

McConnell Center Lot 5 Shell Building



Street Address:	4754 McConnell Center Dr
Type:	Industrial Building
Building/Site Name:	McConnell Center Lot 5
Total Sq. Ft.:	301,910
Minimum Available:	150,000 SqFt
Maximum Available:	301,910 SqFt
Divisible:	yes
For Sale:	subject to buyer specs
For Lease:	yes
Parcel	0504021700402N 021
Zone:	Light Industrial (LI)
Economic Development Zone:	No
Lease Rate:	\$3.95
Lease Type:	NNN

Building Information

Office Sq. Ft.:	8,000 SF or to tenants' specification
Site Acreage:	19.37
Ceiling Height Minimum:	30
Ceiling Height Maximum:	30
Building Dimensions:	500 X 600
Column Spacing:	50 X 60
Floor Thickness:	6", 4,000 PSI Concrete or to tenants' specification
# Dock High Doors:	40
# Drive-In Doors:	1
Maximum Contiguous:	300,000
Year Built:	2008
Number of Parking Spaces:	111 spaces, expandable to 265 spaces

Description

Shell/spec building with cross-docked configuration. Excellent location at McConnell Center, a 145-acre business park adjacent to I-40/I-85 in eastern Guilford County.

Utilities

Electrical Service Provider:	Duke Energy
Electrical Amps:	To Tenants Specifications
Natural Gas Service:	yes
Natural Gas Service Provider:	Piedmont Natural Gas
Water Service Provider:	City of Greensboro
Sewer Service Provider:	City of Greensboro
Fiber Optics:	yes

Transportation Access

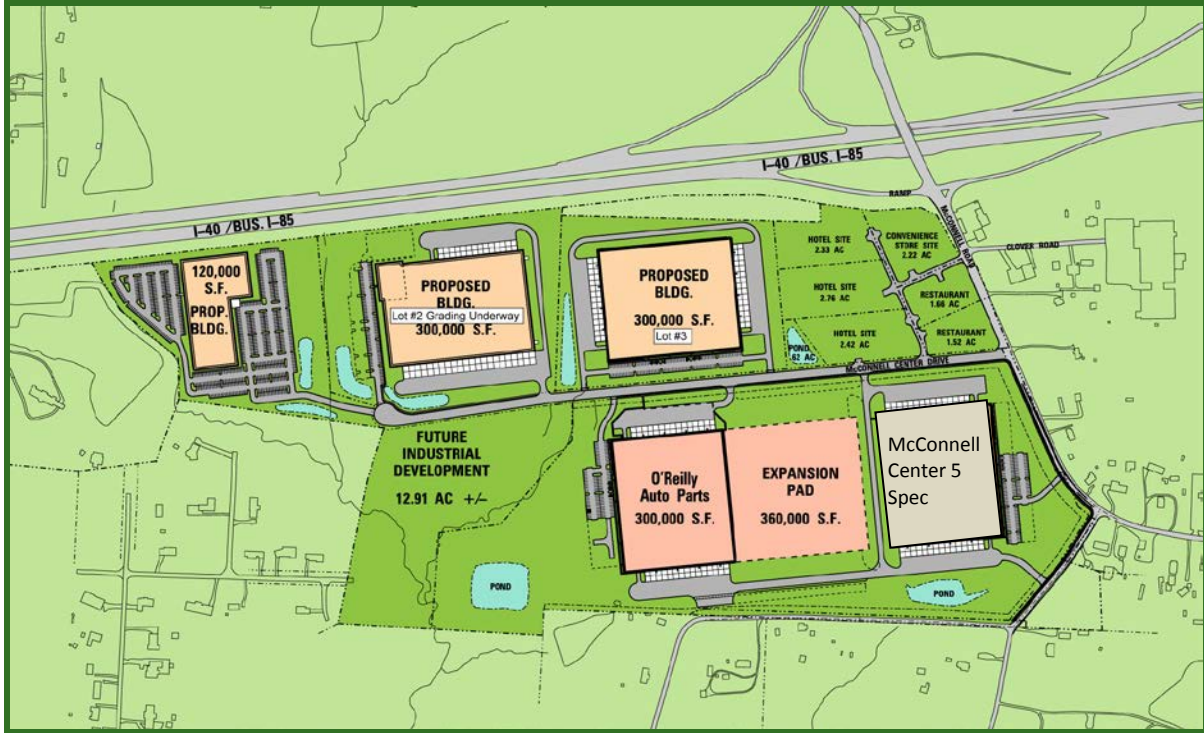
Area Interstate Highways:	I-40, I-85, I-840, I-73, I-74, I-77
Closest Interstate:	I-85/I-40
Miles from Building/Site:	.2
Air:	Piedmont Triad International Airport
Miles from Building/Site:	15
Rail:	no

Parcel Information

Parcel Number	0504021700402N 021
Use Code:	1
Economic Development Zone:	No
Zone:	Light Industrial (LI)

Contact Information

Company:	Greensboro Economic Development Alliance
Contact Name:	Robin Rhyne
Address:	342 North Elm Street
City:	Greensboro
State:	NC
Zip Code:	27401
Phone:	336-387-8315
Cell Phone:	336-508-2177
Fax:	336-510-0295
Email:	rrhyne@greensboro.org
Webpage:	www.greensboroeda.com



McConnell Center Masterplan



Aerial