

FOR LEASE - ANTICIPATED COMPLETION Q3 2023



**+/- 293,760 SF**

**INDUSTRIAL / DISTRIBUTION BUILDING**



**CUSHMAN &  
WAKEFIELD**

**T E C T O N I C**

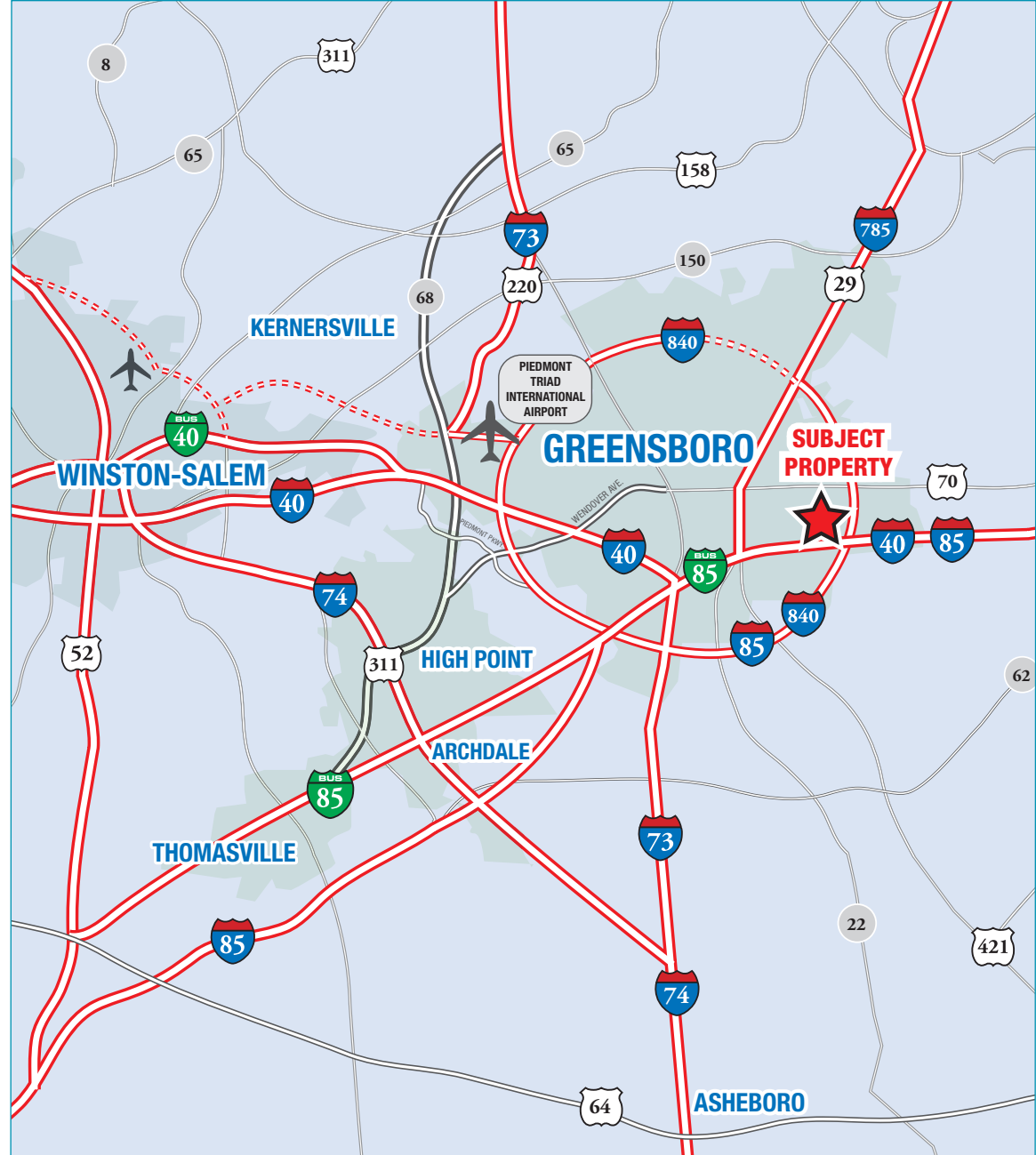
**3618 MCCONNELL ROAD, GREENSBORO, NC 27405**

