

ENTERPRISE PARK

PIEDMONT TRIAD MARKET
GREENSBORO AIRPORT SUBMARKET

657 Brigham Road
Greensboro, NC 27409

UPGRADED HEAVY POWER CAPABILITY UNDERWAY



FOR LEASE

SUITES B & C

±117,500-235,305 SF



LEASED BY

CBRE



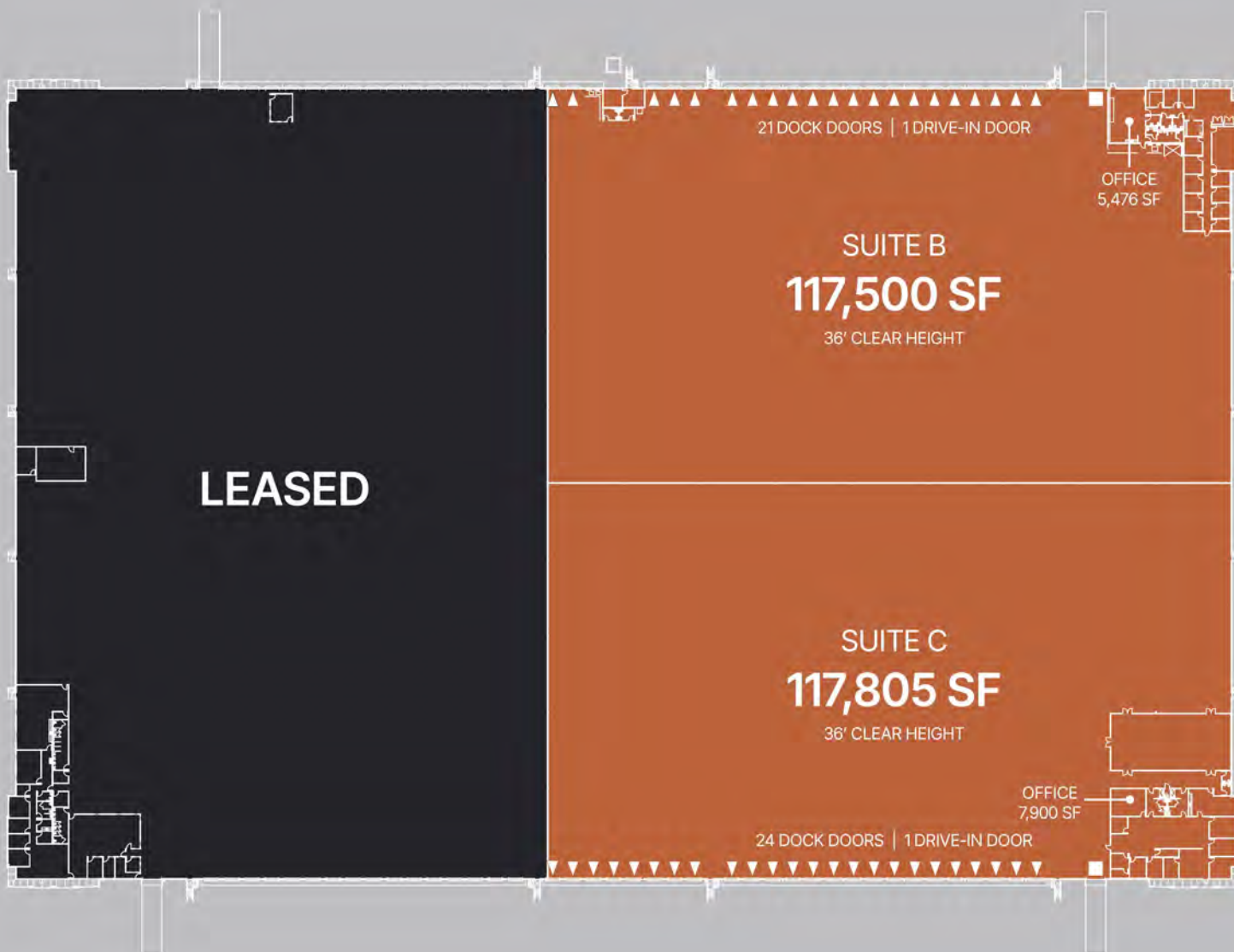
PROPERTY OVERVIEW

Available Space	±117,500 - 235,305 SF (±5,476 - 13,376 SF of office space)
Dock Doors	Forty-Five (45), 9' x 10'
Drive-in Doors	Two (2), 12' x 12'
Clear Height	±36'
Column Spacing	50' x 50' with 60' speed bay
Truck Court	120' + trailer parking; fenced outside storage available
Year Built	2006
Building Materials	Tilt-up concrete panels; TPO roof
