

AVAILABLE  
FOR LEASE

4755 McConnell Center Dr.

GREENSBORO, NC  
27405

# McCONNELL CENTER – LOT 4 SPEC. BUILDING INDUSTRIAL / DISTRIBUTION BUILDING – 103,280 SF AVAILABLE



**For Marketing Information, Contact:**

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John Schultz, 336-668-9999, Ext. 101 | Email [John@TriadCommercial.com](mailto:John@TriadCommercial.com)



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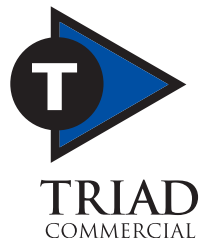
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## Property Information / Highlights

<b>Available SF:</b>	<b>103,280 SF</b>
<b>Building Size:</b>	233,280 SF
<b>Office Space:</b>	To Suit
<b>Site:</b>	14.01 acres
<b>Building Dimensions:</b>	360' x 648' high bay area
<b>Construction:</b>	Insulated pre-cast concrete panels
<b>Column Spacing:</b>	54' x 50' with 60' staging bay at dock line
<b>Floor Specifications:</b>	6" 4,000 psi concrete reinforced with welded wire fabric or to tenant specs
<b>Loading:</b>	Thirty (30) 9' x 10' dock doors One (1) 12' x 14' drive-in door
<b>Electrical:</b>	480/277 V 1,000 A service or to tenant specs
<b>Lighting:</b>	30 FC at 36" AFF in high bay area or to tenant specs
<b>Clear Height:</b>	32'
<b>Sprinkler:</b>	ESFR
<b>Heating &amp; Ventilation System:</b>	Heating to 55F and ventilation rate of 2 air changes per hour or to tenant specs
<b>Zoning:</b>	LI - Light Industrial
<b>Employee Parking:</b>	45 spaces
<b>Trailer Parking:</b>	25 spaces
<b>Water/Sewer:</b>	City of Greensboro; 6" sewer service and 1" domestic water service
<b>Gas:</b>	Piedmont Natural Gas
<b>Electricity:</b>	Duke Power - To Tenant Specs
<b>Asking Lease Rate:</b>	\$4.95 psf NNN



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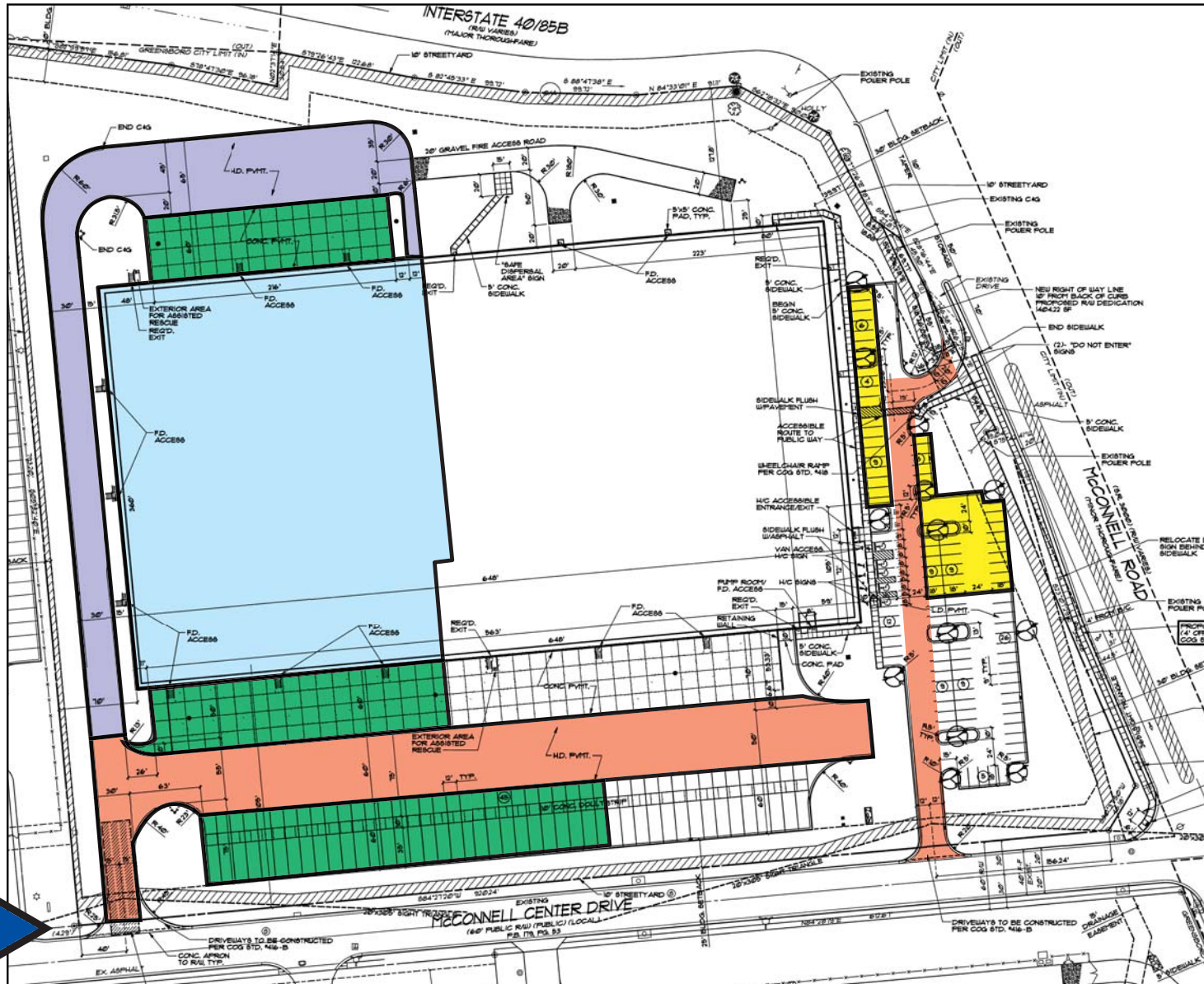
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AVAILABLE  
103,280 SF



