

FOR LEASE

73 BUSINESS CENTER

7902 INDLEA POINT, SUITE 123 // GREENSBORO, NC

96,098 SF AVAILABLE



CLASS A INDUSTRIAL SPACE AVAILABLE IN THE AIRPORT SUBMARKET

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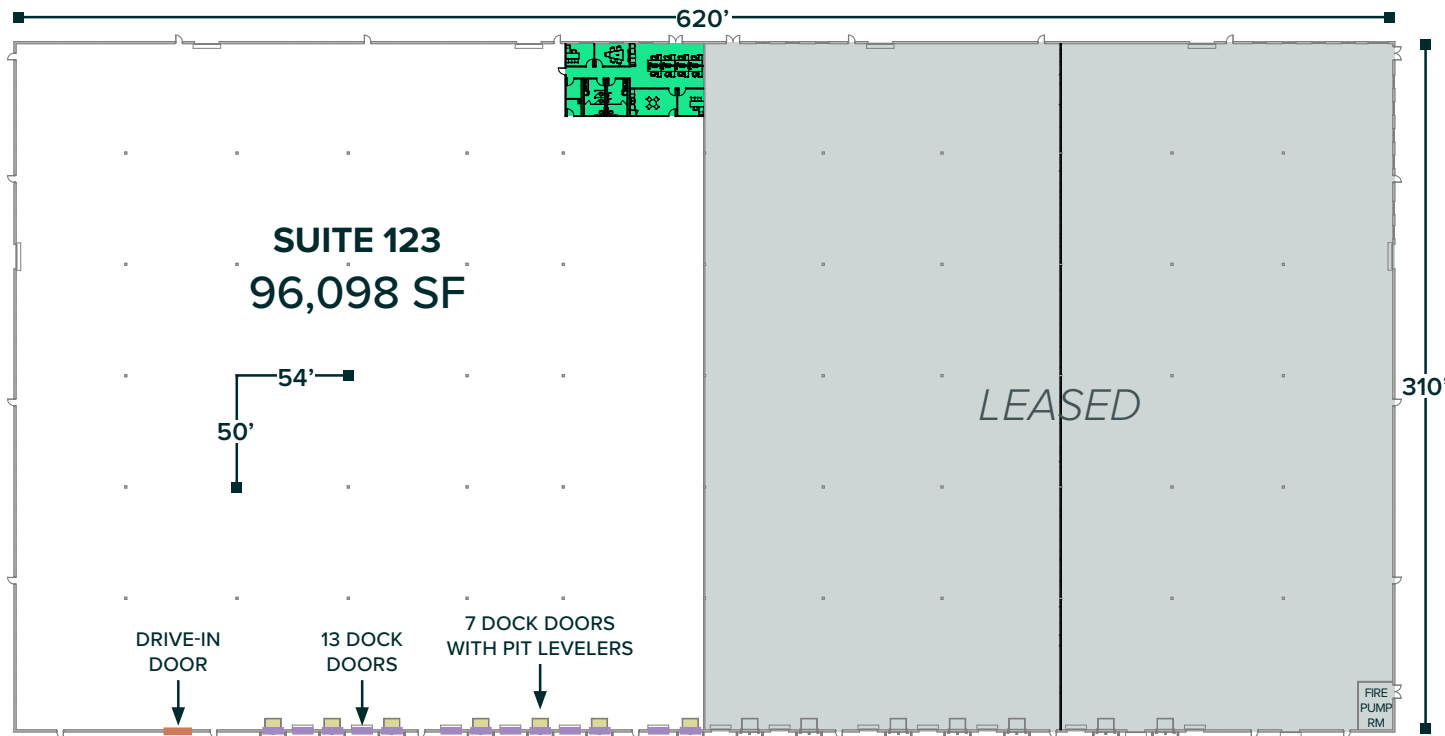
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CBRE

