

FOR LEASE

75 BUSINESS CENTER

7902 INDLEA POINT, SUITE 123 // GREENSBORO, NC

96,098 SF AVAILABLE



CLASS A INDUSTRIAL SPACE AVAILABLE IN THE AIRPORT SUBMARKET

Dodson Schenck

Executive Vice President
+1 336 478 0234
dodson.schenck@cbre.com

Richard Mossman

Executive Vice President
+1 336 499 9956
richard.mossman@cbre.com

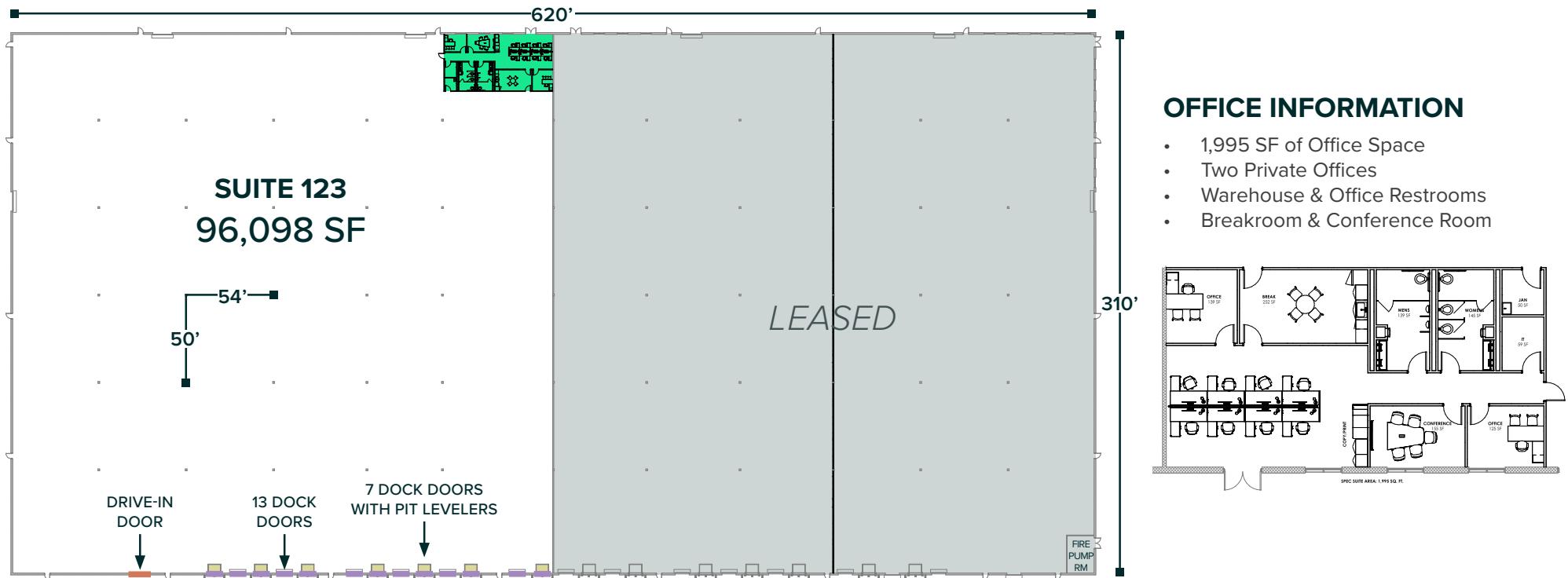
Sam Elliott

Senior Associate
+1 336 478 4404
sam.elliott@cbre.com

CBRE

www.cbre.com/triad

PROPERTY HIGHLIGHTS



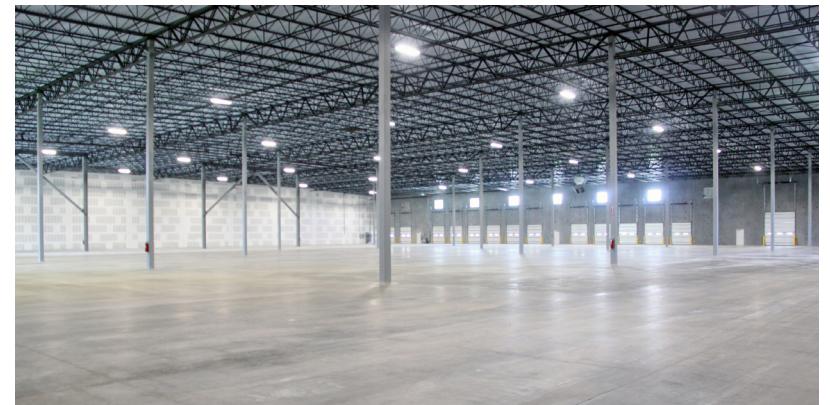
PROPERTY ADDRESS	7902 Indlea Pt, Suite 123, Greensboro, NC	FLOOR THICKNESS	6 inches
BUILDING SIZE	192,154 SF (620' x 310')	SPRINKLER SYSTEM	ESFR
AVAILABLE SPACE	96,098 SF	CONSTRUCTION TYPE	Tilt-up concrete exterior; steel frame interior
CLEAR HEIGHT	32'	PAVED PARKING SPACES	134 total (expansion possible)
COLUMN SPACING	50' x 54' with 60' speed bay	POWER	Duke Energy (existing) 480V, 3 Phase; 1,000 AMPS; 750 KVA transformer
DOCK DOORS	13 total; 9' x 10' 7 with 40,000lb pit levelers with dock seals	INTERSTATE ACCESS	Immediate access to Hwy 68 & I-73 w/ easy access to I-40, I-85, & the Greensboro Urban Loop (I-840)

