



FOR LEASE & SALE
± 190,648 SF
Distribution Center

314 S. CHIMNEY ROCK RD

GREENSBORO · NORTH CAROLINA



190,648 SF
TOTAL SIZE



17,000 SF
OFFICE / SHOWROOM



26'
CLEAR HEIGHT



19 + 1
DOCK / DRIVE-IN



20.56 AC
SITE ACREAGE

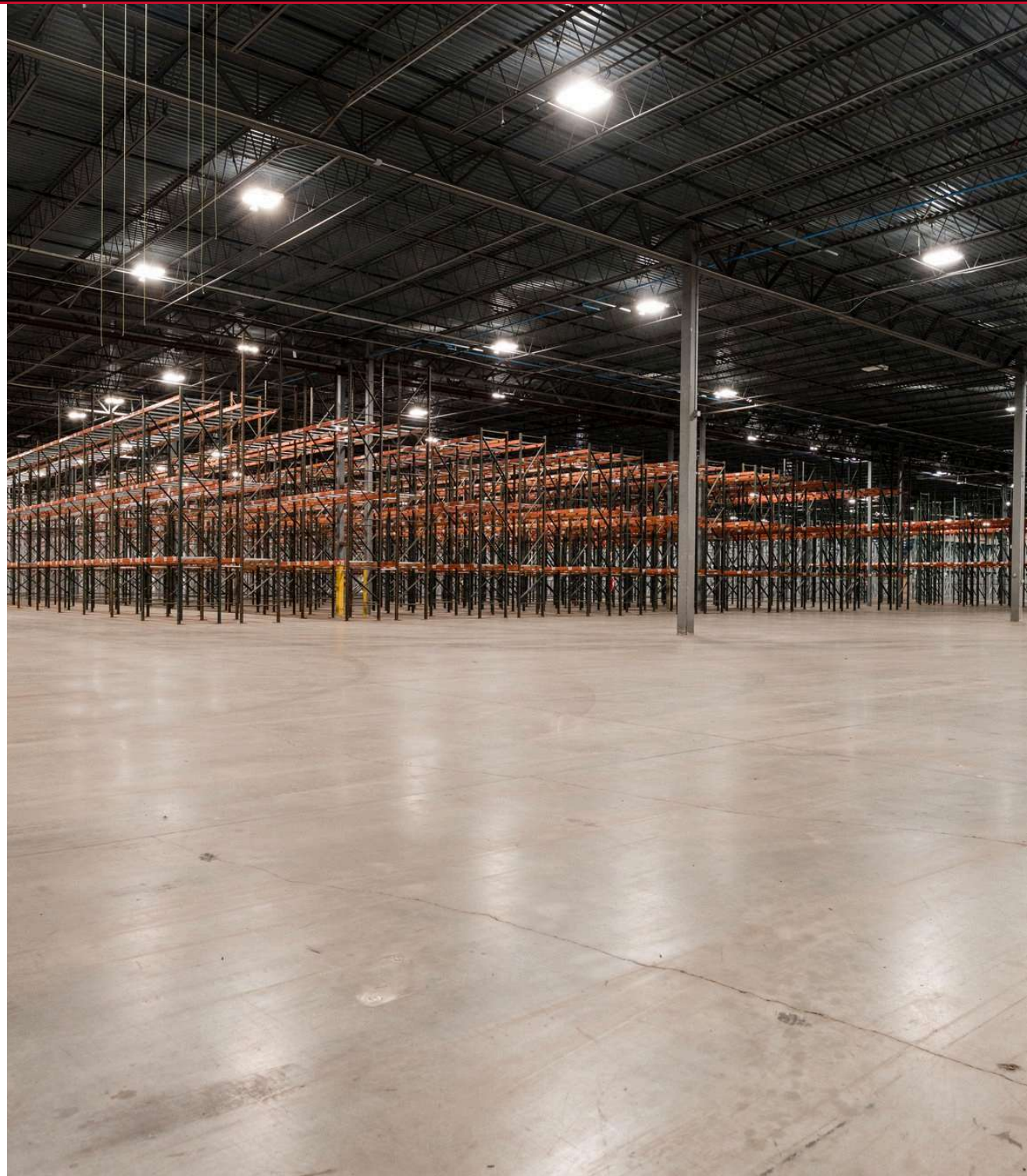


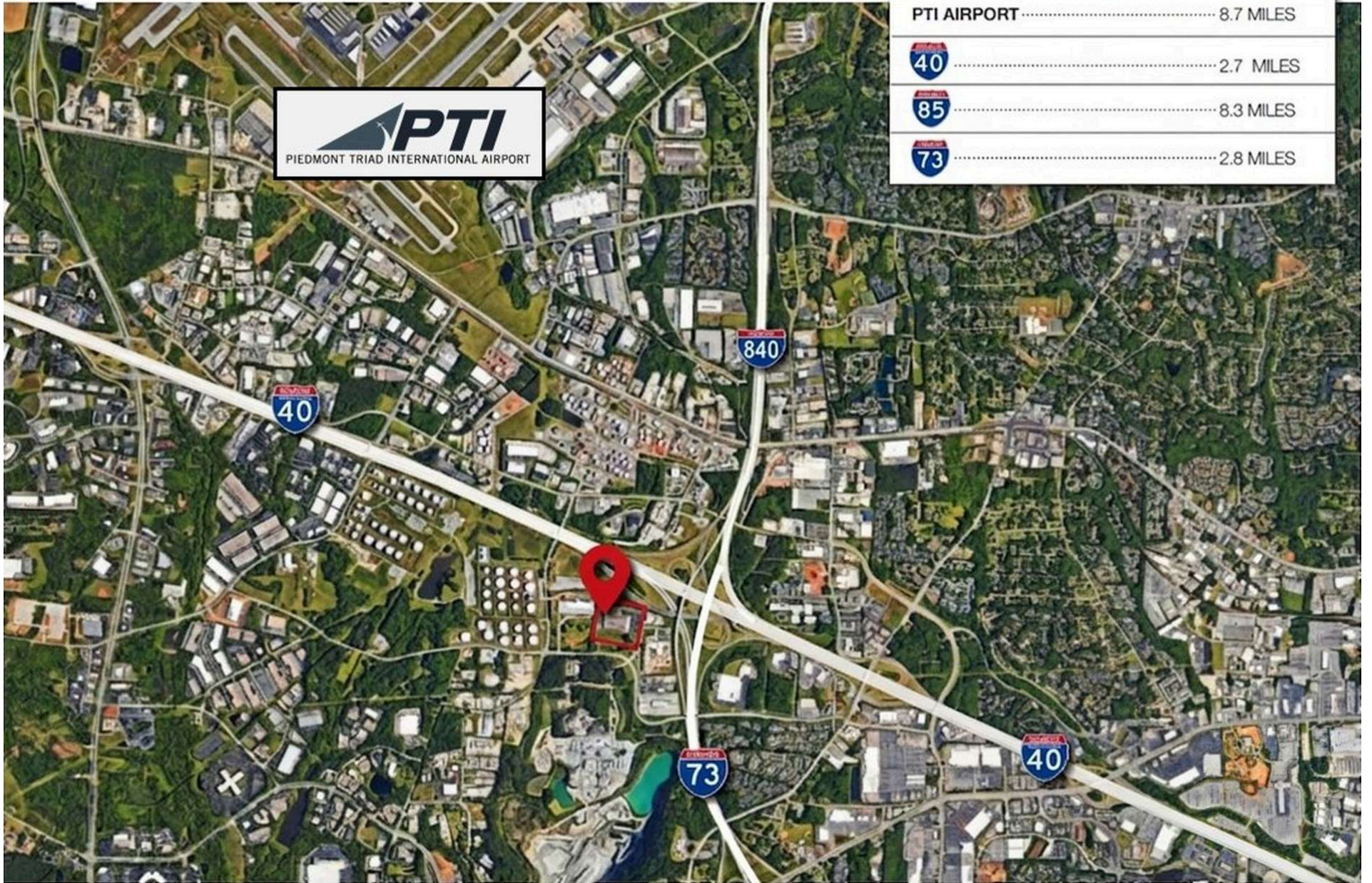
HI
HEAVY INDUSTRIAL

Built for scale.

