

**FOR
LEASE**

9250 SQ FT OFFICE & WAREHOUSE SPACE

CONVENIENT ACCESS TO HWY 68, I-73 & I-40

7601

**Business Park Drive
Suite 101
Greensboro, NC 27409**

Office -

2640 sf with Private Entry and Separate Facilities

Warehouse or Light Manufacturing -

6610 sf of Air Conditioned Space with Loading Dock

**Available for
Immediate Occupancy**

CONTACT:

**Ron Rothrock-Broker
Sabre Capital of Greensboro**

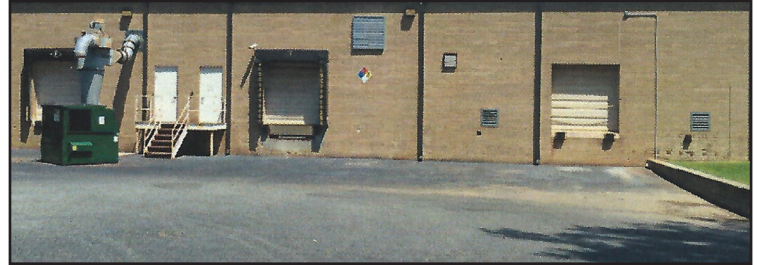
(336) 420-3773

rrothrock105@gmail.com



7601

**Business Park Drive
Suite 101
Greensboro, NC 27409**



Available for Lease

Type: Office, Warehouse, Light Manufacturing

Available sf: 9250 sf

Office: 2640 sf offices, open area, conference room and breakroom

Warehouse/Production Area: 6610 sf

Dock High Dock Door

Ample Parking

Separate Warehouse Toilet Facilities

Air Conditioned Production Area

Electrical: 120/208V and 277/480V

Sprinkler System

Utilities: City of Greensboro, Duke Energy, Piedmont Natural Gas

Fiber Optic Available: North State

Compressed Air Available



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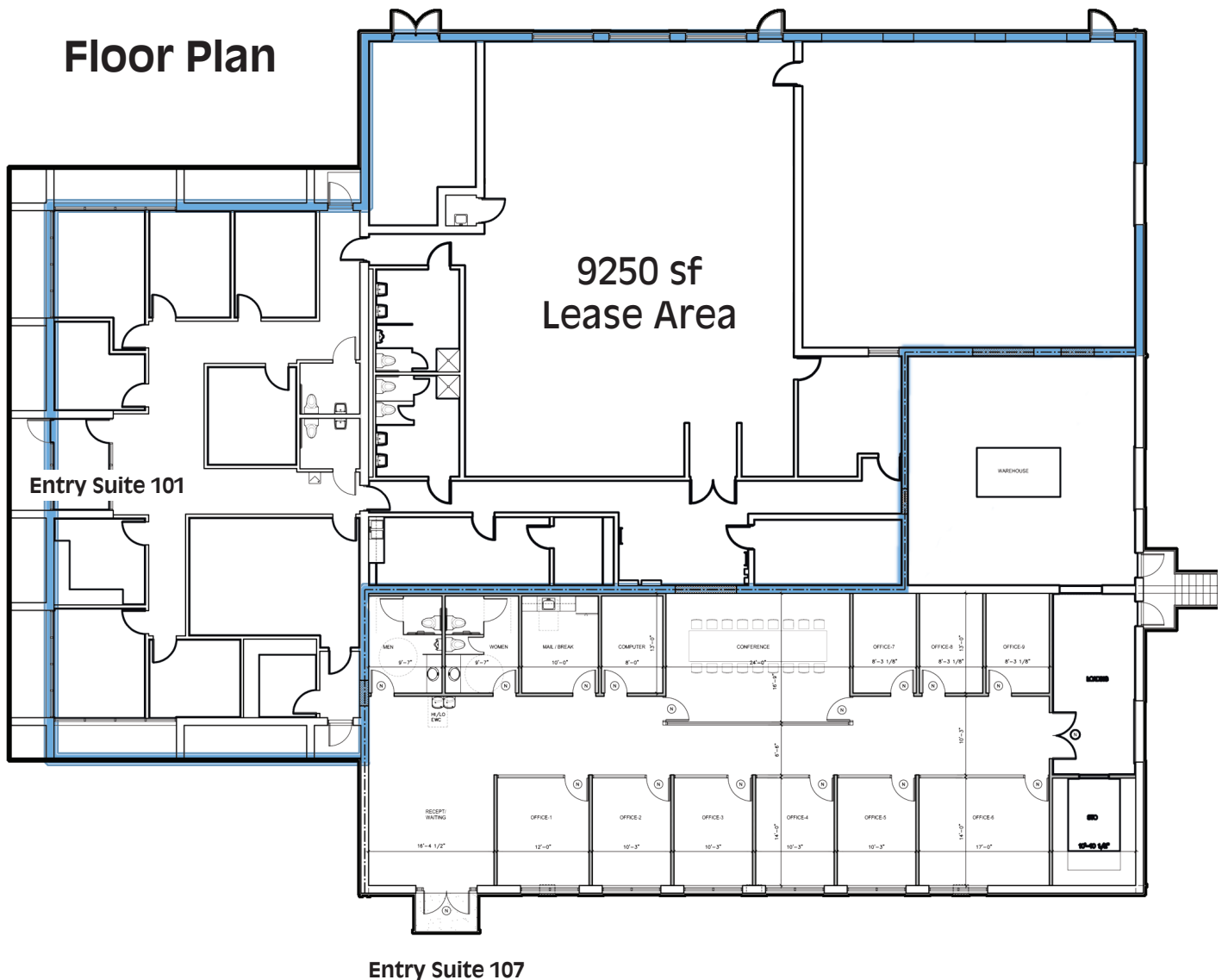
LEASE RATE

**\$7.25/sf/yr Modified Gross Lease
Tenant Pays Pro-Rata Share of Utility Cost**

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Floor Plan



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