

FOR SALE OR LEASE
BUILDING 2 AVAILABLE IMMEDIATELY



TRIWEST

BUSINESS CENTER

80,000 - 1.2M SF available

New Construction, Class-A Industrial Facilities
Build-to-suit Opportunities

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Building 2 Specifications

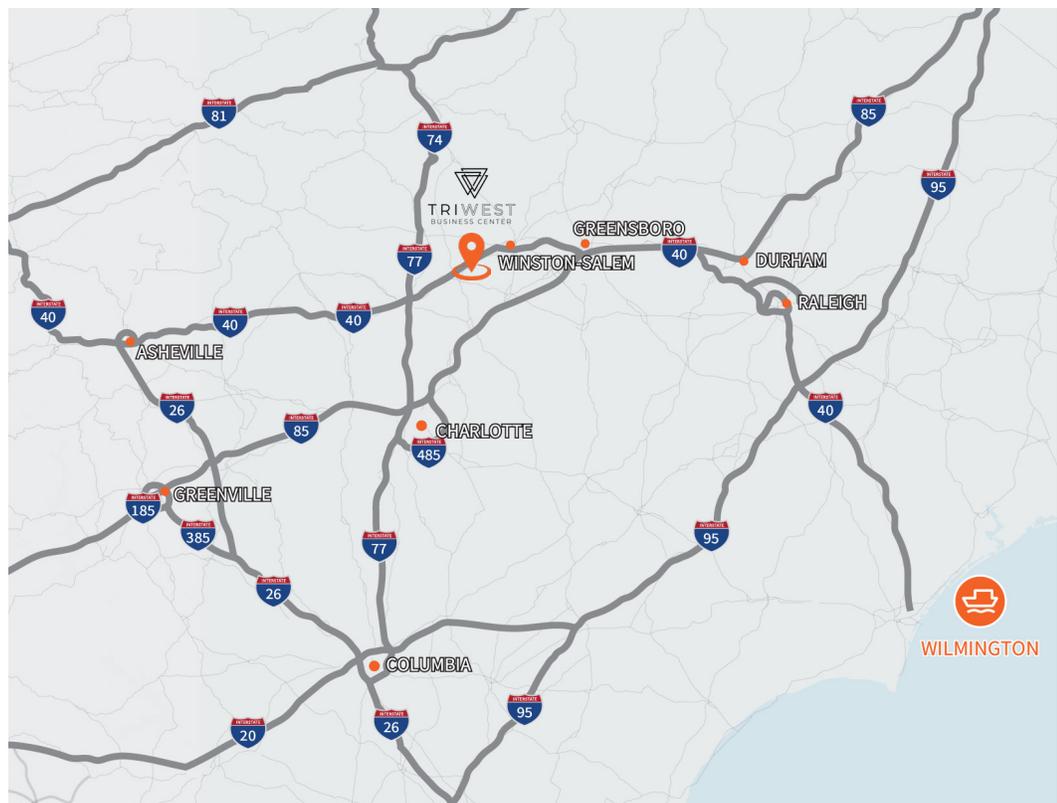


Total SF	±298,465 SF
Office SF	To suit
Configuration	Rear Load
Loading	49 Dock Doors (9' x 10') with (2) pit levelers 2 Drive In Doors (14' x 16')
Building Dimensions	310' X 960'
Clear Height	36'
Parking	63 trailer positions, 197 auto positions
Column Spacing	50' x 54' (60' speed bays)
Sprinkler System	ESFR
Slab Thickness	7" unreinforced
Power	2,000 amp service
Sale Price & Lease Rate	Please call broker

I 40 Interstate Access



-  ±0.3 Miles to I-40
-  ±23 Miles to I-77
-  ±26 Miles to I-85
-  ±18 Miles to Winston Salem
-  ±38 Miles to Greensboro
-  ±64 Miles to Charlotte
-  ±42 Miles to GSO Airport
-  ±68 Miles to CLT Int'l Airport
-  ±122 Miles to Raleigh
-  ±125 Miles to Asheville





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