



# 233 BURGESS ROAD GREENSBORO, NC

LEASING BY



126,898 SF FULLY CONDITIONED INDUSTRIAL FACILITY WITH HEAVY POWER  
ADJACENT TO PIEDMONT TRIAD INTERNATIONAL AIRPORT (PTI)

## 233 BURGESS ROAD

### PROPERTY INFORMATION

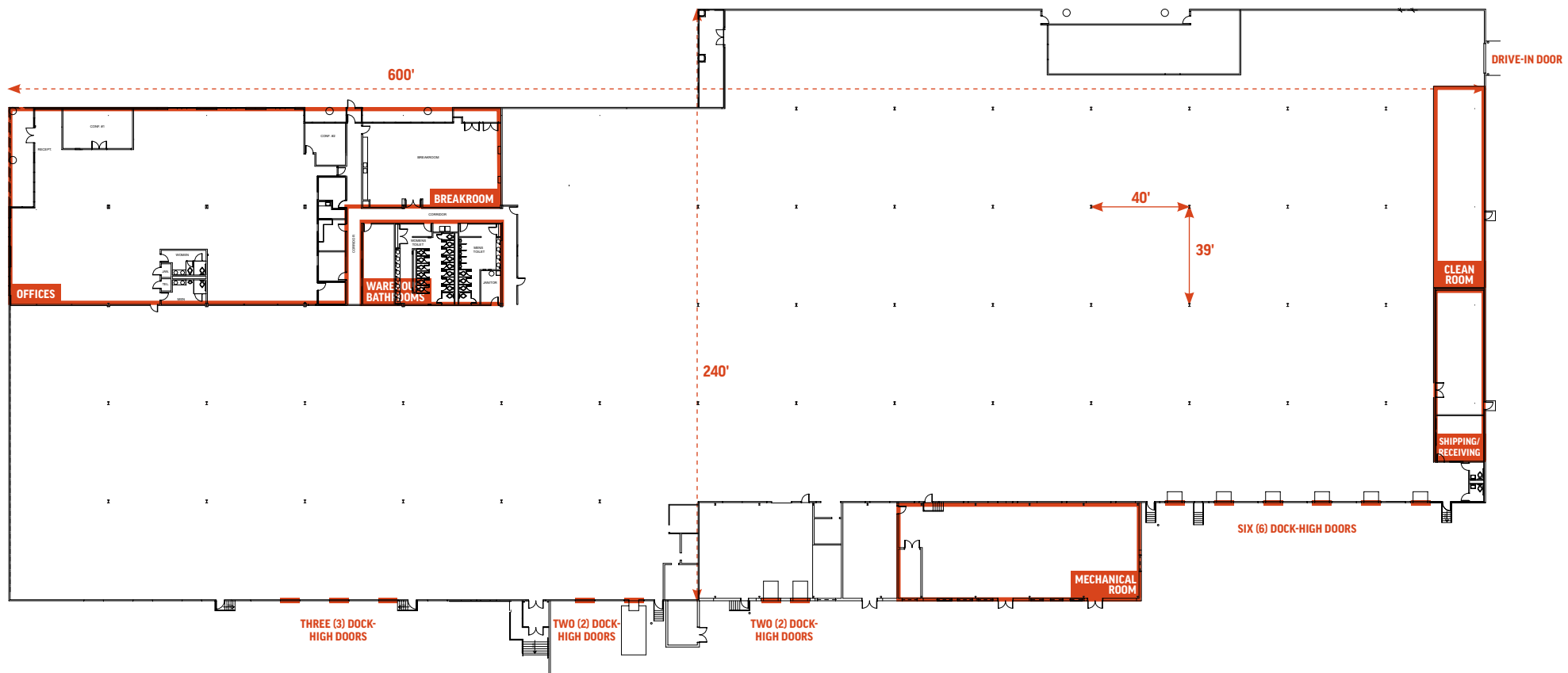
ADDRESS	233 Burgess Road
CITY	Greensboro
STATE	North Carolina
COUNTY	Guilford
PARCEL ID	7815-56-2521
ACRES	20.16
ZONING	Light Industrial (LI)
SQUARE FEET	±126,898 SF
OFFICE SQUARE FEET	±15,000 SF
YEAR BUILT	1991
UTILITIES	
NATURAL GAS	Piedmont Natural Gas
WATER & SEWER	City of Greensboro
ELECTRIC	Duke Energy
FIBER OPTICS	Yes; Provider to be determined



### SITE PLAN



## FLOOR PLAN



## BUILDING SPECIFICATIONS

<b>SQUARE FEET</b>	±126,898 SF	<b>SPRINKLER SYSTEM</b>	Fully sprinklered; ordinary hazard
<b>OFFICE SQUARE FEET</b>	±15,000 SF	<b>WAREHOUSE LIGHTING</b>	Primarily T-8 fluorescent lighting
<b>COLUMN SPACING</b>	40' 3" x 39'	<b>POWER</b>	8,000 amp 480/277 volt, 3-phase panel; Emergency generator
<b>PARKING</b>	486 spaces (3.93/1,000 SF) with additional capacity for expansion	<b>CLEAR HEIGHT</b>	Varies; primarily 21'
<b>CONSTRUCTION TYPE</b>	Pre-cast concrete	<b>LOADING DOCKS</b>	Thirteen (13) dock high positions and one (1) drive-in position; Additional future knock out panels
<b>HVAC</b>	100% air-conditioned and heated	<b>EXPANSION CAPACITY</b>	Future expansion capacity on-site for additional square footage or outdoor storage
<b>ROOF TYPE</b>	Primarily Standing Seam Metal with limited EPDM areas		

Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



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## LOCATION OVERVIEW

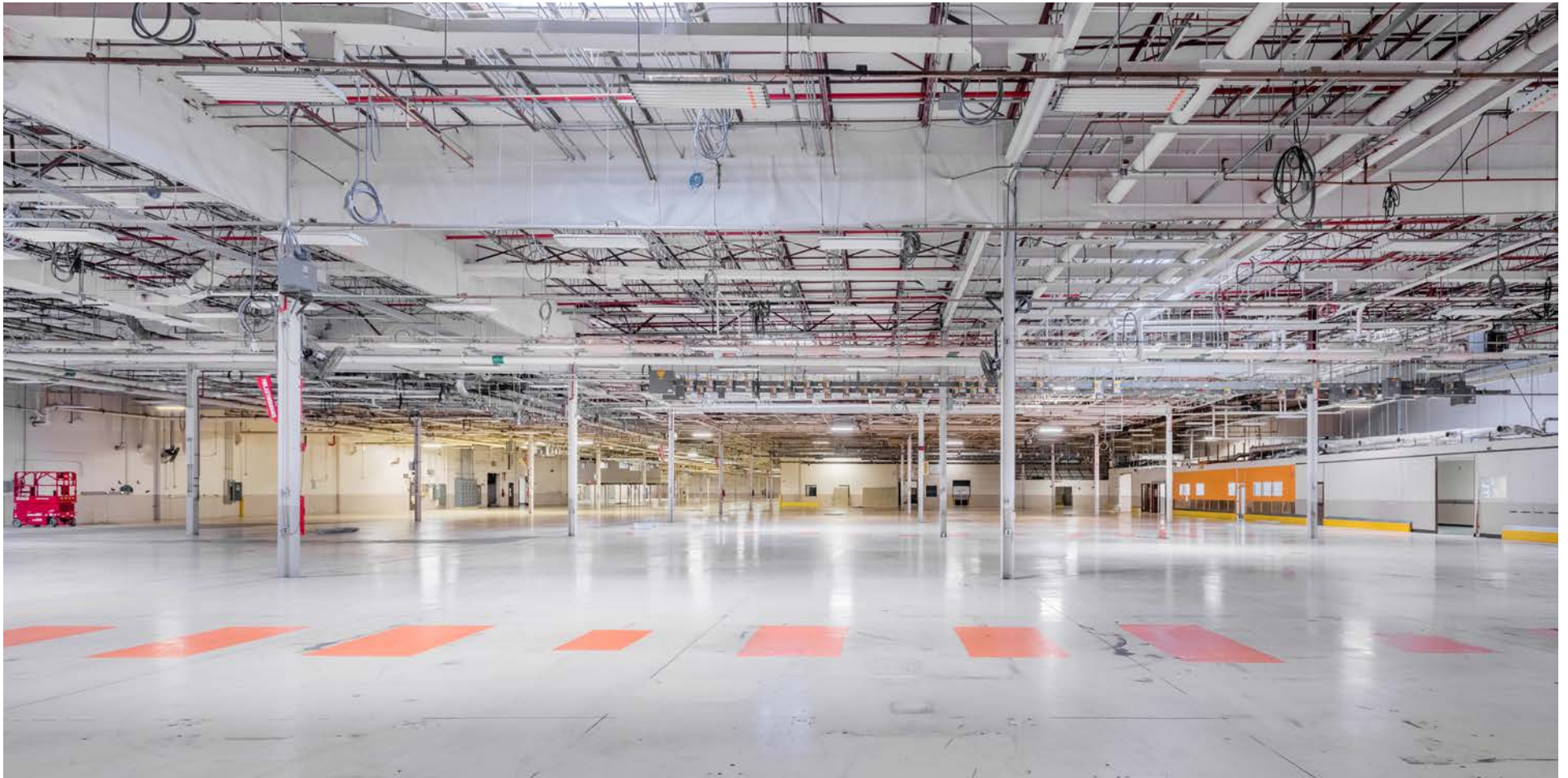
### DRIVE TIMES

7 MIN	PIEDMONT TRIAD INTERNATIONAL AIRPORT (PTI)	10 MIN		13 MIN		15 MIN		1 HOUR	RALEIGH-DURHAM	1.5 HOURS	CHARLOTTE
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RALEIGH-DURHAM ▲



PIEDMONT TRIAD  
INTERNATIONAL  
AIRPORT (PTI)

CHARLOTTE ►

233  
BURGESS  
ROAD

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**EDGEWATER**  
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