

FEDERAL RIDGE BUSINESS PARK

GREENSBORO

4328, 4336, 4344, 4380 & 4388 Federal Drive
Greensboro, North Carolina 2741



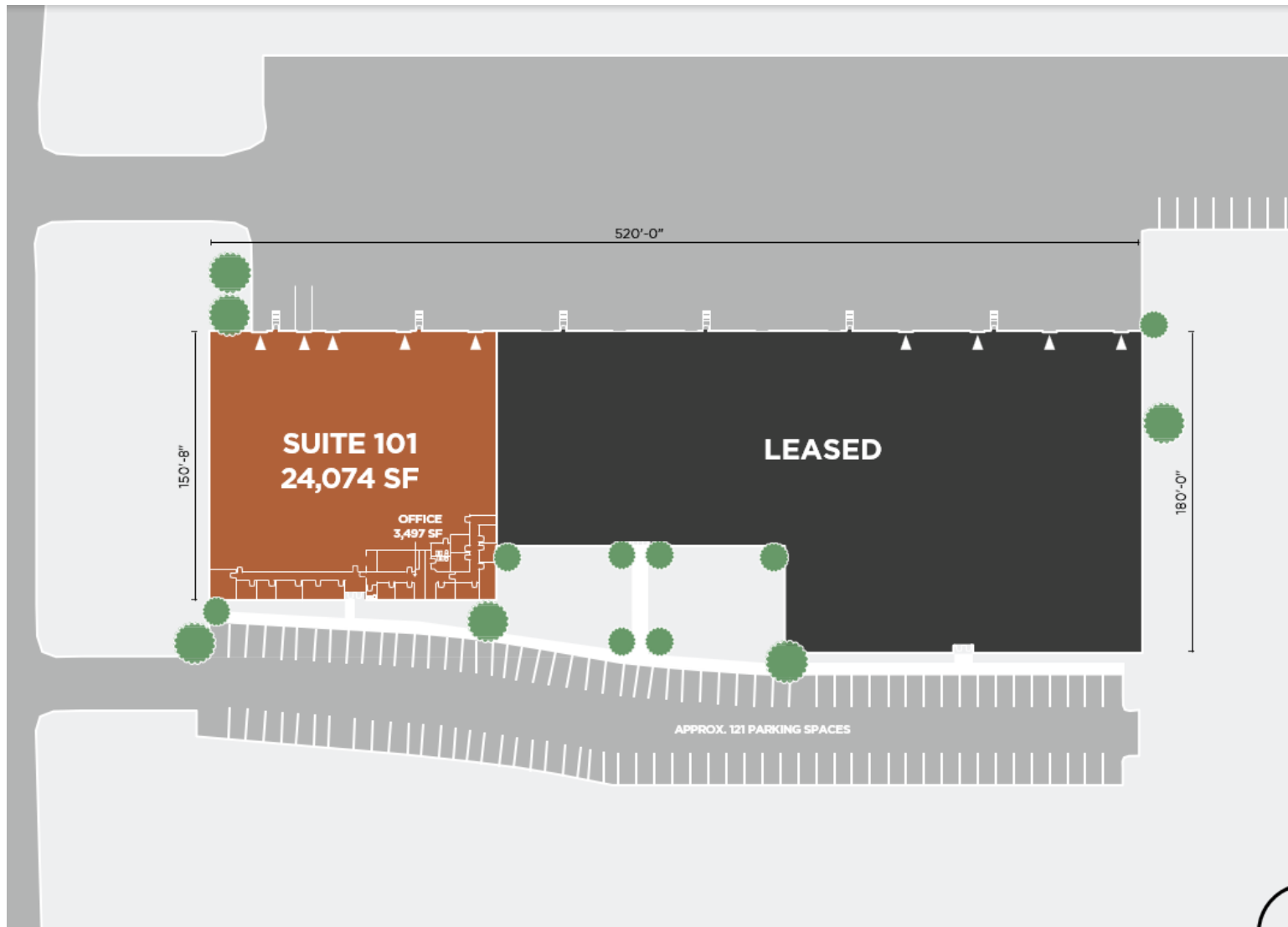
FOR LEASE

±14,400 - 98,400 SF



LEASED BY





4328 FEDERAL DRIVE | SUITE 101 AVAILABLE MARCH 1, 2027

Size	±24,074 SF (±3,497 SF Office Area)
Clear Height	22'
Dock Doors	4 Dock Doors (2 w/EOD Levelers)
Drive-In Door	1 - 8' x 10'
Column Spacing	30' x 40' Column Spacing w/ 30' Speed Bay
Lighting	LED
Wet Sprinkler System	