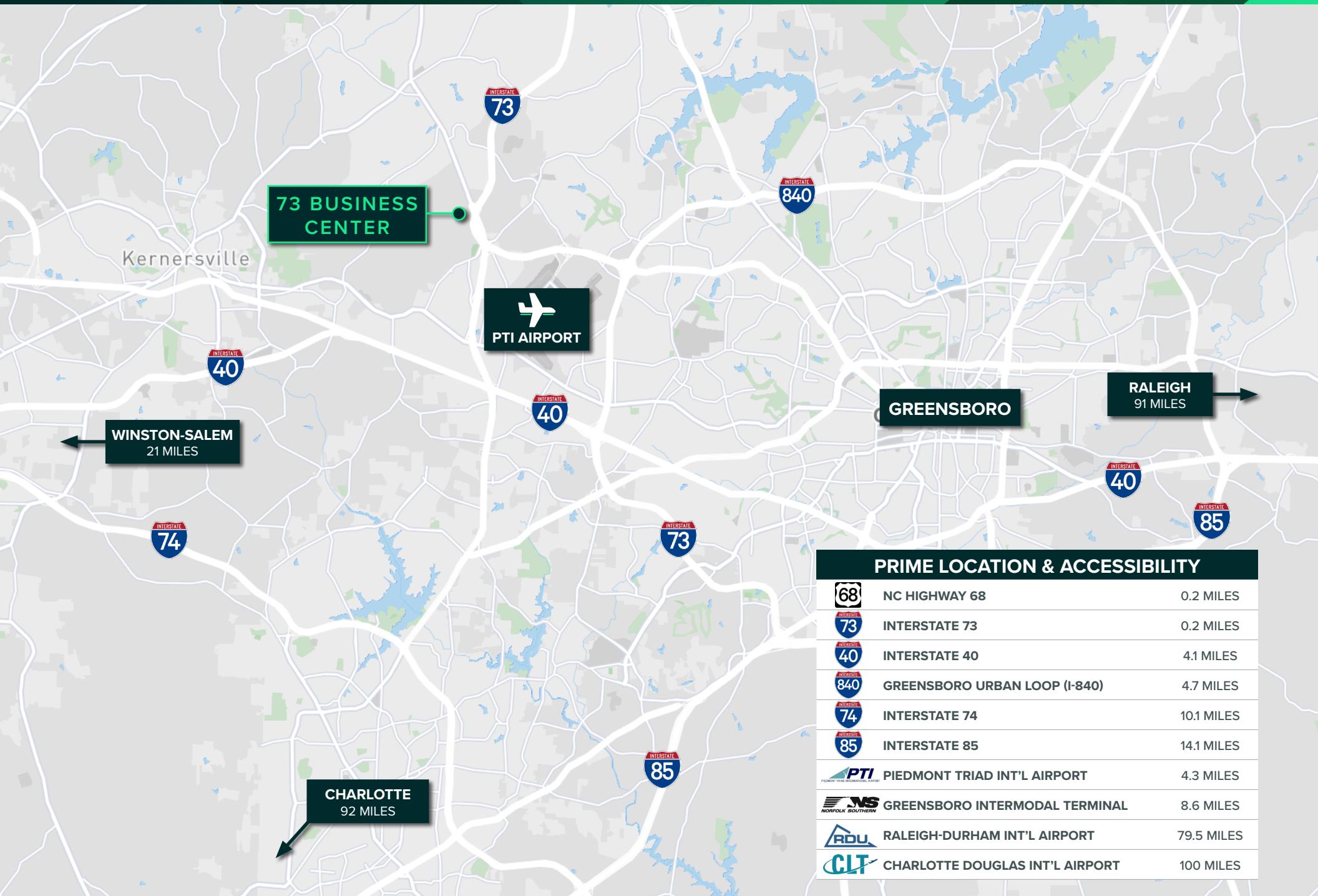
73 BUSINESS CENTER

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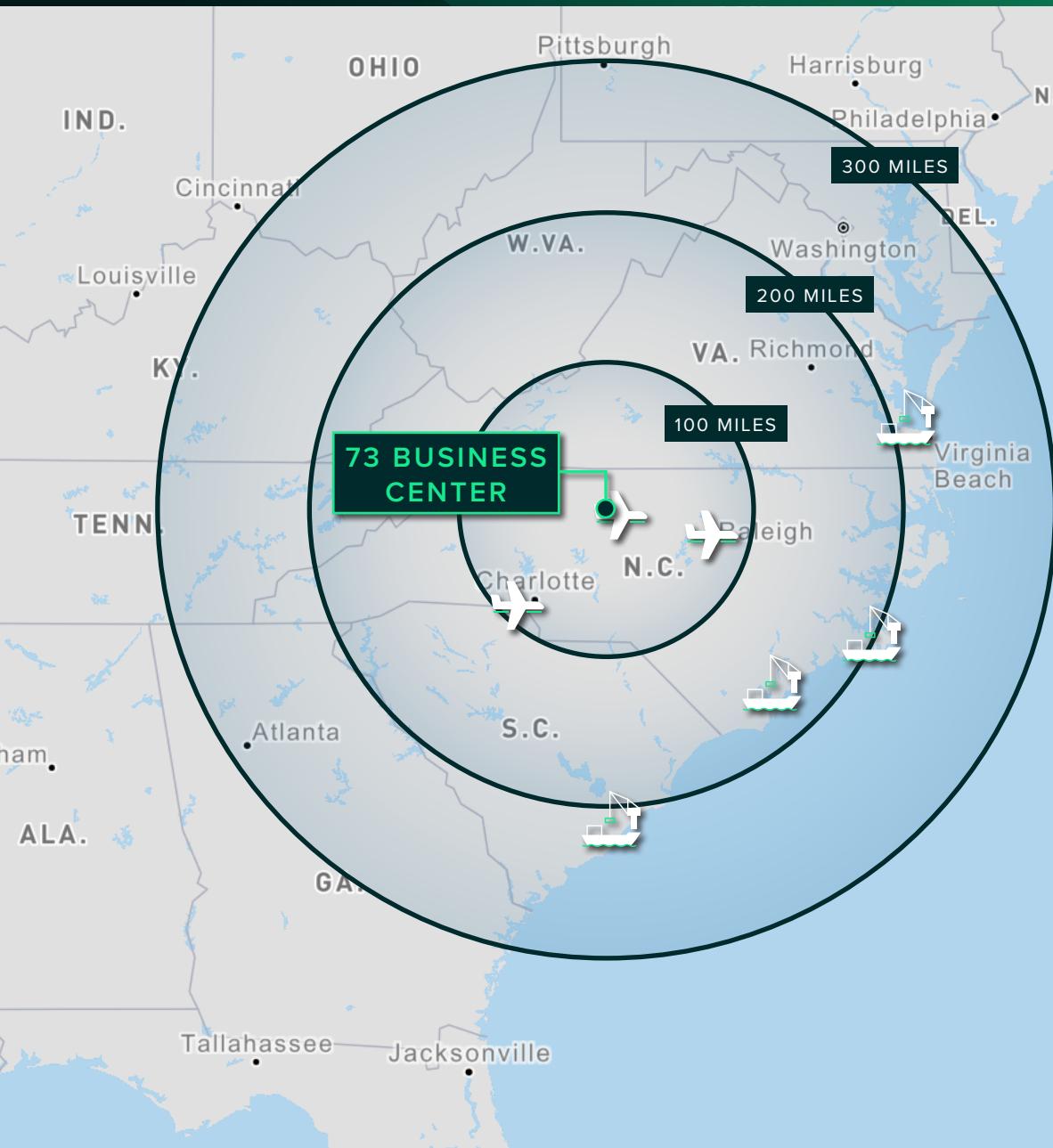


7902 INDLEA POINT // BUILDING 3 – 192,154 SF





LOCATION & ACCESSIBILITY





AIRPORTS

PIEDMONT TRIAD INT'L AIRPORT	4.3 Miles
RALEIGH DURHAM INT'L AIRPORT	79.5 Miles
CHARLOTTE DOUGLAS INT'L AIRPORT	100 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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CONTACT US

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Senior Associate
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sam.elliott@cbre.com

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