



**5644 Hornady Rd., Greensboro, NC**  
**AVAILABLE – 300,000± SF**



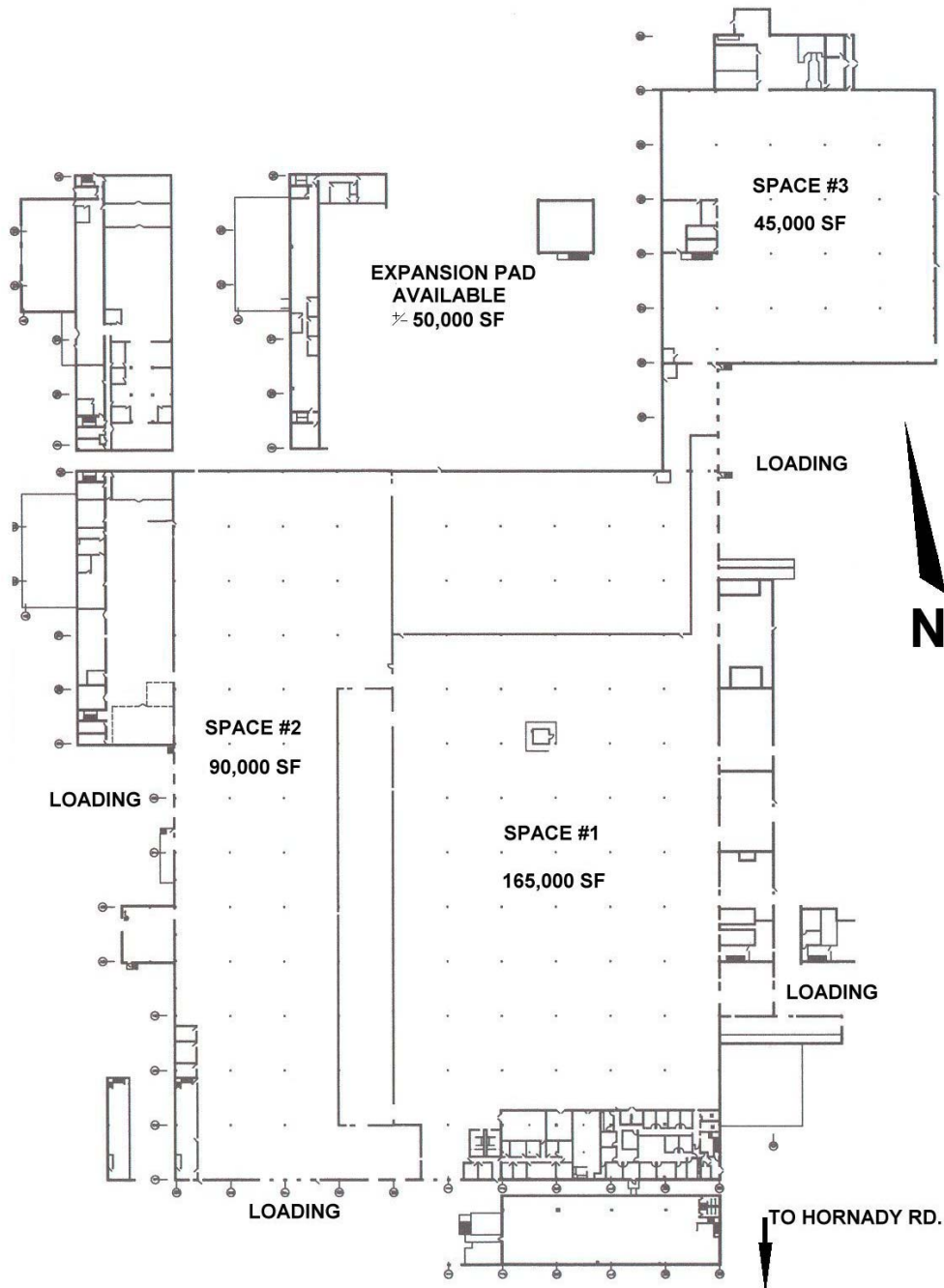
**SITE FEATURES**

- **Bldg. Size:** 300,000 ± SF with 25,000 SF of Office
- **Lot Size:** 31 acres
- **Doors:** 24 dock-high doors, 3 grade-level doors
- **Ceiling Heights:** 21'
- **Columns:** 40'x 40'
- **Power:** Heavy-duty electrical with two (2) on-site substations and two (2) main distribution panels: One (1) 5,000 and One (1) 7,000 Amp 3-Phase, 4-Wire 277/480V Bus bar distribution
- **Lighting:** Sodium Vapor and 8' fluorescent strips
- **HVAC:** Boiler One (1) 965-ton York Chiller distributed to Four (4) 60,000 CFM Air Washers; Partially air conditioned (approx. 33%); Package Units for offices.
- **Compressors:** Two (2) 500 HP, Two (2) 100 HP, compressed air lines throughout building
- **Construction:** block and utility brick over steel frame with an EPDM on metal roof with concrete and wood decking. Built in 1970 with roof replacement in 1999.





- Excellent Interstate 40 visibility with current convenient access from the Guilford Road exit.
- The property is located adjacent to the new Interstate 840 connector loop and overpass.
- The new I-840 will connect the site to the new \$250 million Fed Ex Mid-Atlantic Air Cargo Hub scheduled to open in 2009 at the Piedmont Triad International Airport, approximately 10 minutes north of the building.
- The building is located next to an existing business park, an exotic car dealership, a Target superstore and is just down the freeway from the 1 million SF Wendover Mall.





## Market Summary

The Piedmont Triad (Greensboro, Winston-Salem, High Point, NC) is the nation's 46<sup>th</sup> most populous MSA, with a population of nearly 150,000. Along with the traditional economic industries of textiles, tobacco and furniture, the Triad's economy is fueled by the medical industry (Wake Forest University Baptist Medical Center, Moses Cone Health System, High Point Regional health and Novant Health) and warehousing and distribution. Located within 500 miles of one half of the nation's population, the Triad is a natural fit as a distribution/retail hub. Current, larger retail distribution centers include Polo Ralph Lauren (1,100,000 sf), Lowes Home Improvement (480,000 sf), K-Mart (1,500,000 sf), Harris Teeter (900,000 sf), Liberty Hardware (900,000 sf), and Proctor and Gamble (580,000 sf).

The Triad is fortunate to be the recipient of recent major economic development announcements. The Piedmont Triad International Airport will be the home of a new FedEx east coast sorting hub, slated to open in 2009. The FedEx hub will be a \$250,000,000 economic development project and will initially employ 1,600 people. It will be the primary FedEx facility serving the east coast. Dell is constructing a major computer manufacturing and assembly facility near Union Cross Business Park in Winston-Salem. The 500,000 square foot facility will be Dell's largest North American plant.