4344 FEDERAL DRIVE | SUITE 110

Size 18,600 SF (+/- 3,553 SF Office Area)

Clear Height 22'

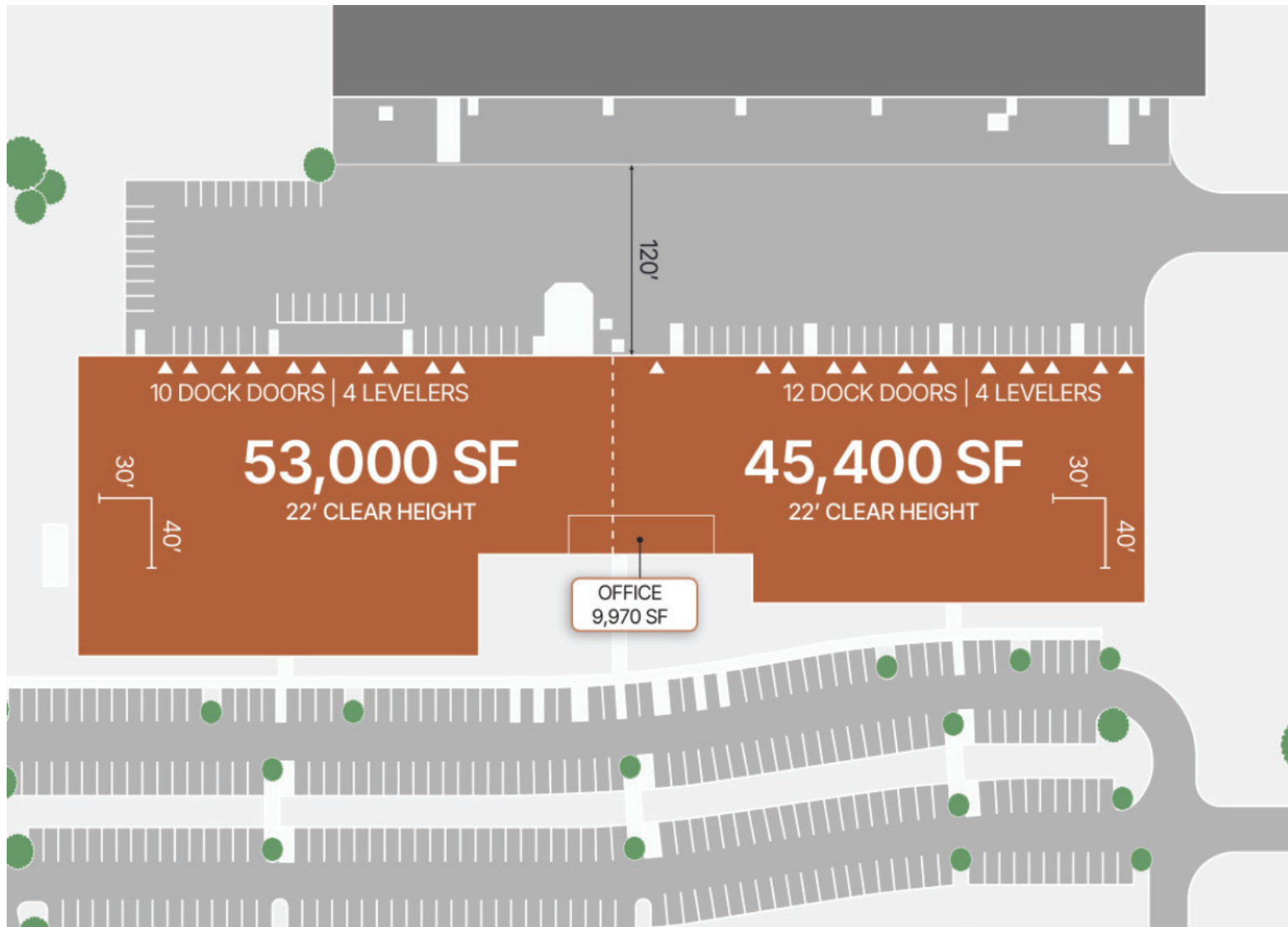
Dock Doors 3 Dock Doors (2 w/Pit Levelers) 1 Knock Out Panel