# +/- 293,760 SF

## INDUSTRIAL / DISTRIBUTION BUILDING

3618 MCCONNELL ROAD, GREENSBORO, NC 27405

Building Size:	+/- 293,760 SF
Office Space:	Per Tenant's specs
Clear Height:	36'
Site:	22.677 Acres
Construction Type:	Concrete tilt-up construction
Roofing:	60 mil TPO membrane, mechanically fastened roof with 20-yr warranty
Bldg. Dimensions:	320' x 918'
Column Spacing:	Depth: 50' (typ) w/ 60' speed bays (we also have the 60' bay at the front of the bldg.) / Width: 54'
Floor:	7" unreinforced concrete slab, 4,000 PSI, dowel baskets and joint filler in speed bay
Dock Doors:	30 doors and 30 knockout panels (potential total of 60 doors)
Drive-In Doors:	Two (2) 12' x 14'
Dock Equipment:	Per Tenant's specs
Truck Court Depth:	185'
Trailer Parking:	58 trailer spaces
Auto Parking:	202 auto parking spaces (expandable)
Fire Protection:	ESFR Sprinkler Protection, Electric Fire Pump
Plumbing:	8" underground sanitary to all 4 corners, 3" domestic water line along dock and end walls only
Heating:	Heated to 50 degrees at ASHRAE defined exterior conditions, code minimum ventilation
Ventilation:	Code minimum ventilation with 1 air change/hour
Power:	2,000A, 480V 3P main service with house panel & two (2) distribution panels
Interior Lighting:	One (1) LED high bay fixture per structural bay for lease lighting & 25 FC's in the speed bay
Exterior Lighting:	Both site pole lighting and building mounted wall packs have been included to achieve required site lighting photometrics



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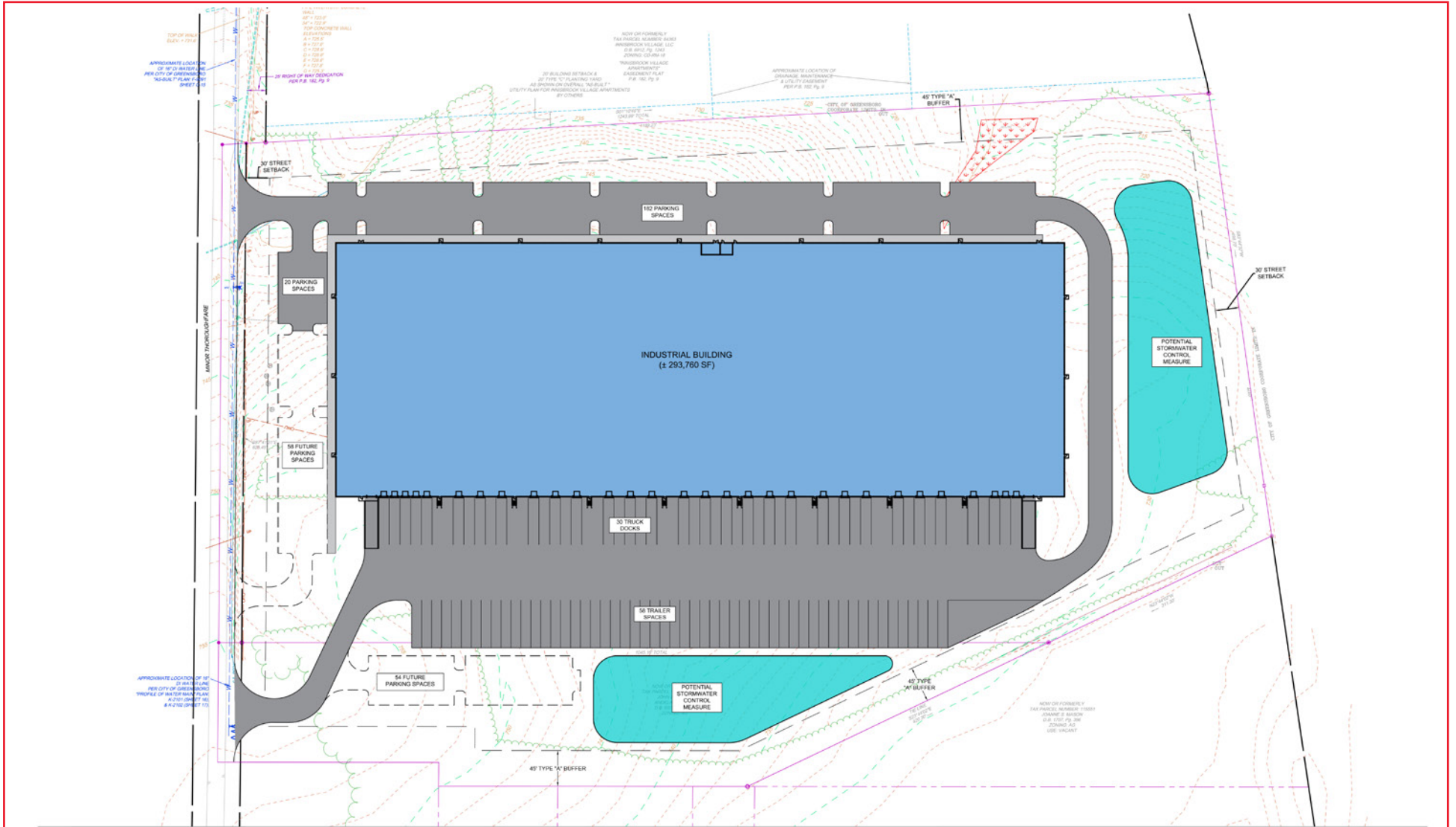
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CONCEPTUAL / PROPOSED PLAN



**McCONNELL ROAD**  
CONCEPTUAL LAYOUT - March 1, 2022



SCALE 1"=50'  
0 50 100



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## INDUSTRIAL / DISTRIBUTION BUILDING

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SURROUNDING BUSINESSES / AMENITIES



# +/- 293,760 SF

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INTERSTATES & PORTS MAP