Common Area  
Paving



AVAILABLE  
Trailer Parking Area  
(30 +/- dock doors)  
(25 +/- trailer spaces)



AVAILABLE  
Car Parking Area  
(45 +/- unmarked spaces)



AVAILABLE  
Exclusive Drive &  
Outside Storage Area  
(Subject to Fire Road access)

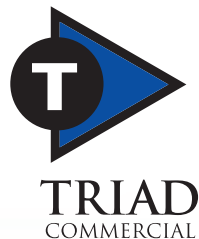
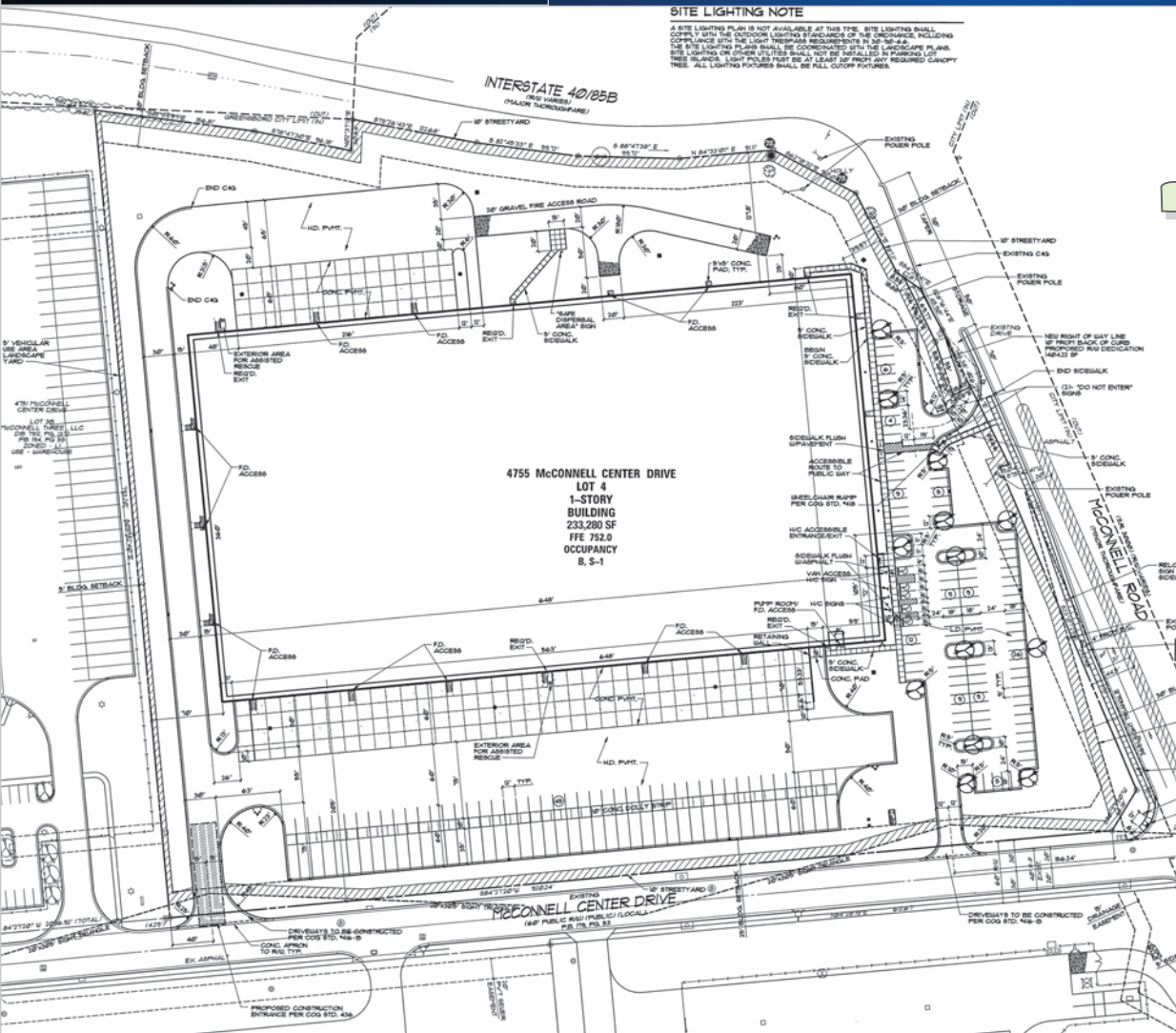




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