

NEW CLASS A LIGHT INDUSTRIAL FACILITY FOR LEASE

27,070 SF Stand-Alone Light Industrial Facility

5620 Production Court
Greensboro, North Carolina 27409

Prime Location

2 minutes to Highway 68
4 minutes to Interstate 40
12 minutes to Piedmont Triad International Airport
Convenient access to I-85, I-73, and I-840
Minutes from hotels, restaurants, and retail services
Central to Greensboro, High Point, & Winston-Salem

Property Highlights

27,070 SF total building
4,740 SF heated/cooled office
22,330 SF heated warehouse/manufacturing
Stand-alone building with its own land parcel
Outdoor Storage
Construction completion: March 2027



Professional Office Space

Reception area
Conference room
Multiple private offices
Breakroom
Multiple restrooms
Mezzanine overlooking warehouse
Brick exterior
Fully heated and air conditioned
Keycard security access and cameras
Sidewalks and awning cover at entrance

Specs Light Industrial Space

28-foot clear height
ESFR sprinkler system
Loading dock with hydraulic leveler
Multiple overhead doors
600-amp, 3-phase electrical service
6-inch reinforced concrete floor
Large overhead industrial fans
Diffusing skylights
Security Cameras
Outdoor storage



Side View



Airport 1 Business Park

Ideal Uses

Manufacturing
Distribution
Office/Warehousing
Assembly/Machining
Welding
Retail Sales
R&D

Airport 1 Business Park

Exceptional location and access
37 ft wide heavy duty industrial road
Existing quality LI buildings
City-maintained streets & utilities
Municipal garbage collection
Professionally landscaped
Multiple hotels within ½ mile

For Leasing Information Contact:

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Why Choose This Property?

Class A light industrial facility, prime location, exceptional interstate access, modern space, heavy power, 28' ceilings, ESFR sprinklers, docks, mezzanine, and favorable lease rates make this facility an outstanding opportunity.