

6530 Franz Warner Parkway



Street Address:	6530 Franz Warner Parkway
Type:	Industrial Building
Building/Site Name:	Rock Creek Center Spec Building
Total Sq. Ft.:	272,000
Minimum Available:	68,000 SF
Maximum Available:	272,000 SF
Divisible:	yes
For Sale:	yes
For Lease:	yes
Parcel	021811770017500002 A
Sale Price:	\$13,000,000
Lease Rate:	3.95psf

Building Information

Ceiling Height Maximum:	28
Building Dimensions:	340 x 800
Column Spacing:	50
Floor Thickness:	6
# Drive-In Doors:	2
Reinforced Concrete Floor:	yes
Maximum Contiguous:	272,000
Year Built:	2007

Description

Perfect location for warehouse, distribution or manufacturing. Spec Building Dimensions: 340'x800', concrete tilt-up construction, office upfit allowance. Available now, ready for upfit.

Building is located in Rock Creek Center, a fully infrastructured mixed use development located in eastern Guilford County. Rock Creek Center was originally developed in 1982 and is the Piedmont Triad's largest industrial park. Centrally located in North Carolina.

Amenities

Direct Access to Interstate 40 & 85, superior infrastructure: municipal water & sewer; redundant electric power service, natural gas, fiber optic telecommunications.

Utilities

Electrical Service Provider:	Duke Energy
Utility Location:	Substation on site
Natural Gas Service:	yes
Natural Gas Service Provider:	Piedmont Natural Gas
Natural Gas Line Size:	6"
Water Service Provider:	City of Greensboro
Water Line Size:	16"
Sewer Service Provider:	City of Greensboro
Sewer Line Size:	21"

Telecommunications Provider: Embarq/Time Warner Telecommunications
Fiber Optics: yes

Transportation Access

Area Interstate Highways: I-40, I-85, I-840, I-73, I-74, I-77
Closest Interstate: I-40
Miles from Building/Site: 0
Air: Piedmont Triad International Airport
Miles from Building/Site: 21
Rail: no

Additional Information

40+ single loaded dock area with seals at dock doors, mechanical levelers and an overhead canopy. Minimum 8 docks available per 68,000 SF. Side lights at top of wall panels for additional natural lighting.

Parcel Information

Parcel Number 021811770017500002 A
Use Code: 17
Economic Development Zone: NO
Zone: Light Industrial

Contact Information

Company: Greensboro Economic Development Alliance
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