Fire Protection	ESFR sprinkler system
Power	3,000 AMPS @ 480/277V (Upgraded heavy power capability planned for October)
Lighting	High-Bay LED Lighting with Motion Sensors
Auto Parking	1.5/1,000 SF

FOR LEASE

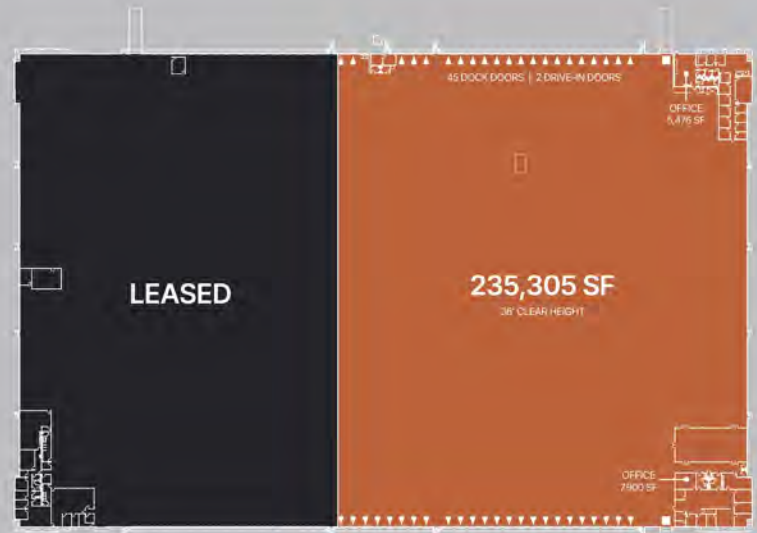
±235,305 SF

- Excellent location in established business park within the Greensboro Airport submarket
- Convenient access to Piedmont Triad International Airport, I-73 & I-40
- Fenced truck court with trailer storage



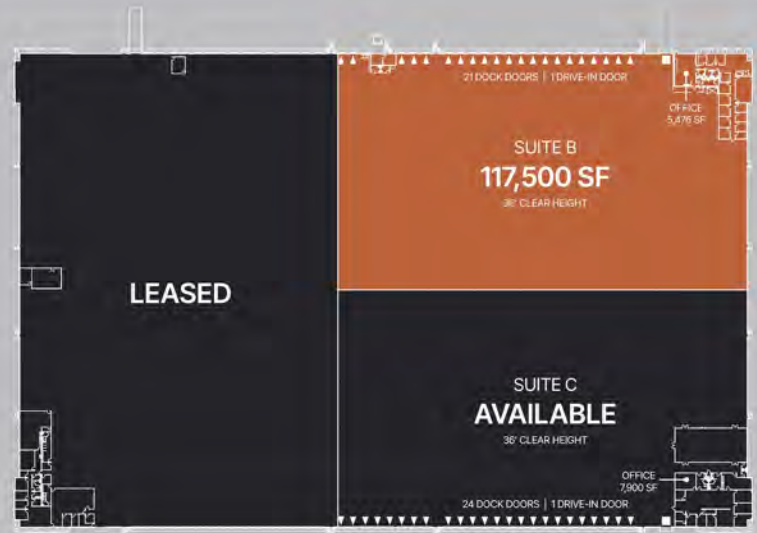
→ 235,305 SF Option

- 45 Dock Doors
- 2 Drive-in Doors
- 13,376 SF Office Space
- Cross-dock Configuration
- Abundant Fenced in Trailer Storage



