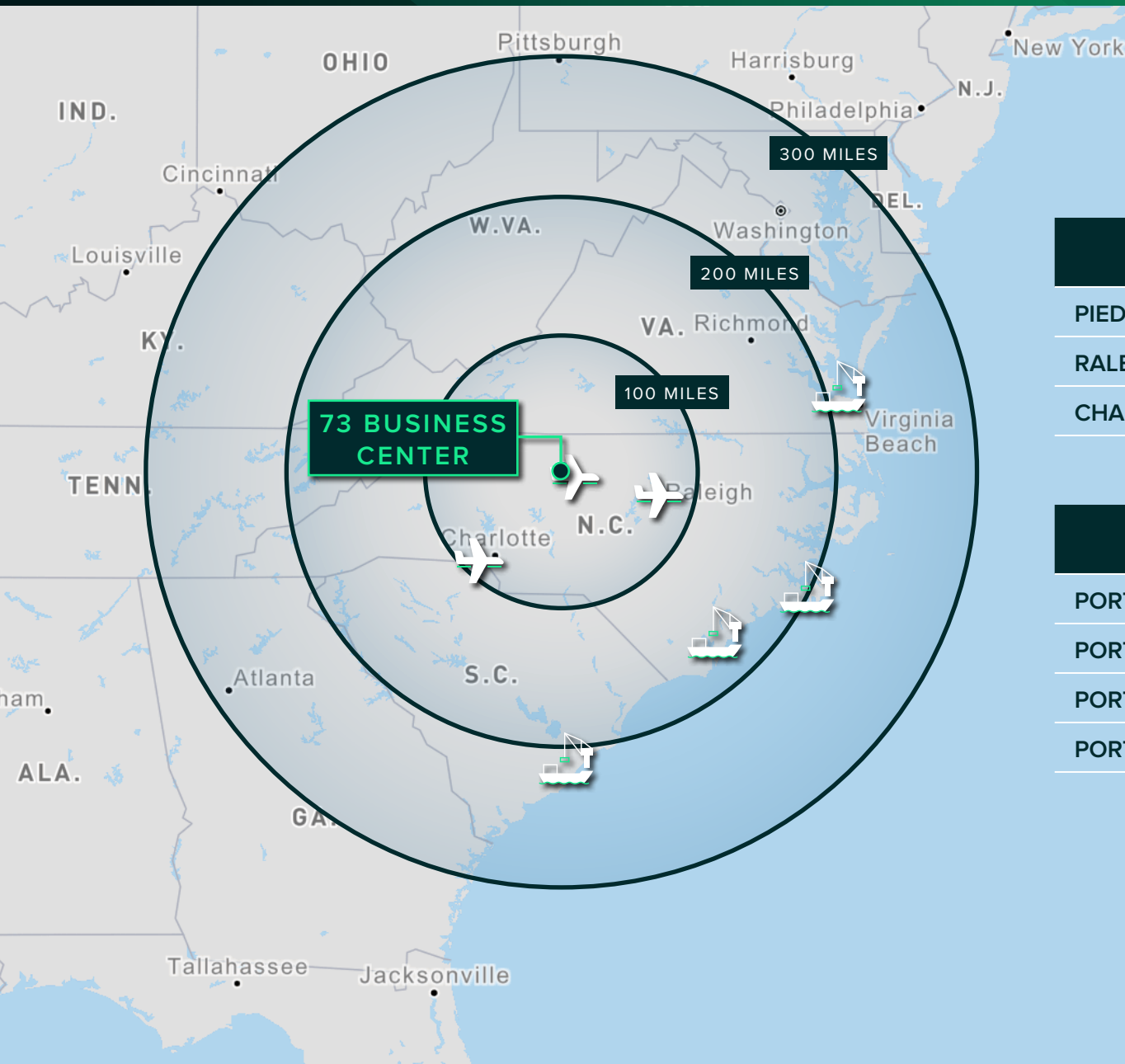
40
4.1 MILES

4.3 MILES

85
14.1 MILES

CHARLOTTE
92 MILES

LOCATION & ACCESSIBILITY



AIRPORTS

PIEDMONT TRIAD INT'L AIRPORT	4.2 Miles
RALEIGH DURHAM INT'L AIRPORT	79 Miles
CHARLOTTE DOUGLAS INT'L AIRPORT	99 Miles

SEAPORTS

PORT OF WILMINGTON, NC	197 Miles
PORT OF MOREHEAD CITY, NC	241 Miles
PORT OF NORFOLK, VA	248 Miles
PORT OF CHARLESTON, SC	283 Miles

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