

**UP TO ±1,300,000 SF**  
**INDUSTRIAL DEVELOPMENT LOCATED IN A FEDERAL OPPORTUNITY**  
**ZONE WITH HEAVY POWER AVAILABLE FOR LEASE OR BUILD-TO-SUIT**



**CLICK TO VIEW**  
**PROPERTY VIDEO**

# YOUNGS MILL INDUSTRIAL CENTER

MADDUX COURT | GREENSBORO, NORTH CAROLINA

**CBRE**





## PROPERTY OVERVIEW

**Youngs Mill Industrial Center** is a ±2 million square foot Class A industrial park with unbeatable proximity to two major highway interchanges and over one mile of highway frontage/visibility. Full city and utility service available, along with flexible building and development options. Easy access to I-40, I-85, Business 85, and I-840 (Greensboro Urban Loop). The site also has access from two major I-85 interchanges: Alamance Church Road and Youngs Mill Road.

Situated in the heart of the Greensboro/Winston-Salem market, **Youngs Mill Industrial Center** enjoys an enviable location on the I-85/40 corridor between Charlotte and Raleigh. The dynamic I-85 corridor is considered the "backbone of the southeast" and is indisputably the major transportation and logistics corridor in the region. Greensboro, NC is geographically located in the center of the I-85 corridor, and also at the confluence of Interstate 40 with Interstate 85. From **Youngs Mill Industrial Center**, occupiers will be able to easily reach Atlanta to the south and Washington DC to the north, as well as points beyond, within a day's drive.

### HIGHLIGHTS

Proposed Building Size

**±1,300,000 SF**

Site Size

**155 ACRES**

Zoning

**HI**

Accessibility via

**I-85 & I-40**

# YOUNGS MILL INDUSTRIAL CENTER

Developed by



The building is being developed and will be owned by NFI Real Estate. With more than 65 years of experience as an owner and developer of commercial real estate, NFI leverages its operational expertise to create a better model for real estate development. The real estate industry has long lived by the phrase "location, location, location," but NFI believes successful real estate is built upon location, information and execution.

NFI is a fully integrated third-party supply chain solutions provider. Serving customers around the world, across a variety of industries, NFI is dedicated to providing customized, engineered solutions that propel a business to succeed. NFI's business lines include dedicated transportation, warehousing, intermodal, brokerage, transportation management, global, and real estate services.



# LOCATION OVERVIEW

## BUILD-TO-SUIT CLASS A INDUSTRIAL BUILDING

- **Building Size:** ±1,300,000 SF
- **Zoning:** Heavy Industrial (HI)
- **Access:** Youngs Mill Road & Alamance Church Road via I-85
- **Utilities:** City of Greensboro, water and sewer
- Class A Industrial Park with close proximity to two major highway interchanges
- Easy access to I-40, I-85, Business 85 and I-840 (Greensboro Urban Loop)
- Over one mile of highway frontage and visibility consisting of over 2 Million square feet
- Fully zoned and entitled; all utilities in place
- Located in a Federal Opportunity Zone



