



## 237 Burgess Road

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Market: Greensboro

### 1 AVAILABLE SPACE

A 112,000 SF concrete and glass industrial building within Airpark North, highly visible to Highway 68, a mile to I-40 and two miles to Piedmont Triad International Airport. Central to just about anywhere in the Triad, close to banks, hotels, residential communities, restaurants and shops. Notable green features include access to public transit and water conservation fixtures.



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## Building Information

### General

- SUBMARKET: Airport Corridor • BUILDING TYPE: Industrial • BUILDING PARK: Airpark North • BUILDING SF: 111,944
- LEASE TYPE: Triple Net • FLOORS: 1 • TELECOM AND FIBER PROVIDER(S): AT&T Fiber, Spectrum
- VENTILATION SYSTEM: All Conditioned Space

### Specifications

- Direct access to Bryan Boulevard, I-40 & Hwy. 68
- Bay Depth: 200'
- Clear Height: 20'
- Column Spacing: 40' x 40'
- Dock Height: 8' x 10'; Dock Height with Ramp: 12' x 12'
- Dock Doors: 22 (3 with ramps)
- Parking Ratio: 1/1000
- ESFR Sprinkler
- Full Concrete Apron
- Security Patrol

## Green Features

- Convenient to Shopping
- High Efficiency Lighting
- Low VOC Finishes
- Low Water Irrigation
- Occupancy Sensors: Customer Space
- Occupancy Sensors: Lavatory
- Recycling Program

# Available Space Listing

Floor 1 *1 Suites Available*

Suite Suite B	CURRENT 24,000 SF	MIN 24,000 SF	MAX 24,000 SF
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