



**233 BURGESS  
ROAD** GREENSBORO, NC

LEASING BY

 CUSHMAN &  
WAKEFIELD

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

## PROPERTY INFORMATION

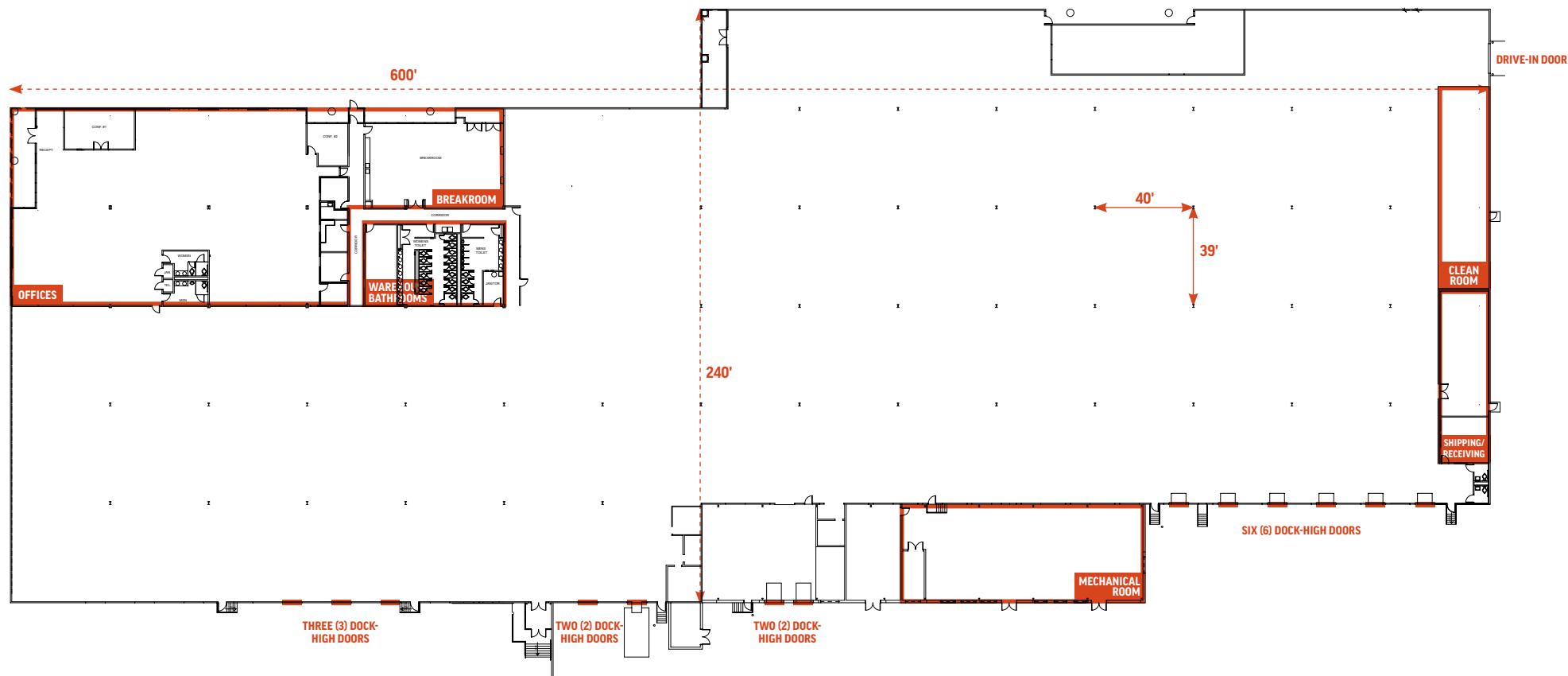
ADDRESS	233 Burgess Road
CITY	Greensboro
STATE	North Carolina
COUNTY	Guilford
PARCEL ID	7815-56-2521
ACRES	20.16
ZONING	Light Industrial (LI)
SQUARE FEET	±126,898 SF
OFFICE SQUARE FEET	±15,000 SF
YEAR BUILT	1991
<b>UTILITIES</b>	
NATURAL GAS	Piedmont Natural Gas
WATER & SEWER	City of Greensboro
ELECTRIC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



## SITE PLAN



## FLOOR PLAN



## BUILDING SPECIFICATIONS

<b>SQUARE FEET</b>	±126,898 SF
<b>OFFICE SQUARE FEET</b>	±15,000 SF
<b>COLUMN SPACING</b>	40' 3" x 39'
<b>PARKING</b>	486 spaces (3.93/1,000 SF) with additional capacity for expansion
<b>CONSTRUCTION TYPE</b>	Pre-cast concrete
<b>HVAC</b>	100% air-conditioned and heated
<b>ROOF TYPE</b>	Primarily Standing Seam Metal with limited EPDM areas

