



7700 Boeing Drive, Greensboro NC 27409

For Lease

Heavy Industrial

Flex Space

19,162 SF - 39,656 SF

2,470 SF Office

Additional 1.3 to 5.6 Acre Yard



Contact:
Brian Burnham, Broker
bburnham@bipinc.com
P: 336-541-5522
M: 336-362-5612



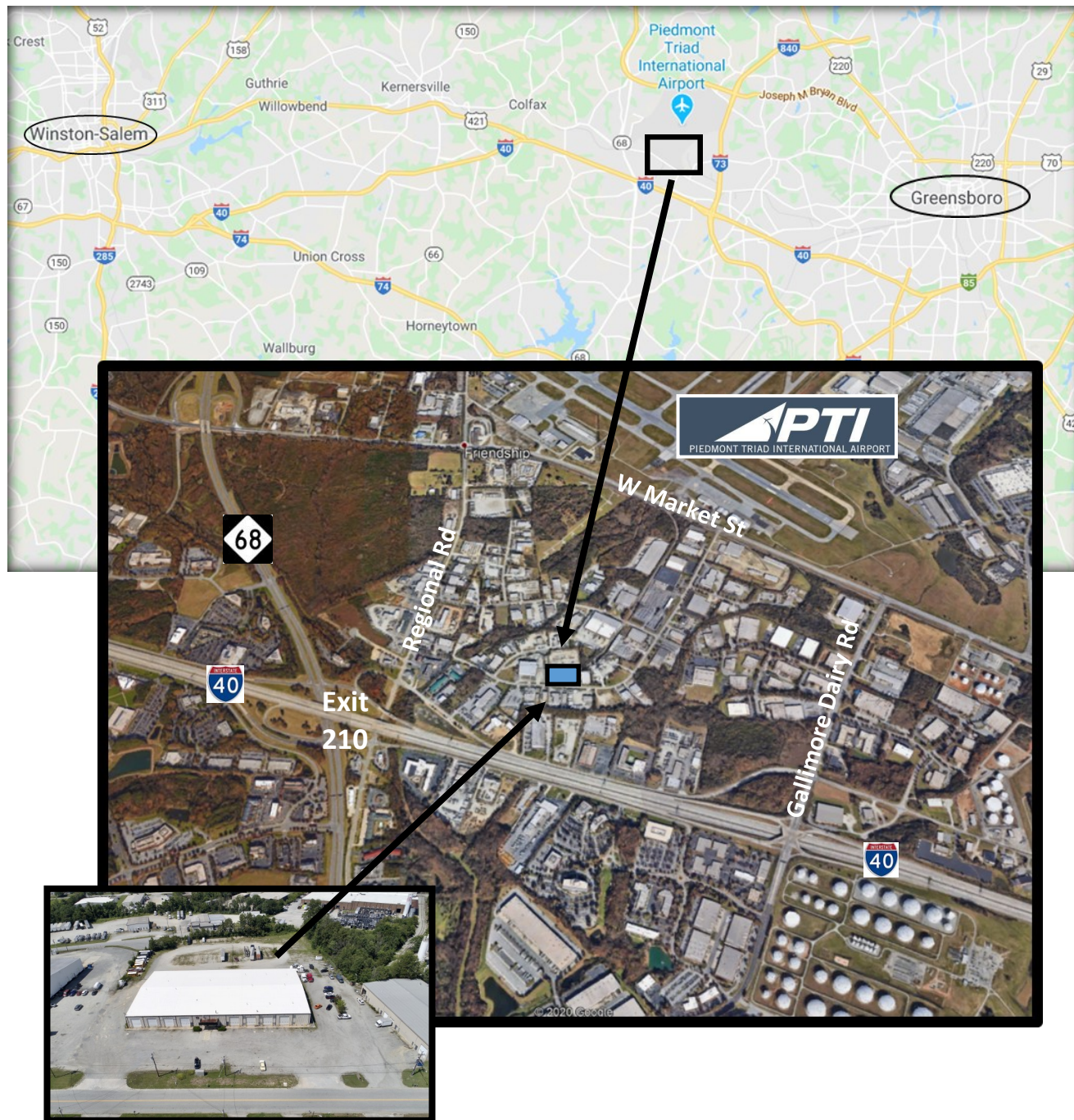
Great Opportunity to Lease Heavy Industrial Flex Space with Secured Outdoor Storage!

