

**FOR LEASE**

Owned and Operated by



# Bull Ridge II

1160 Pleasant Ridge Road, Greensboro, NC 27409

**± 280,800 SF Available**

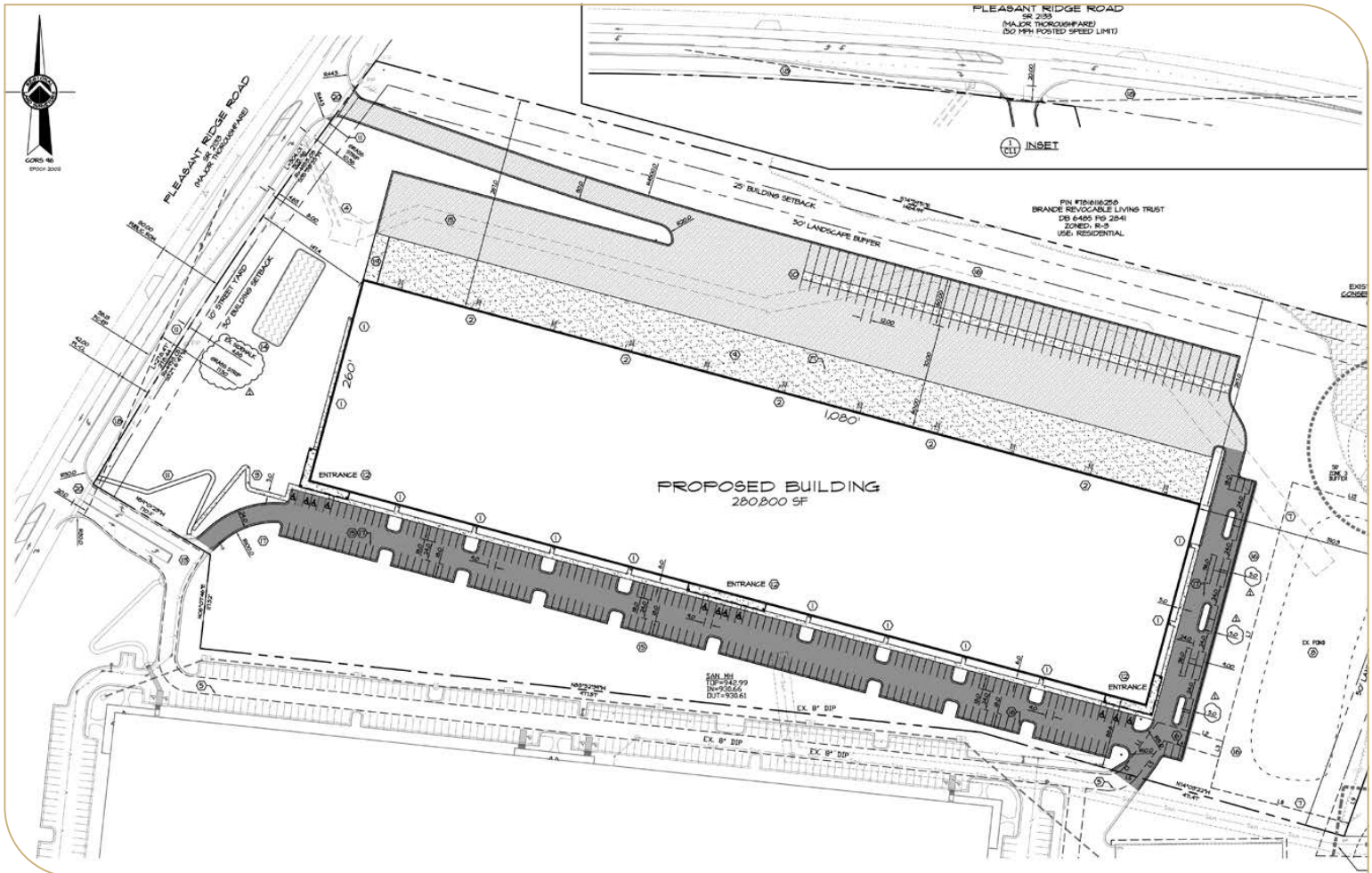


**LEASING INFO  
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

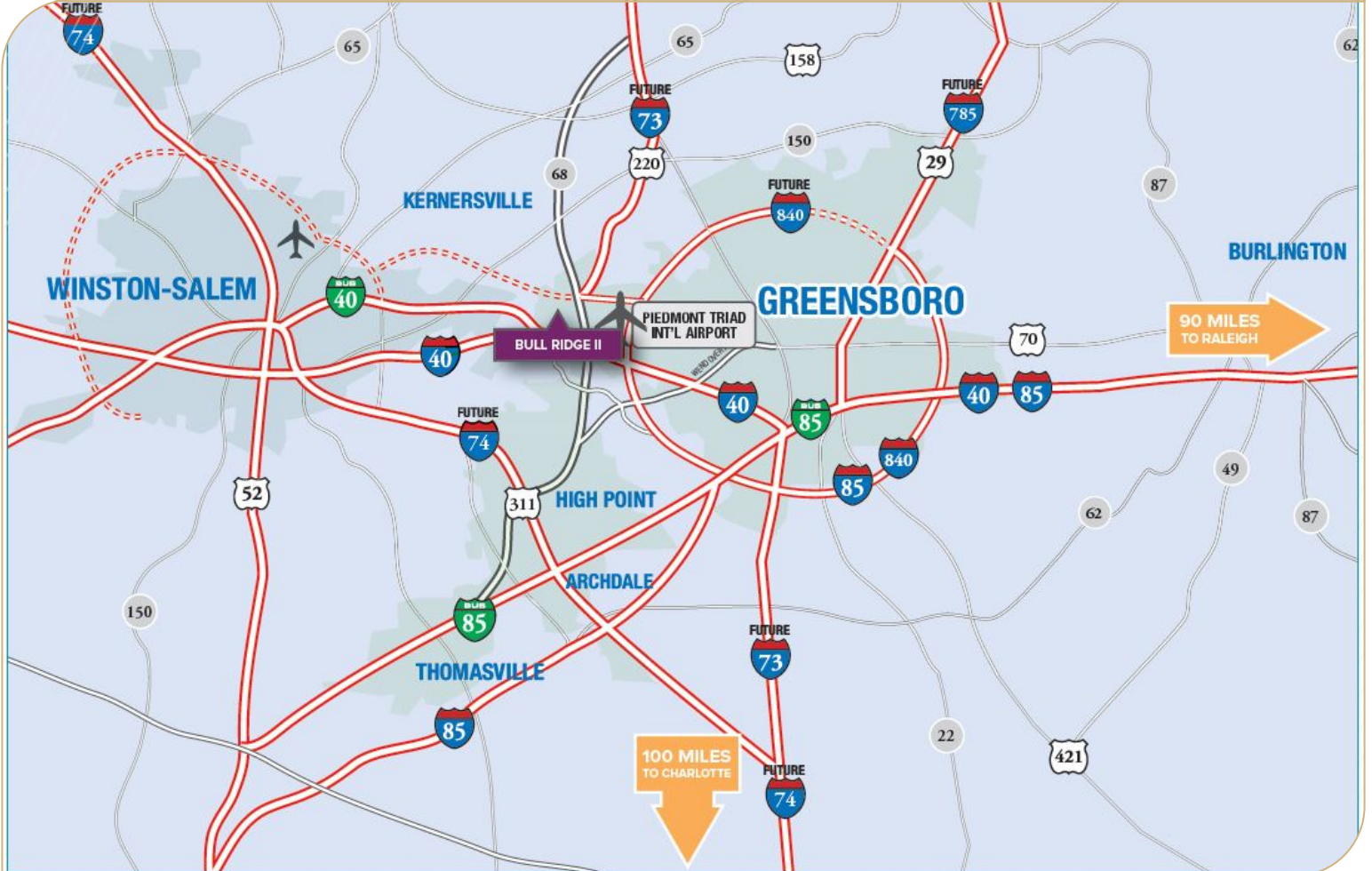


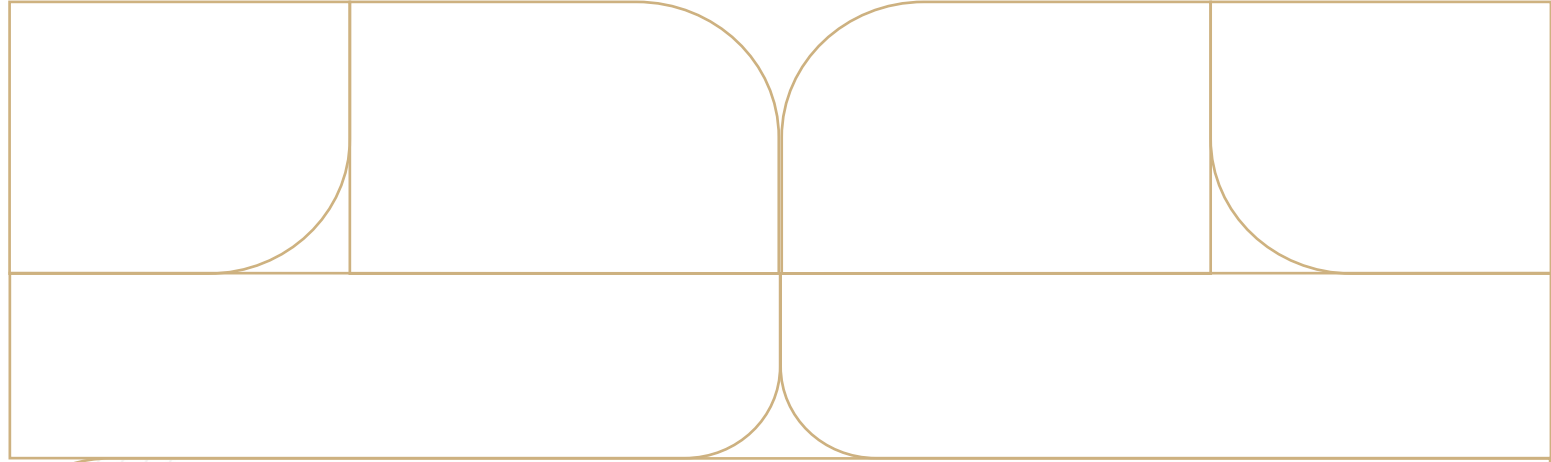
<b>Building Size:</b>	280,800 SF	<b>Dock Doors:</b>	Sixty-five (65) each 9' x 10'
<b>Office Space:</b>	Per Tenant's Specs	<b>Drive-In Doors:</b>	Two (2) each 9' x 10'
<b>Clear Height:</b>	36' Clear	<b>Dock Equipment:</b>	40,000 lb. mechanical dock levelers at every other dock opening
<b>Site:</b>	23.62 Acres	<b>Truck Court Depth:</b>	130'
<b>Construction Type:</b>	Concrete tilt-up	<b>Trailer Parking:</b>	46 trailer storage
<b>Roofing:</b>	R-20 Insulation - 60 mil TPO membrane	<b>Auto Parking:</b>	200 Parking spaces
<b>Building Dimensions:</b>	260' x 1,080'	<b>Electrical:</b>	2,000 amp panel; ability to upgrade service per tenant specs
<b>Column Spacing:</b>	50' x 54' - with 60' speed bay	<b>Lights:</b>	LED (one light per bay)
<b>Floor:</b>	Slab on Grade - 7" unreinforced 4,000 PSI	<b>Fire Protection:</b>	K-17 ESFR Sprinkler System
<b>HVAC:</b>	Gas fired unit heaters		

Anticipated Delivery: June 2023

Bull Ridge II offers 70,000-280,800 sf in a modern industrial building with easy access to I-40, Hwy 68, I-73 & I-85.







# BULL RIDGE II

CLASS A LIGHT INDUSTRIAL PARK

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