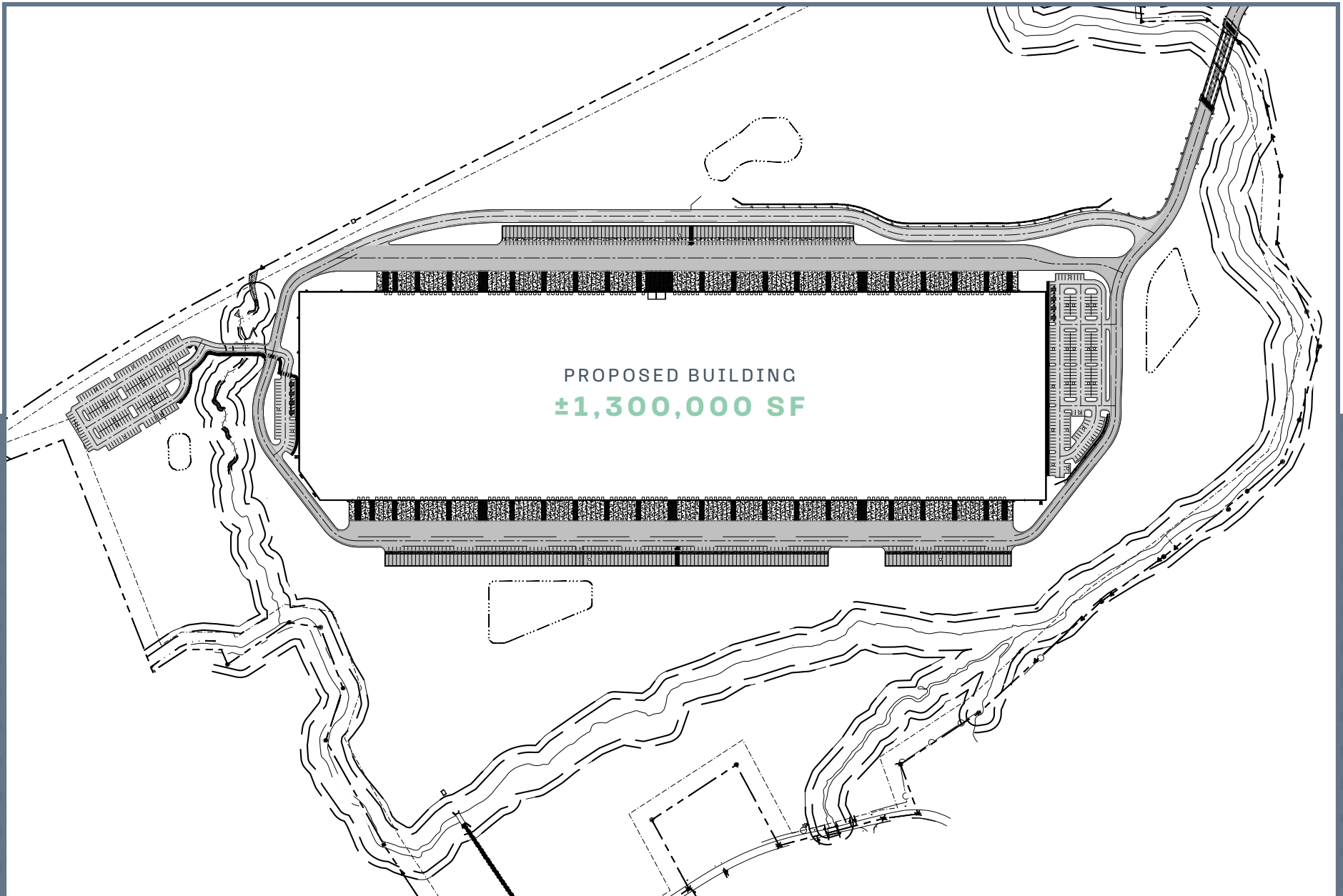
# BUILDING SPECIFICATIONS

<b>Leasable Area</b>	±1,300,000 SF
<b>Anticipated Delivery</b>	Q4 2025
<b>Construction Type</b>	Reinforced Concrete
<b>Building Configuration</b>	Cross-dock
<b>Dock Positions</b>	231
<b>Drive-in Doors</b>	4 with concrete ramp
<b>Trailer Parking</b>	206 spaces
<b>Employee Parking</b>	436 spaces
<b>Zoning</b>	Heavy Industrial (HI)
<b>Power</b>	Heavy Power Available
<b>Sprinkler System</b>	ESFR