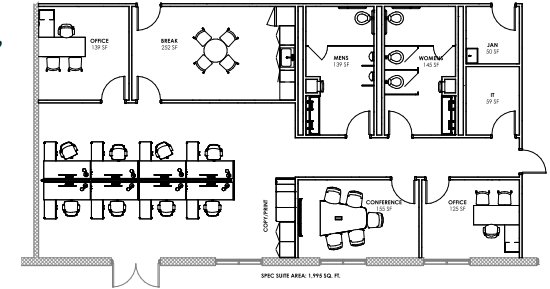
www.cbre.com/triad

PROPERTY HIGHLIGHTS



OFFICE INFORMATION

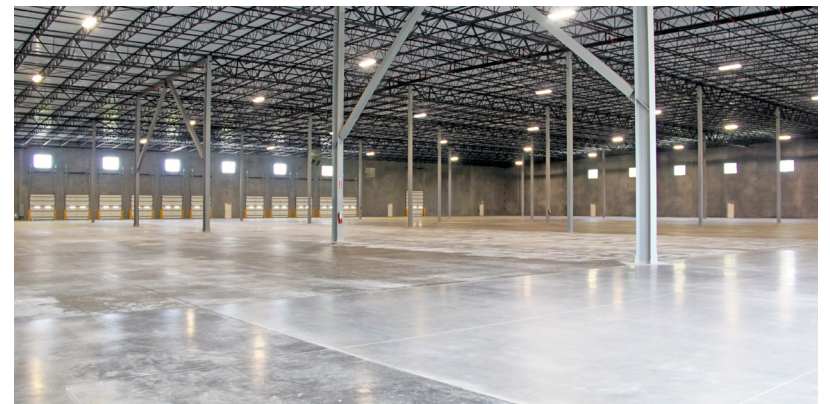
- 1,995 SF of Office Space
- Two Private Offices
- Warehouse & Office Restrooms
- Breakroom & Conference Room

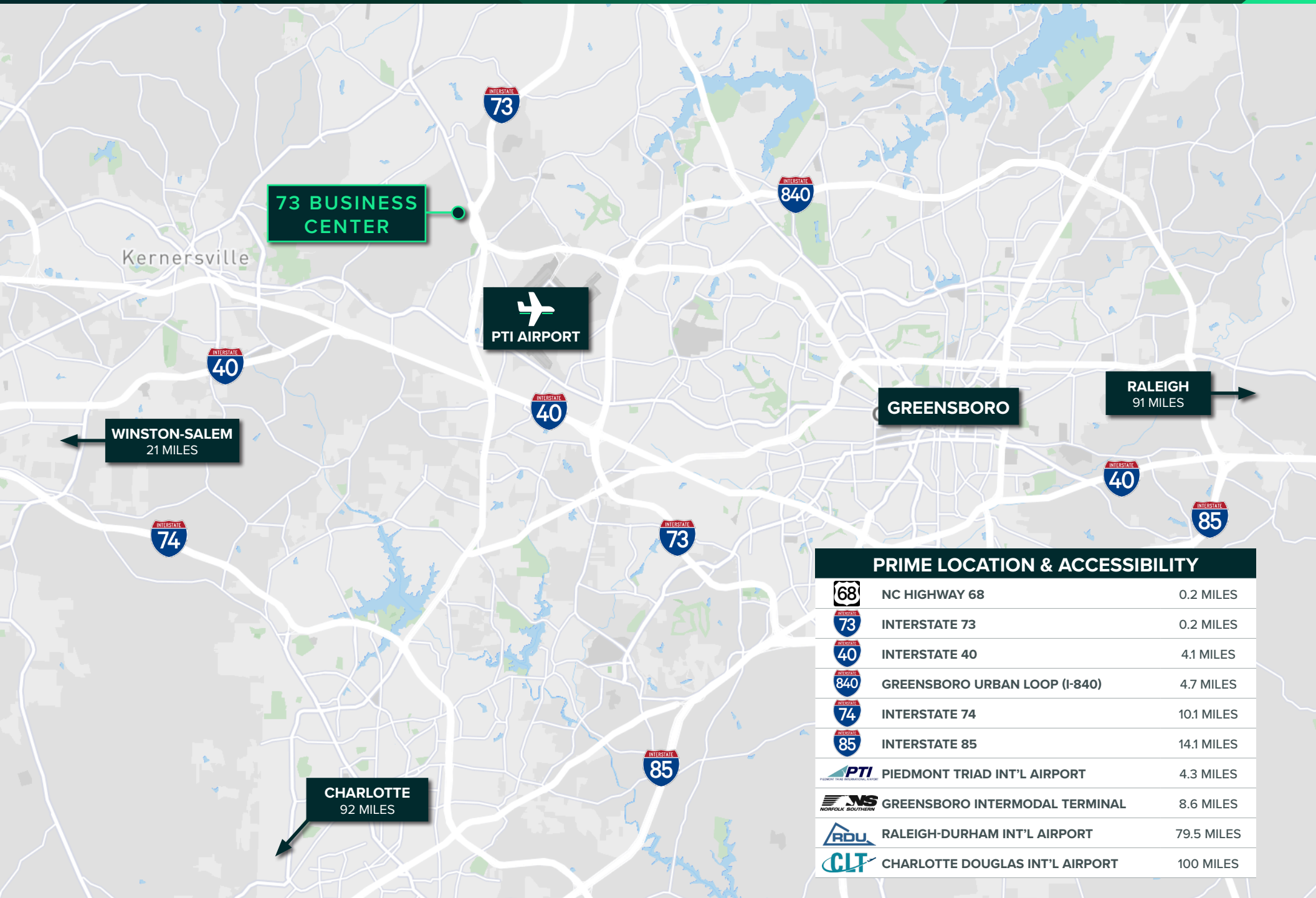


PROPERTY ADDRESS	7902 Indlea Pt, Suite 123, Greensboro, NC	FLOOR THICKNESS	6 inches
BUILDING SIZE	192,154 SF (620' x 310')	SPRINKLER SYSTEM	ESFR
AVAILABLE SPACE	96,098 SF	CONSTRUCTION TYPE	Tilt-up concrete exterior; steel frame interior
CLEAR HEIGHT	32'	PAVED PARKING SPACES	134 total (expansion possible)
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)