Column Spacing 30' x 40' Column Spacing w/ 30' Speed Bay

Lighting LED

Fully Conditioned Warehouse

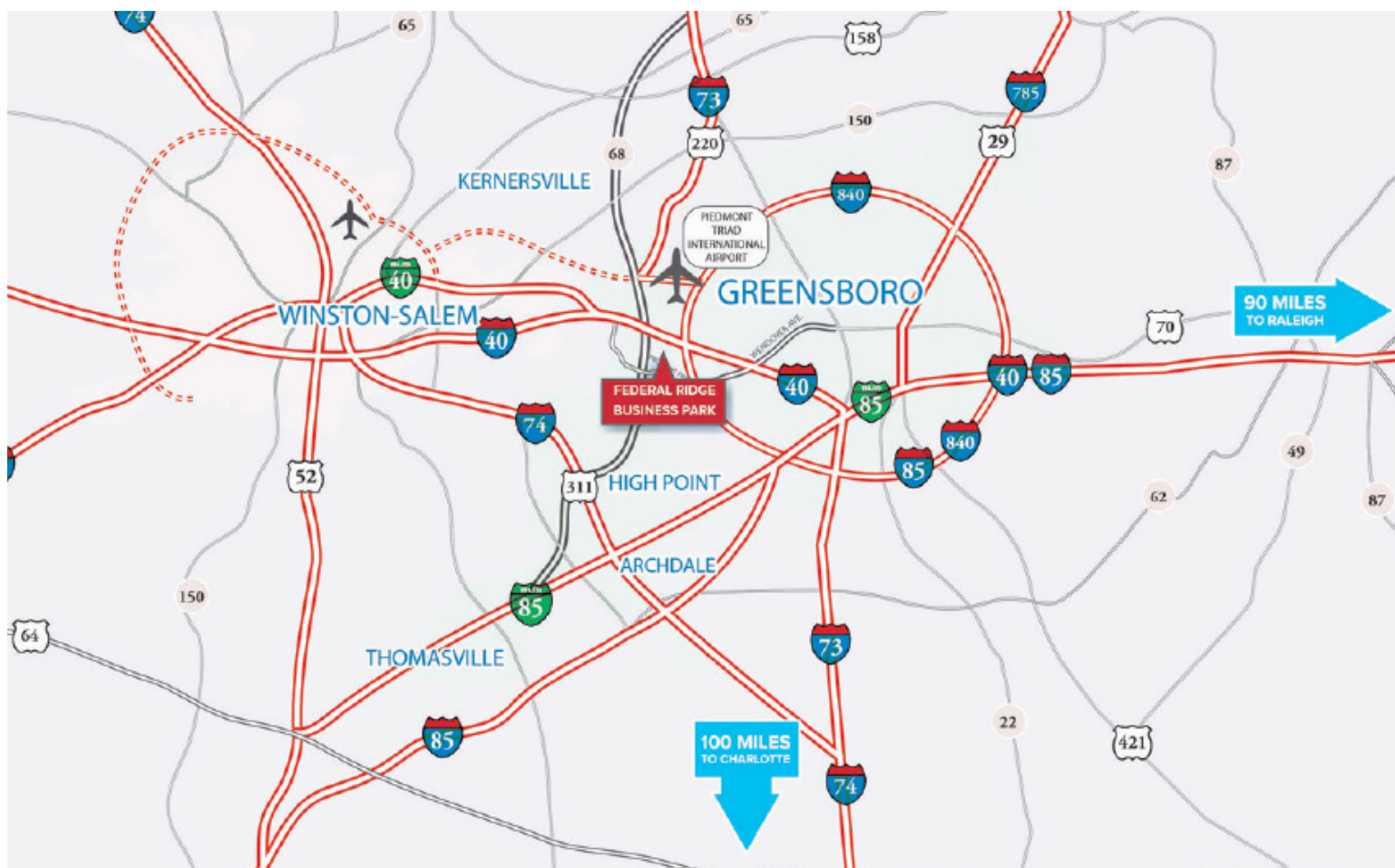
Wet Sprinkler System



4336 FEDERAL DRIVE

Size	98,400 SF
Office / Production Area	+/- 9,970 SF
Clear Height	22'
Column Spacing	30' X 40' w/ 40' Speed Bay
Dock Doors	22 (8 with Levelers)
Lighting	LED
Sprinkler	Wet System
Can demise either side for +/- 53,000 SF and +/- 45,400 SF	





CONTACT INFORMATION



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