# SITE PLAN

YOUNGS MILL INDUSTRIAL CENTER  
MADDUX CT | GREENSBORO, NC



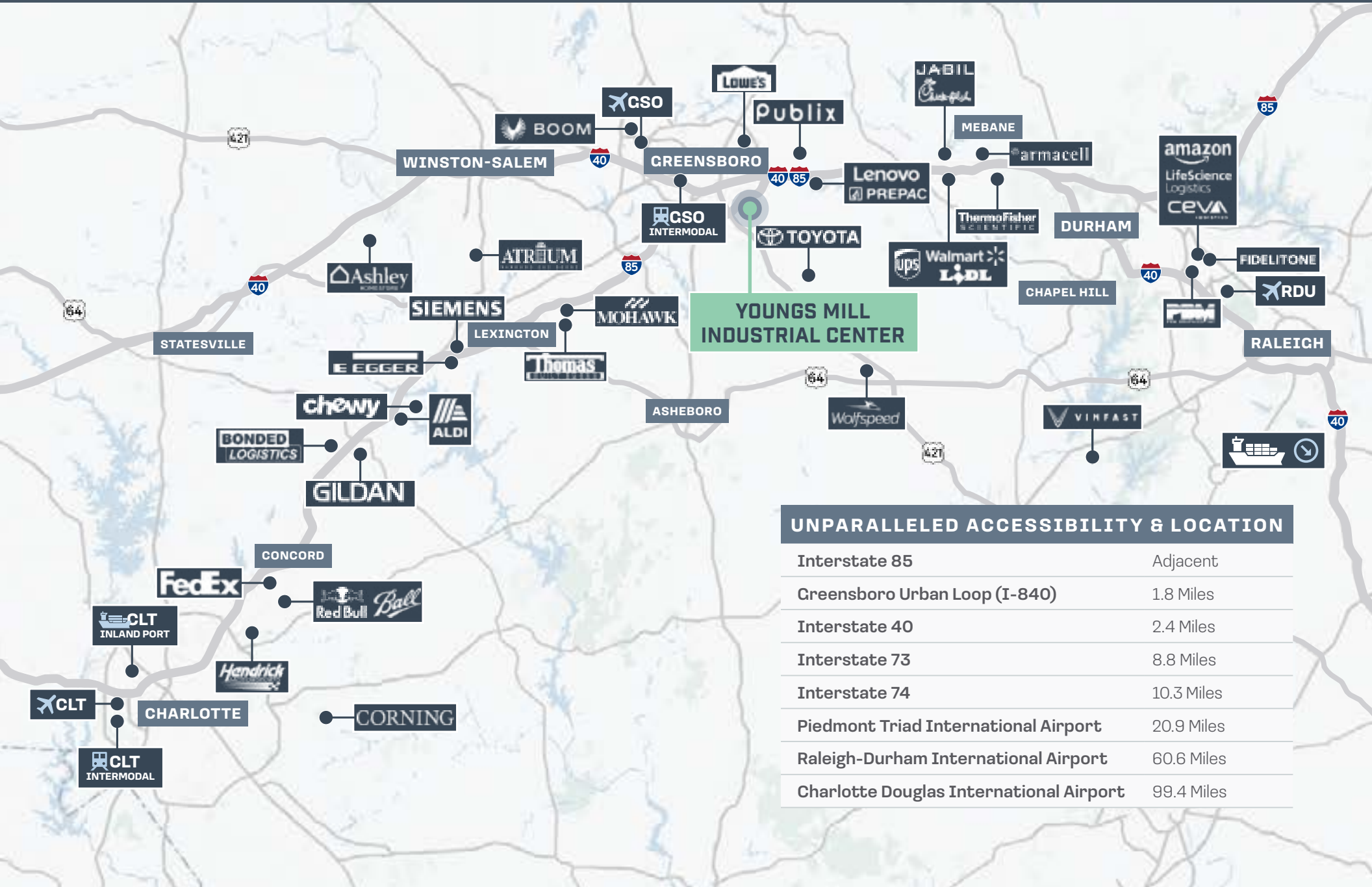
# SITE PLAN

YOUNGS MILL INDUSTRIAL CENTER  
MADDUX CT | GREENSBORO, NC

## YOUNGS MILL INDUSTRIAL CENTER



# LOCATION INFO



**YOUNGS MILL INDUSTRIAL CENTER**

## UNPARALLELED ACCESSIBILITY & LOCATION

Interstate 85	Adjacent
Greensboro Urban Loop (I-840)	1.8 Miles
Interstate 40	2.4 Miles
Interstate 73	8.8 Miles
Interstate 74	10.3 Miles
Piedmont Triad International Airport	20.9 Miles
Raleigh-Durham International Airport	60.6 Miles
Charlotte Douglas International Airport	99.4 Miles

# AERIAL MAP

**YOUNGS MILL INDUSTRIAL CENTER**  
MADDUX CT | GREENSBORO, NC



## AIRPORTS

<b>PIEDMONT TRIAD INT'L AIRPORT</b>	21 Miles
<b>RALEIGH DURHAM INT'L AIRPORT</b>	61 Miles
<b>CHARLOTTE DOUGLAS INT'L AIRPORT</b>	99 Miles

## SEAPORTS

<b>PORT OF WILMINGTON, NC</b>	209 Miles
<b>PORT OF MOREHEAD CITY, NC</b>	224 Miles
<b>PORT OF NORFOLK, VA</b>	234 Miles
<b>PORT OF CHARLESTON, SC</b>	287 Miles



**MADDUX COURT  
GREENSBORO, NORTH CAROLINA**

# YOUNGS MILL INDUSTRIAL CENTER



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PROPERTY VIDEO**

**DODSON SCHENCK**

Executive Vice President

+1 336 478 0234

dodson.schenck@cbre.com

**GREG WILSON**

Executive Vice President

+1 336 331 9399

greg.wilson@cbre.com

**WILL HENDERSON**

Executive Vice President

+1 336 544 2745

will.henderson@cbre.com

Developed by

**CBRE**



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