Property Features

- **Zoned:** HI (Heavy Industrial)
- **Sprinkled:** Wet system
- **Drive-in:** 9-18 service bays w/ 14' x 16' rollups
- **Heat:** Space Ray Natural Gas Ceiling Space Heaters - 50,000 BTU
- **Air:** OSHA approved exhaust system for diesel service (Unit A)
- **Power:** Building equipped w/ Air-Drops, Large power capacity, 2,600 +/- amps, 220, 240, 3-phase, 4-wire 480
- **Ceiling:** 20' eaves 24' ridge cap
- **Roof:** New in 2019
- **Yard:** Fenced and secured, +/- 0.25 acre to 3 acre
- **Location:** 2 minutes from I-40 via Exit 210, Hwy 68, Easy Access to PTI Greensboro Airport
- **Lease Rate:** \$11.00 PSF/year
- **TICAM:** \$1.40 (estimate 2026)
- **Yard Space:** \$2,000/acre/month
\$0.55/SF/year



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771 www.bipinc.com



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.



Suite A



Suite A



Suite B



Suite B

Available Sept 2026

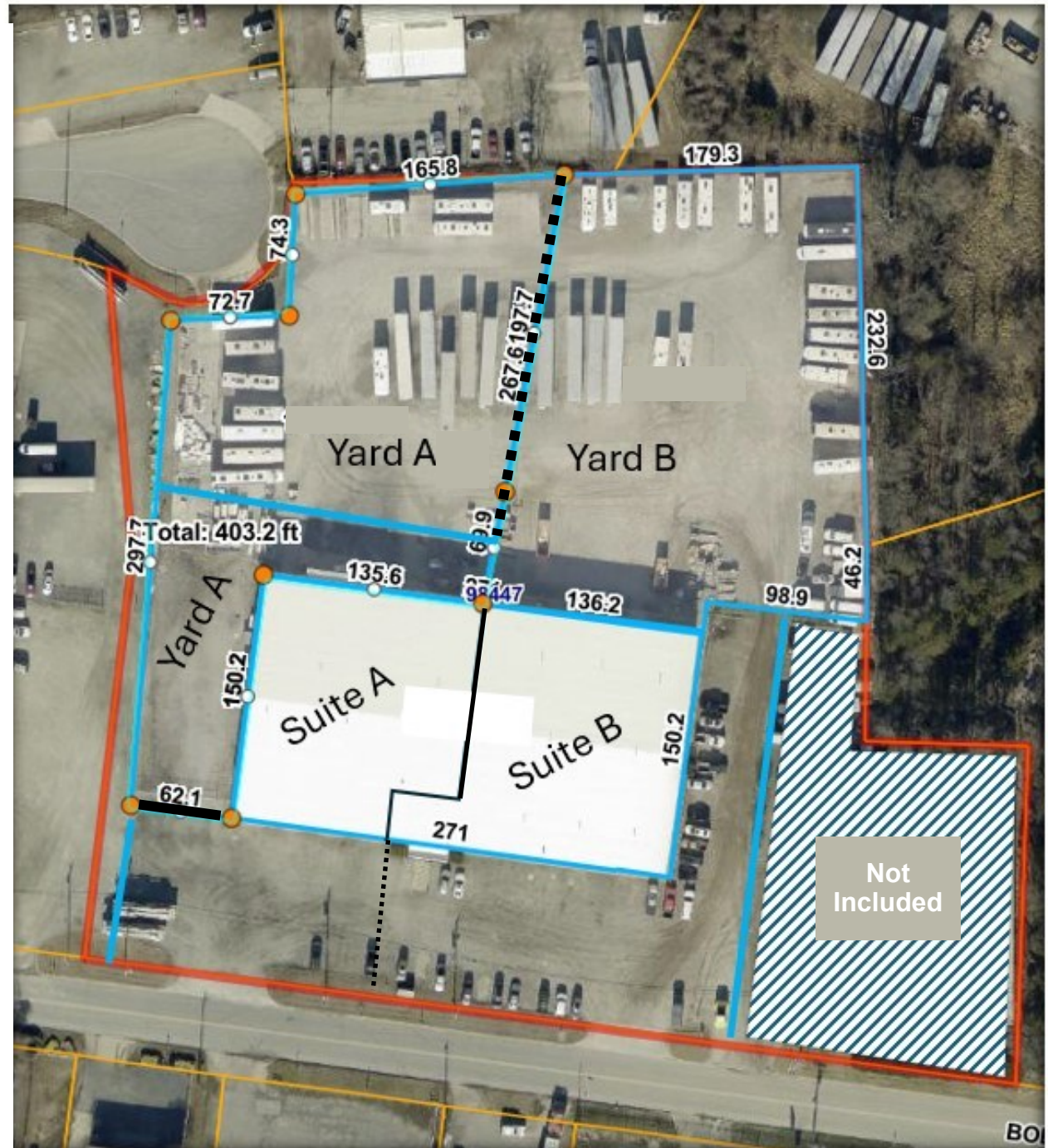
Suite A
Yard A

Available December 2026

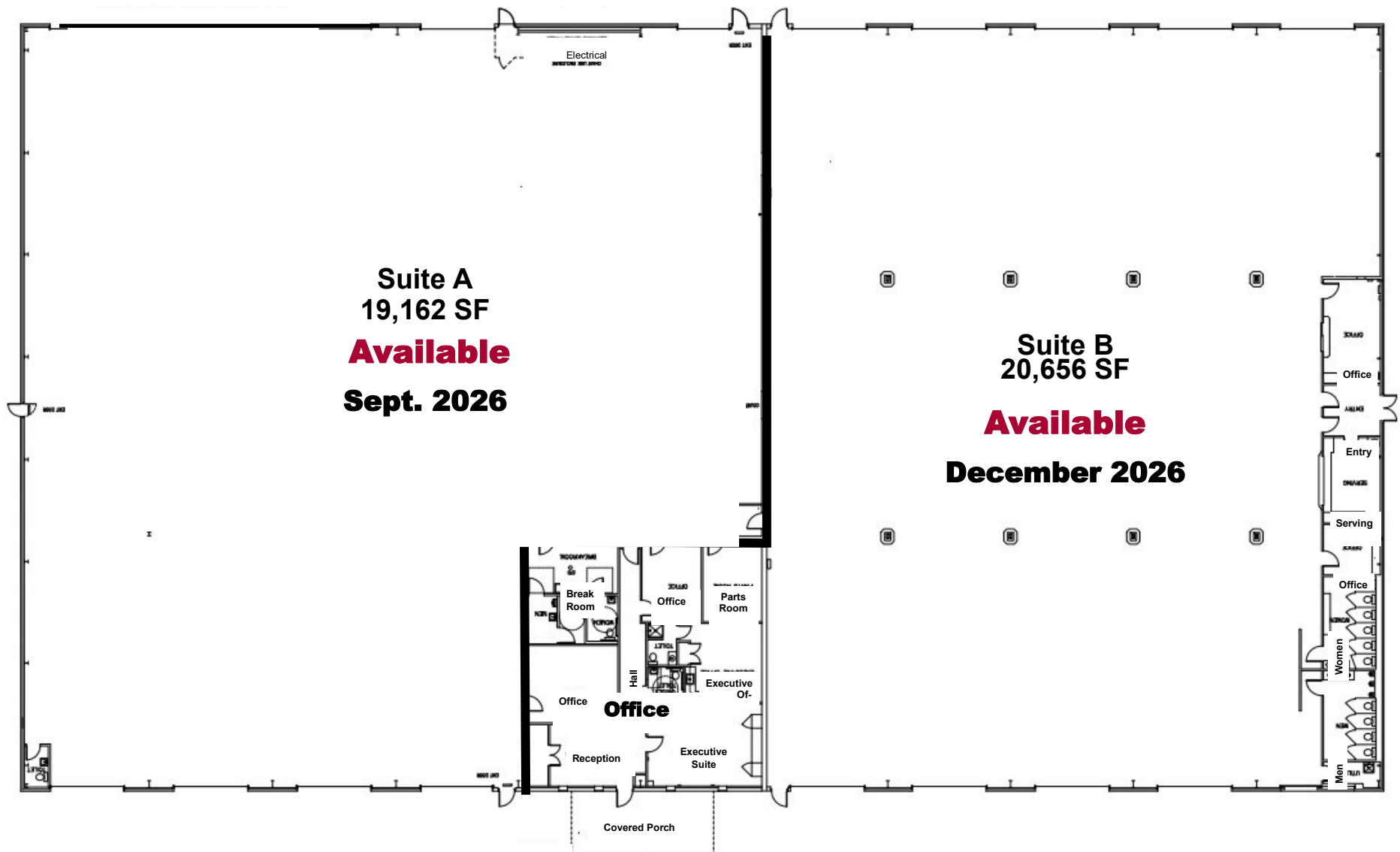
Entire Property
39,656 SF
5.6 +/- Acres (includes storage & parking areas)

Available Acreage Possible

Suite A	19,162 SF
Yard A	1.3 +/- acres
Suite B	20,494 SF
Yard B	1.3 +/- acres
Suite A&B	39,656 SF
Yard A & B	2.6 +/- acres



Floor Plan



1007 Battleground Avenue, Suite 401, Greensboro, NC 27408
336-379-8771 www.bipinc.com