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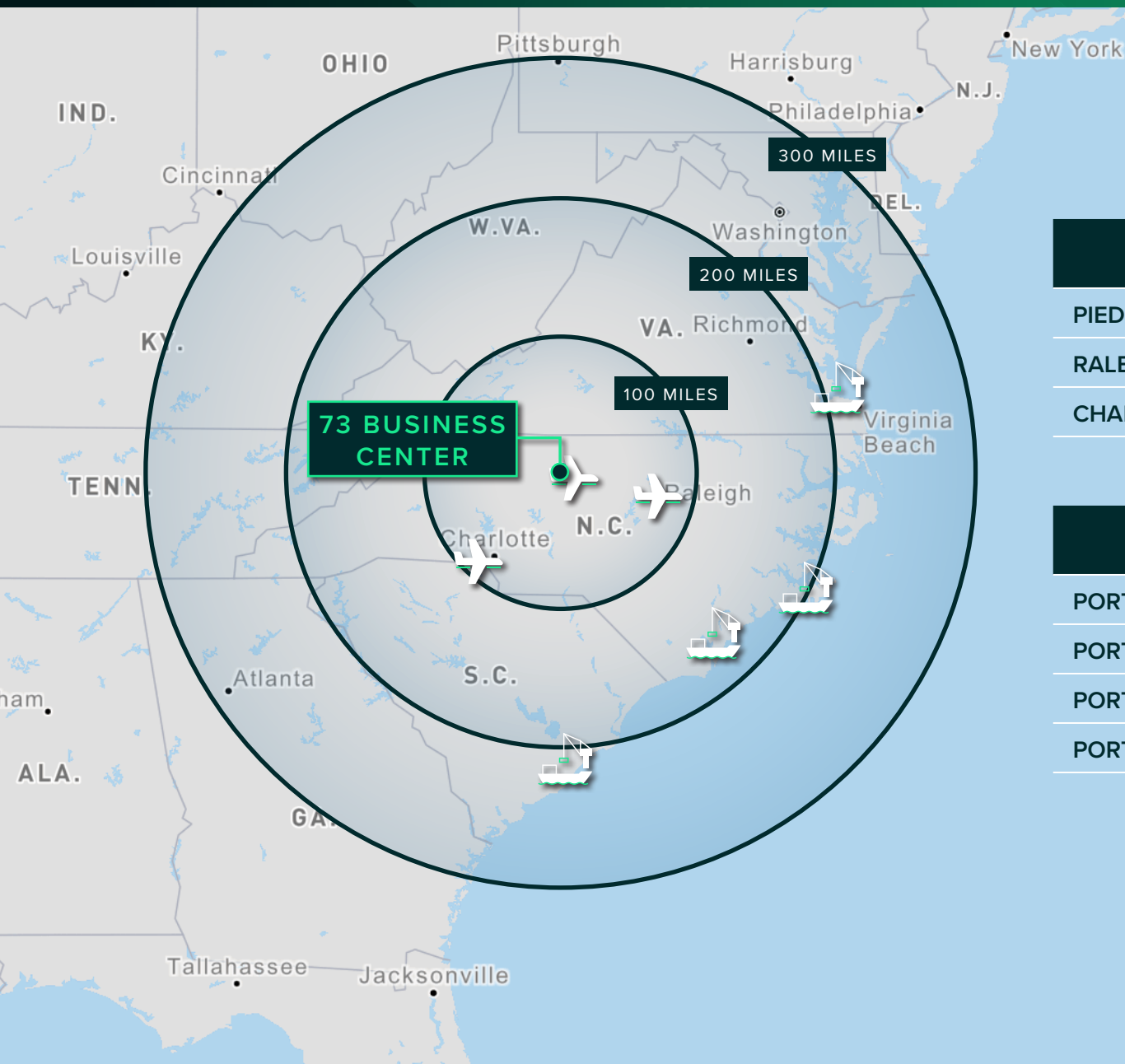
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GREENSBORO, NC





PRIME LOCATION & ACCESSIBILITY		
	NC HIGHWAY 68	0.2 MILES
	INTERSTATE 73	0.2 MILES
	INTERSTATE 40	4.1 MILES
	GREENSBORO URBAN LOOP (I-840)	4.7 MILES
	INTERSTATE 74	10.1 MILES
	INTERSTATE 85	14.1 MILES
	PIEDMONT TRIAD INT'L AIRPORT	4.3 MILES
	GREENSBORO INTERMODAL TERMINAL	8.6 MILES
	RALEIGH-DURHAM INT'L AIRPORT	79.5 MILES
	CHARLOTTE DOUGLAS INT'L AIRPORT	100 MILES

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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