

FOR SALE OR LEASE

±15,000 SF LI + ±.25 AC IOS

*Located in the PTI Airport Submarket
Free-Standing Building*



NAI Piedmont Triad

Commercial Real Estate Services, World Wide

120 Landmark Drive
Greensboro, North Carolina

PROPERTY *overview*

120 LANDMARK DRIVE | GREENSBORO, NC 27409

Building Size (Rba)	15,000 SF Freestanding Building
Lot	1.87 AC
Year Built	1984
Tenancy	Single-Tenant, Free-Standing
Office	4,000–5,000 SF of High-Quality Office (Under Renovation); Balance is Warehouse
Clear Height	12' at the Eaves / 15' at the Center
Loading	1 Dock-High Door + 1 Drive-In Door
Parking	40 Spaces
IOS Yard	±0.25 AC Gravel, Fenced Laydown Yard
Zoning	LI – Light Industrial (City Of Greensboro / Guilford County)
Power	One electrical service with three 200-amp sub-panels at 120/208V. The shop area also has a separate three-phase, 230-volt service.
Sprinklers	The building is not sprinklered.
HVAC/Heat	HVAC throughout the Building
Lighting	LED lighting
Restrooms	4 bathrooms.
Column Spacing	There is one column line running down the middle of the building. Width is approximately 50 feet.
Delivery/Availability	Q4 of this year.

SALE PRICE \$150/SF — \$2,250,000

LEASE PRICE \$12.00/SF NNN



AERIAL *map*



FOREIGN TRADE ZONE

120 Landmark Drive sits within the Piedmont Triad's Foreign Trade Zone #230 service area and can be designated an FTZ site. For an importing user, FTZ status can defer, reduce, or eliminate U.S. Customs duties on imported goods, cut Merchandise Processing Fees through weekly entry filing, and eliminate duty on goods that are re-exported or scrapped — a direct cost advantage for manufacturers and distributors that import.

