

For Lease: \$2.95/SF NNN up to 1,533,586 SF
As Built Floor Plans Available

For more information:

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NAI Piedmont Triad

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AVAILABLE FOR LEASE

WAREHOUSE DISTRIBUTION CENTER

2801 Lawndale Dr.

Greensboro, North Carolina 27408

Property Features

Total Building Area: 1,746,936 SF on 21.627 Acres (Fenced Site)

Zoning: LI (Light Industrial)

Parking: Various asphalt or concrete parking/trailer storage areas on site

Date of Construction: 1972 and 1979

Wall Dimensions: Approximately 815' x 434' outer wall dimensions

Construction: Brick and block walls, concrete columns, concrete floors
 - design live load for 250/150 psf, built-up roof with membrane overlay

Docks: 544,828 SF has direct dock height, grade level or ramp truck access

- West Wall, 430 platform with 6 doors into building/26 dock levelers

- North Wall, 69 dock height doors

- East Wall, 10 dock height doors and 12 dock height doors with levelers

Column Spacing: 24' x 28' and 25'2" x 28'

Ceiling Height: 15'9" - 33'10"

Lighting: Predominately 96" 277V Fluorescent tube lighting

Water: City of Greensboro

Sewer: City of Greensboro

Gas: Piedmont Natural Gas

Power: Duke Power

- 13KV feeds 3 unit substations

- 480 / 277V

Sprinkler: 100% wet, loop hydrant system, ordinary hazard

Air Circulation: Air fans and make-up unit ventilation

Warehouse Heat: 8 natural gas ceiling heaters

Truck Loading: 8 dock bays with levelers and manual 8' x 10' doors
 2 - 12' x 14' ground level doors with electric openers
 60' concrete truck apron

Elevators: (1) 20,000 lb. capacity elevator, (1) 8,800 lb. capacity freight elevator, (3) passenger elevators, towlines & lifts convertible to vertical lifts

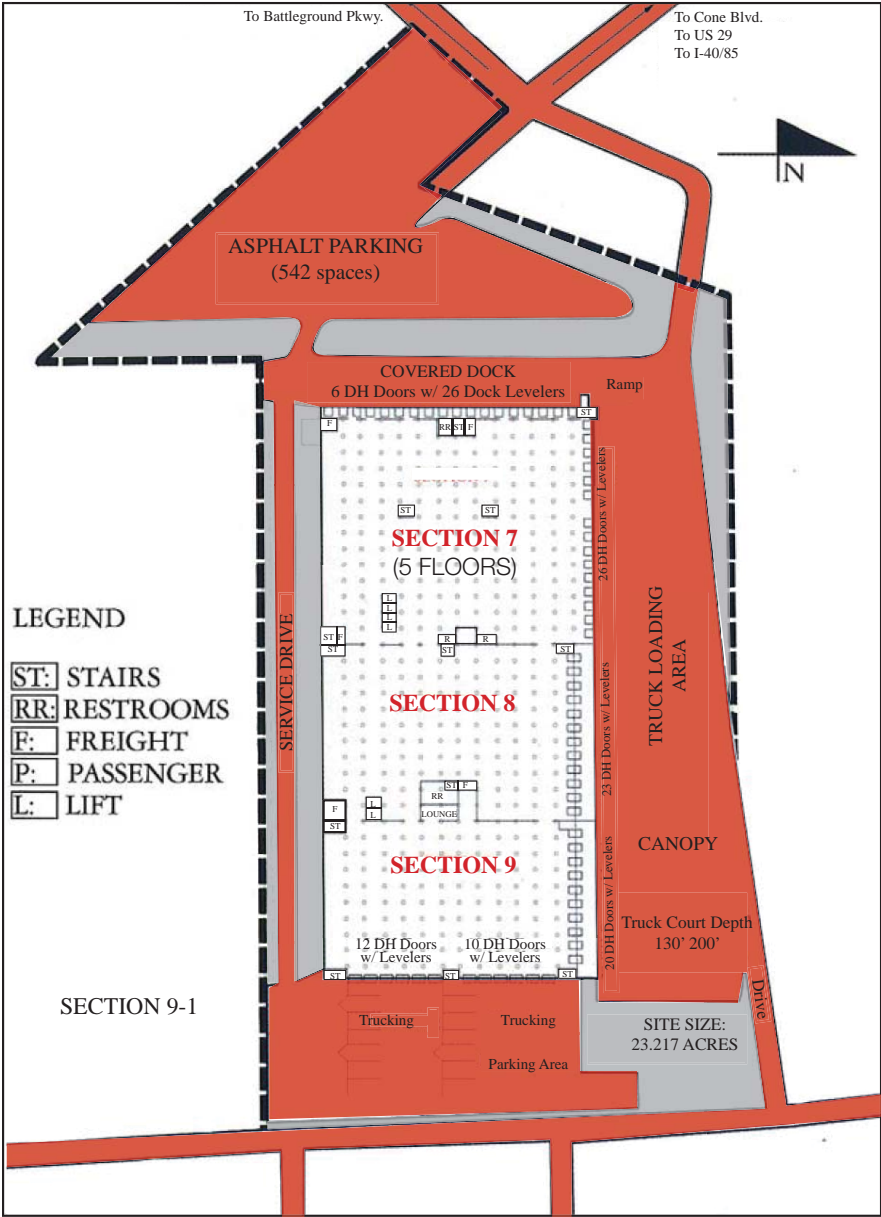
500-D State Street

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BUILDING LAYOUT



WAREHOUSE CROSS SECTION VIEW

| | | | | |
|-----------------------------------|--|------------------------------|------------------------------|----------------|
| | | SECTION 7 | | |
| | | AREA 7-5 = 146,665 SF 31'10" | | |
| | | AREA 7-4 = 146,855 SF 31' | | |
| SECTION 9 | | SECTION 8 | AREA 7-3 = 145,846 SF 33'10" | DOCK ACCESS |
| AREA 8-4 + 9-4 = 203,632 SF 15'9" | | | | |
| AREA 8-3 + 9-3 = 205,632 SF 15'9" | | | | |
| AREA 8-2 + 9-2 = 205,632 SF 15'9" | | | | |
| AREA 8-1 + 9-1 = 205,632 SF 21'4" | | | | |
| AREA 8-G + 9-G = 193,350 SF 16' | | | AREA 7-2 = 145,846 SF 15'11" | |
| | | | AREA 7-1 = 145,846 SF 21'4" | |



AERIAL PHOTO



