

NEW CLASS A OFFICE/INDUSTRIAL BUILDING FOR LEASE

27,070 SF Stand-Alone Modern Facility – Completion April 2027

**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: April 2027



Professional Office Space

Reception area
Conference room
Multiple private offices
Breakroom
Multiple restrooms
Mezzanine overlooking warehouse
Brick exterior
Office-Heated & Cooled, Warehouse-Heated
Keycard security access and cameras
Sidewalks and awning cover at entrance

Building Specifications

28-foot clear height
ESFR sprinkler system
Loading dock with hydraulic leveler
Multiple overhead doors
1200-amp, 3-phase electrical service
6-inch reinforced concrete floor
Large overhead industrial fans
Natural light diffusing skylights
Brick & Split Face Block Exterior Walls
Outdoor storage



Ideal Uses

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

Airport 1 Business Park

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

For Leasing Information Contact:

Michael Lamore, President
VMI Properties & Development LLC
(336) 362-1980 mlamore747@gmail.com

LINK – Costar LoopNet Listing
<https://share.google/uSvIFT1yrnqEHgX6Y>

Why Choose This Property?

Class A stand-alone new building, prime location, exceptional interstate access, modern space, heavy power, 28' ceilings, ESFR sprinklers, docks, mezzanine, laydown area, and favorable lease rates make this an outstanding opportunity.