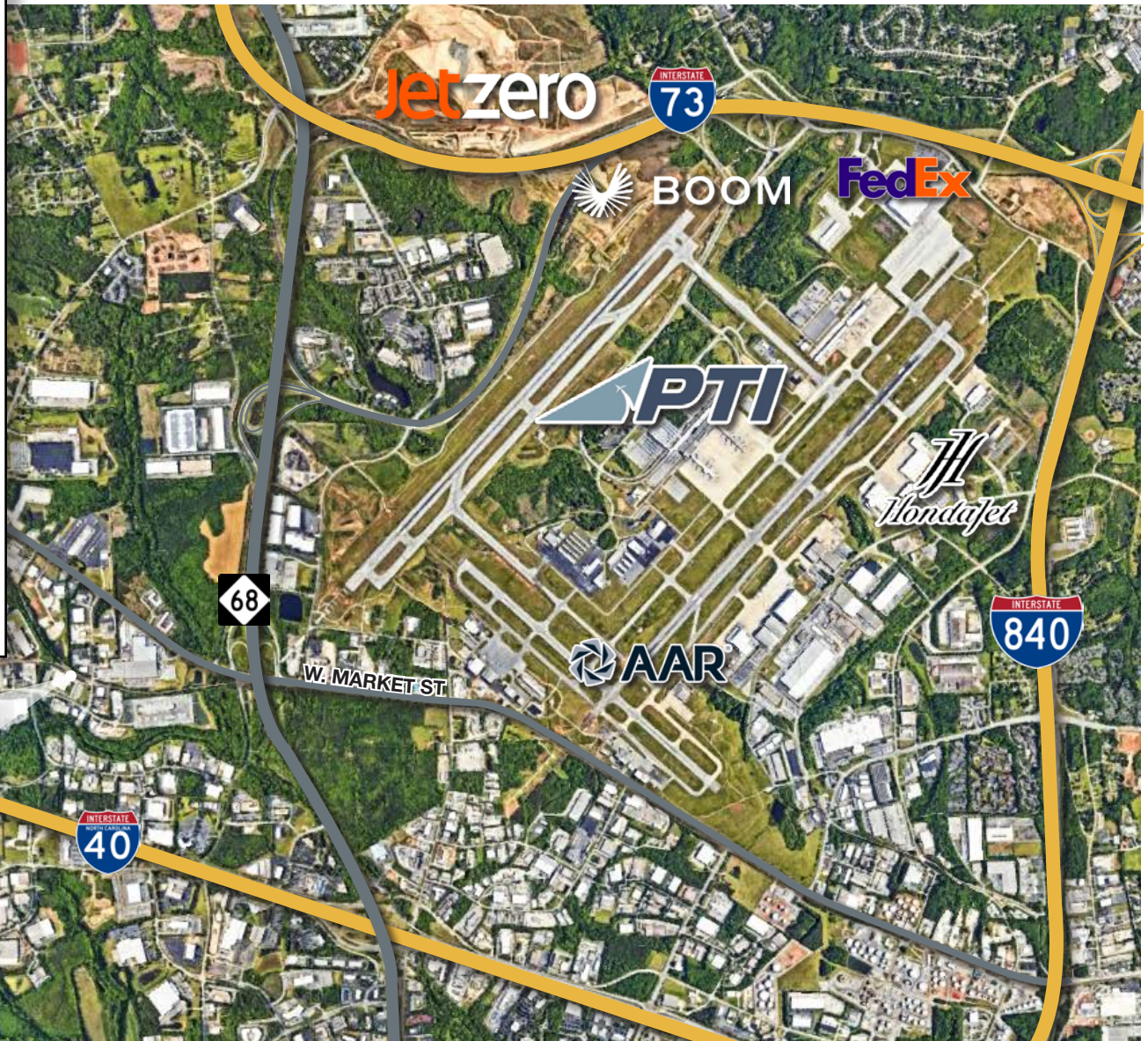
LOCATION & connectivity

AEROSPACE & AIRPORT NEIGHBORS

PTI Airport (terminal)	8 min	5.9 miles
Boom Supersonic	9 min	4.5 miles
JetZero	7 min	4.0 miles
AAR Corp	9 min	4.5 miles
HONDA JET	10 min	5.1 miles
FEDEX HUB	8 min	5.9 miles

HIGHWAY ACCESS

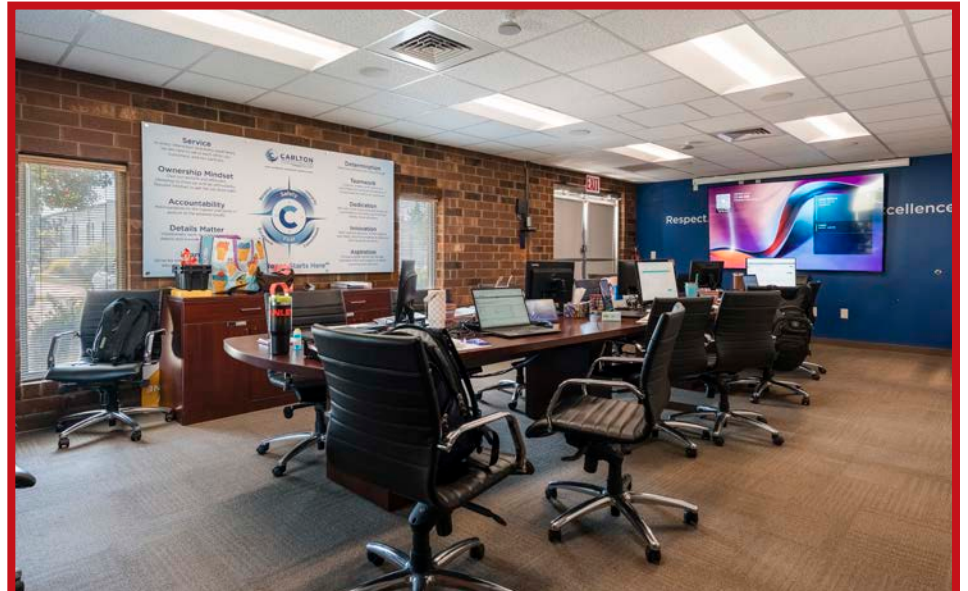
NC 68	2 min	1 miles
I-40	5 min	2.1 miles
I-73	8 min	6 miles
I-840 Greensboro Urban Loop	9 min	7 miles
I-85 via I-73	17 min	14.2 miles



FLOOR *plan*



PROPERTY *photos*



PROPERTY *photos*



PROPERTY *photos*



BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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