

FOR LEASE  
**765 Chimney Rock Road**  
Greensboro, NC



## SPACE FOR LEASE

**±50,150 SF**  
Industrial Space For Lease

### HIGHLIGHTS:

- Class A Single Tenant Industrial Facility
- Zoned CU-LI

### ACCESS:

- Located within one mile of Interstate 40
- Convenient access to Piedmont Triad International Airport
- Located in the Triad's largest industrial submarket



LEASING BY:



**Spencer Yorke**  
Vice President  
JLL  
T: 704.927.3004  
spencer.yorke@am.jll.com

**John Cashion, SIOR**  
Managing Director  
JLL  
T: 704.804.5780  
john.cashion@am.jll.com

**Matt Neumann**  
Senior Vice President  
Becknell Industrial  
T: 708.571.0561  
mneumann@becknellindustrial.com

## BUILDING HIGHLIGHTS

**TOTAL BUILDING SIZE:**  
±50,150 SF (295' x 170')

**ACRES:**  
±4.8

**OFFICE:**  
±2,160 SF BTS Office

**CONSTRUCTION:**  
Pre-cast Panel

**COLUMN SPACING:**  
40' x 40'

**CLEAR HEIGHT:**  
24'

**DOCK DOORS:**  
5 Dock Doors (Expandable)

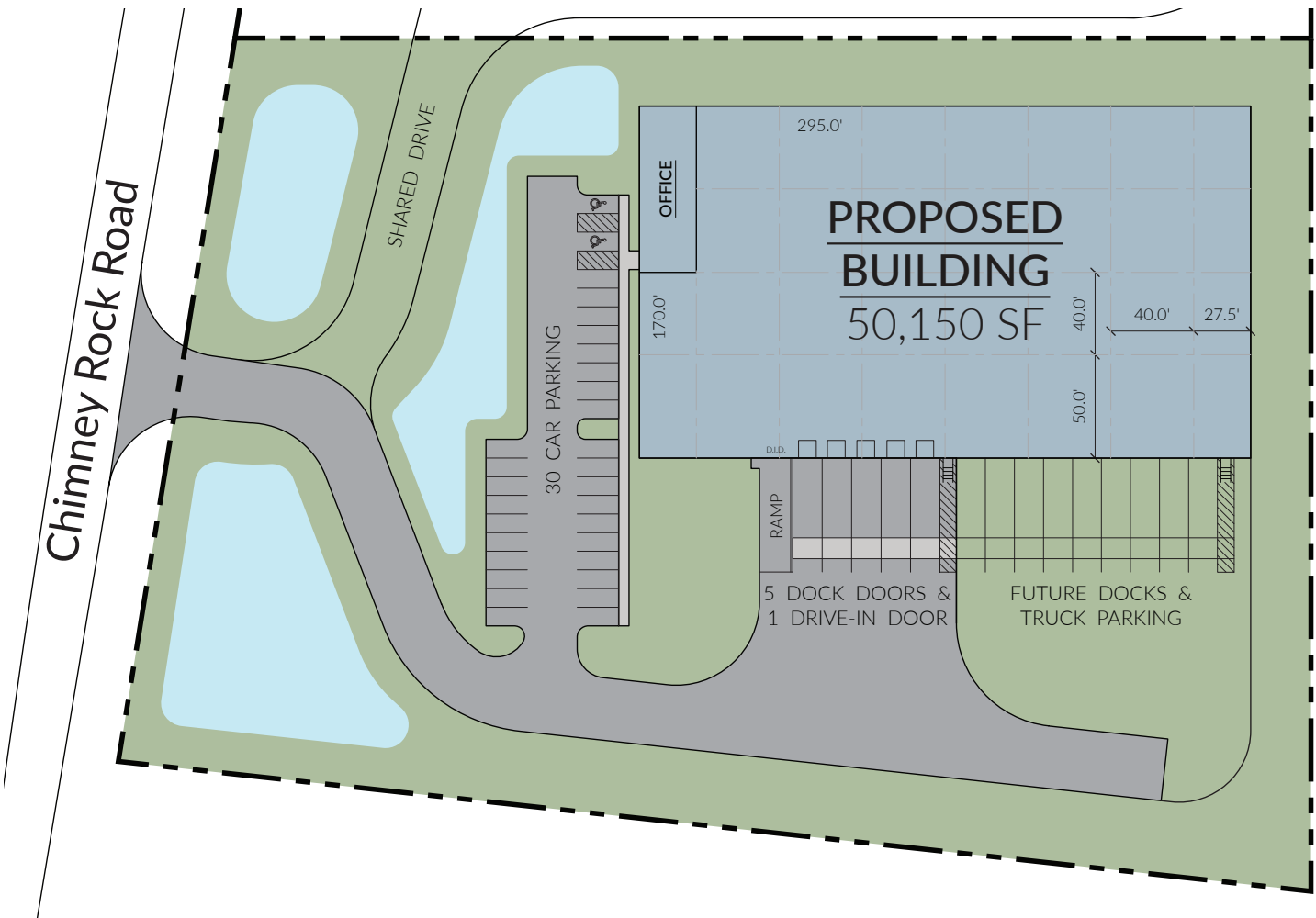
**DRIVE-IN DOORS:**  
1 Drive-in Door

**CAR PARKING:**  
30 spaces

**SPRINKLERS:**  
ESFR Sprinkler System

**ELECTRICAL:**  
800A, 277/480 volt, 3-phase

## SITE PLAN



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