→ 117,500 SF Option

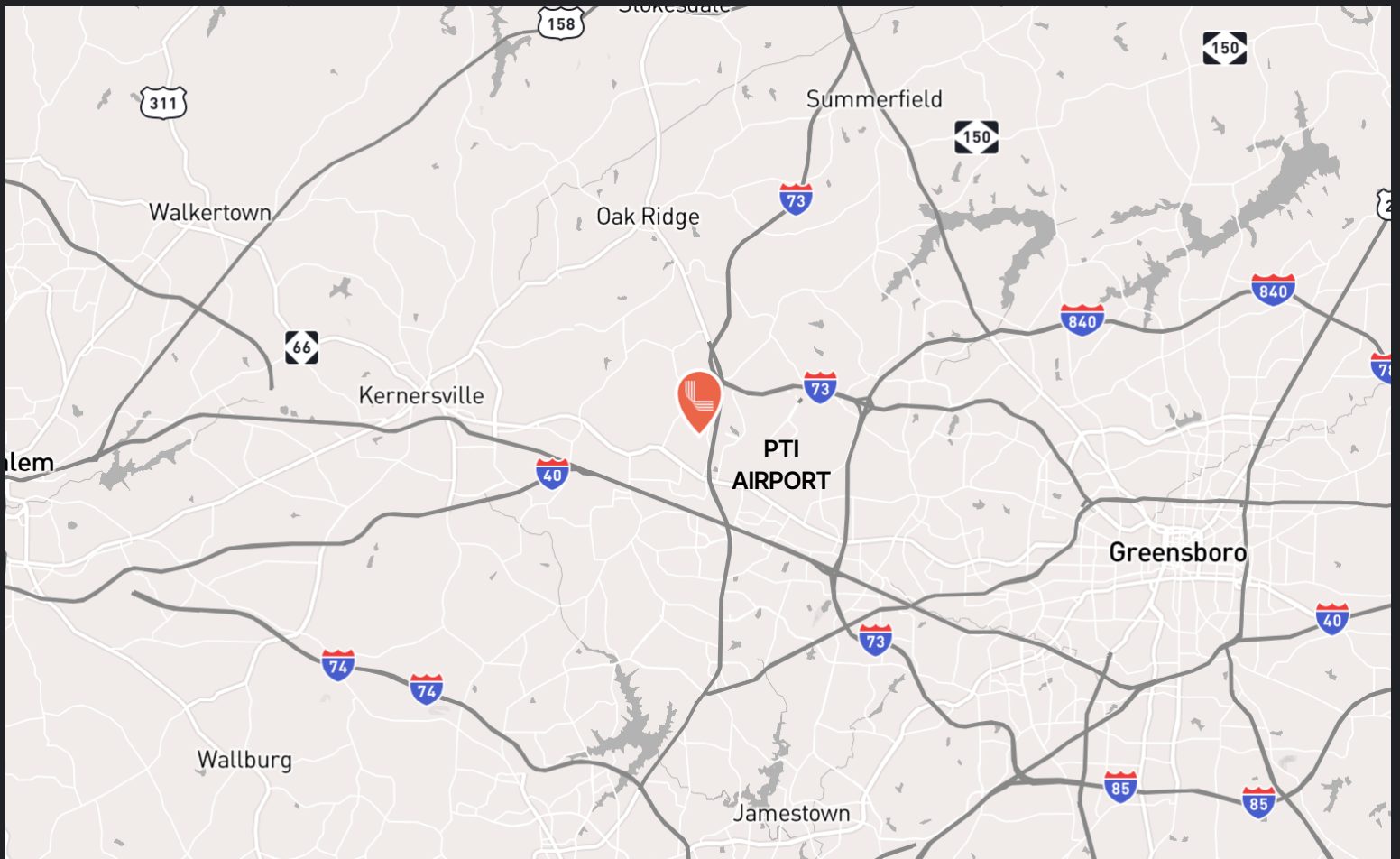
- 21 Dock Doors
- 1 Drive-in Door
- 5,476 SF Office Space
- Abundant Fenced in Trailer Storage



→ 117,805 SF Option

- 24 Dock Doors
- 1 Drive-in Door
- 7,900 SF Office Space





Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

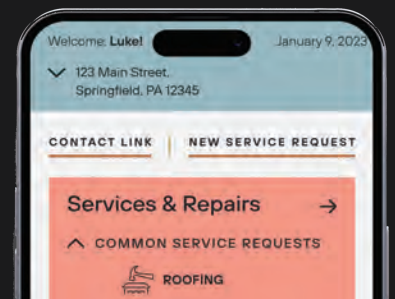


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



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