Positioned for growth.

- ◆ 173,648 SF Warehouse
 - ◆ 17,000 SF Office / Showroom
 - ◆ 19 Dock Doors / 1 Drive-In
 - ◆ Clear Height 26'
 - ◆ Column Spacing 47" x 52"
 - ◆ Motion Activated LED Lighting
 - ◆ Potential to add ± 66,000 SF, 112 trailer drops, or truck court and doors for cross docking
 - ◆ Situated on 20.56 Acres
 - ◆ Zoned Heavy Industrial
 - ◆ Located minutes from PTI Airport
 - ◆ Adjacent to I-73 & I-40 and several major thoroughfares
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- ◆ **Total: ± 190,648 SF**





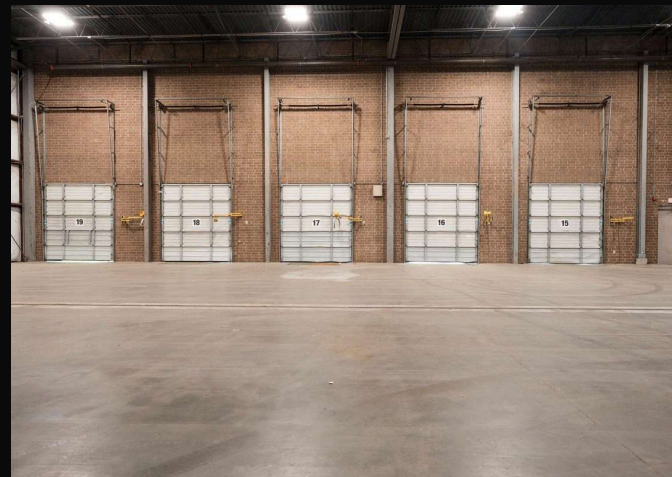
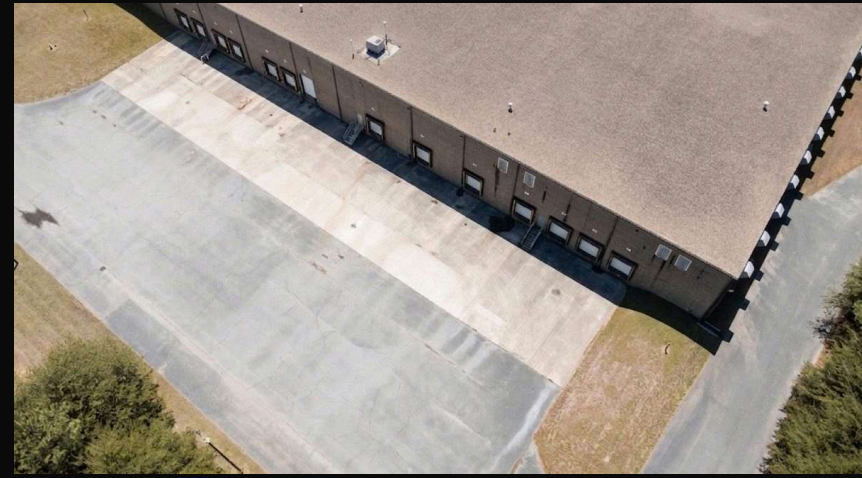
LOCATION & ACCESSIBILITY