<b>SPRINKLER SYSTEM</b>	Fully sprinklered; ordinary hazard
<b>WAREHOUSE LIGHTING</b>	Primarily T-8 fluorescent lighting
<b>POWER</b>	8,000 amp 480/277 volt, 3-phase panel; Emergency generator
<b>CLEAR HEIGHT</b>	Varies; primarily 21'
<b>LOADING DOCKS</b>	Thirteen (13) dock high positions and one (1) drive-in position; Additional future knock out panels
<b>EXPANSION CAPACITY</b>	Future expansion capacity on-site for additional square footage or outdoor storage

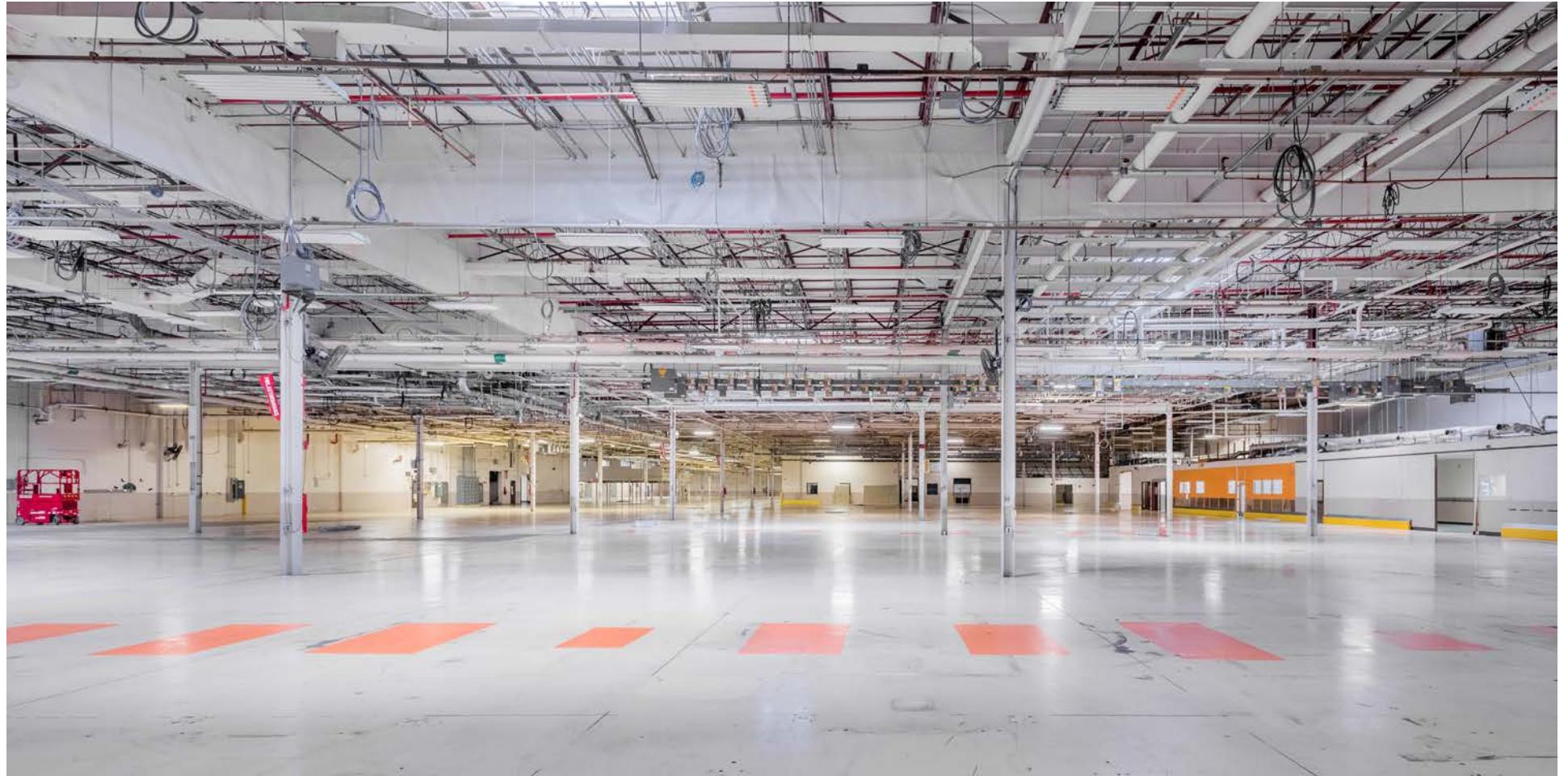
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## LOCATION OVERVIEW

### DRIVE TIMES

7 MIN	PIEDMONT TRIAD INTERNATIONAL AIRPORT (PTI)
10 MIN	40
13 MIN	85
15 MIN	74
1 HOUR	RALEIGH-DURHAM
1.5 HOURS	CHARLOTTE





PIEDMONT TRIAD  
INTERNATIONAL  
AIRPORT (PTI)

CHARLOTTE ▶

233  
BURGESS  
ROAD

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VENTURES

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