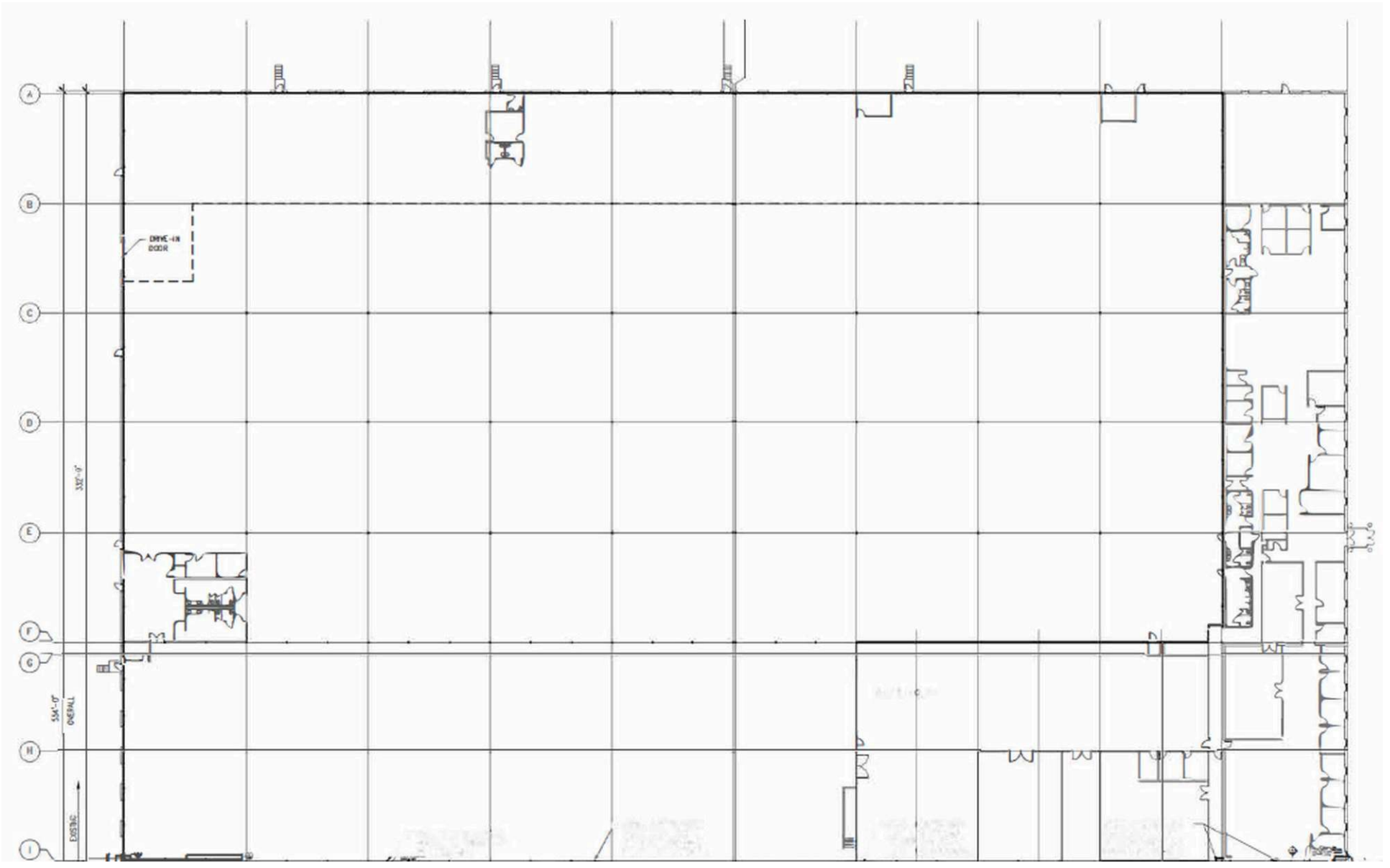
PTI AIRPORT 8.7 MILES

 2.7 MILES

 8.3 MILES

 2.8 MILES





expansion potential

Room to grow.

The existing facility offers \pm 190,648 SF on a 20.56-acre site, with significant expansion capacity built in. The site can accommodate an additional \pm 66,000 SF expansion, a cross-dock configuration, or parking and staging for 112 trailers.

EXISTING BUILDING

\pm **190,648 SF**

EXPANSION POTENTIAL

\pm **66,000 SF**

OR TRAILER DROPS

112 Trailers

TOTAL SITE

20.56 Acres



BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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