



KEY FEATURES

- ±36,220 SF
- 2 Docks with Levelers
- 5 Oversize Drive-In Doors (14x14)
- Clear Height
23'6" Peak
18'6" Eaves
- Large Outdoor Storage Area
- Master Lease Expires November 2025

INDUSTRIAL

SUBLEASE - \$11.00 PSF

THORNDIKE INDUSTRIAL

8015-B Thorndike Road
Greensboro, NC 27409

Great opportunity to sublease a well maintained industrial property built in 2020, located within the Greensboro Airport Submarket. The total building is 36,220 SF with 9,140 SF of office and the remainder being clearspan warehouse. The warehouse area has ceiling heights of 23'6" at the peak and 16'6" at the eaves. The warehouse is served by 2 Docks with Levelers, One with a door into the building and the other is to an exterior platform. 5 oversized drive-in doors, and also has a large covered outdoor storage area. The office space consists of individual offices, a conference room, breakroom, and reception area. This property is located just 1 mile from I-40 and 7.5 miles from PTI Airport. The existing lease on the property runs through November 2025.

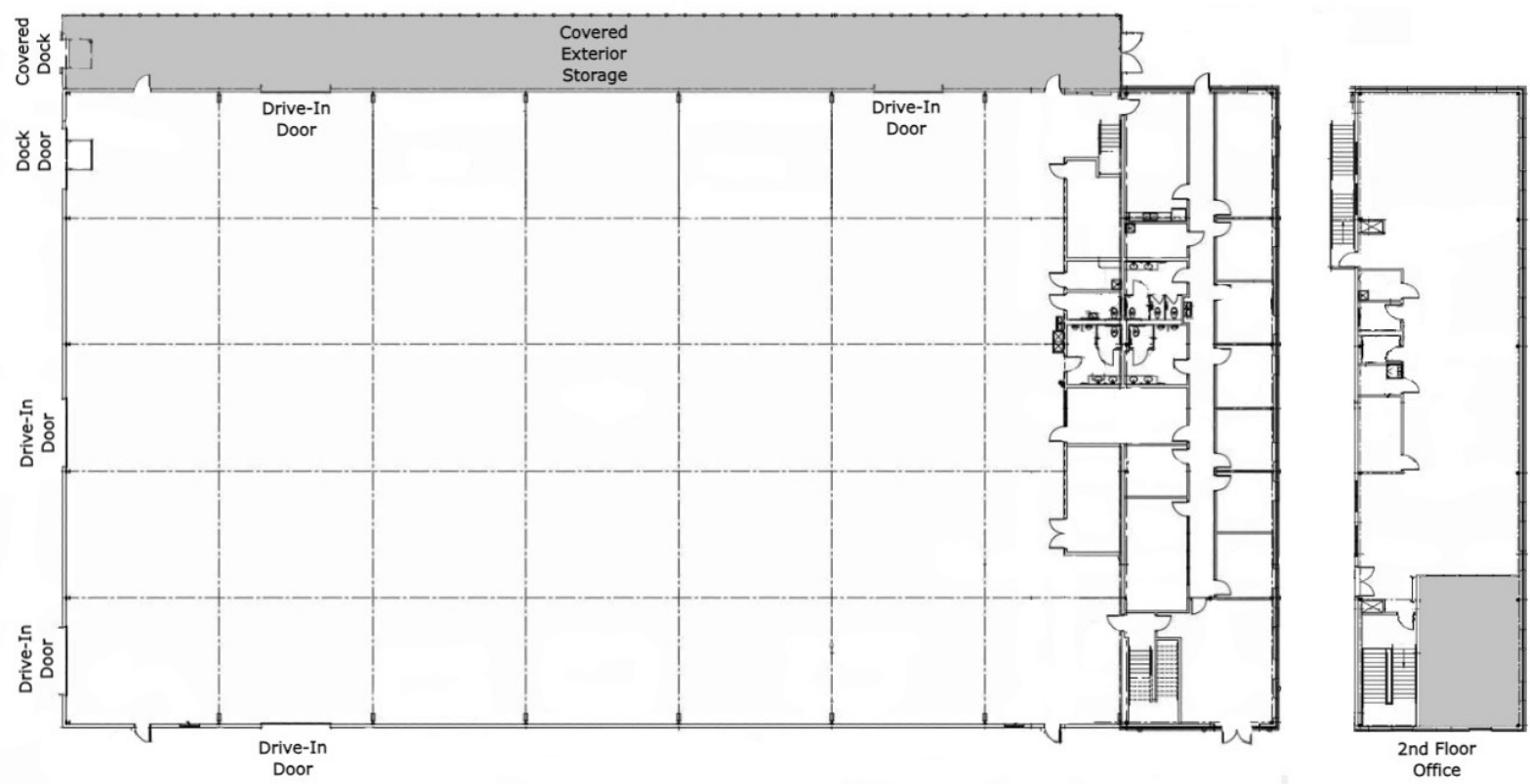
LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

Steve@CommercialRealtyNC.com
336.793.0890, ext 105

JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com
336.793.0890, ext 103



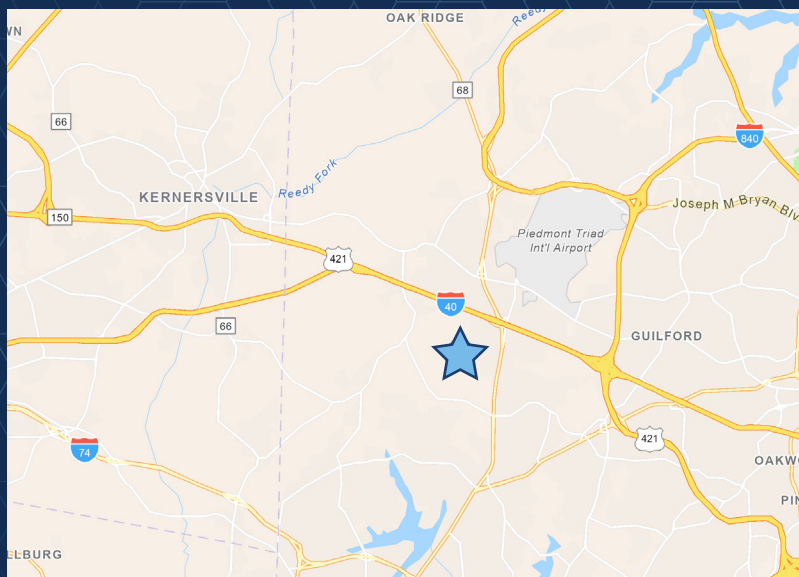


THORNDIKE INDUSTRIAL

LOCATION					
Address	8015 - B Thorndike Road				
City	Greensboro	Zip Code	27409	County	Guilford
PROPERTY DETAILS					
Property Type	Industrial	Avail SF ±	36,220	Office SF ±	9,140
Parking ±	19 Auto Parks	Ceiling Height ±	23’6” Peak, 18’6” Eaves	Docks ±	2 Docks with Levelers
Year Built ±	2020	Drive In Doors ±	5		
UTILITIES					
Electrical	3 Phase				
TAX INFORMATION					
Zoning	CU - LI				
PRICING & TERMS					
Lease Rt/SF ±	\$11.00 PSF			Lease Type	NNN

INDUSTRIAL

SUBLEASE - \$11.00 PSF



LOCATION FEATURES

- Well located in the Greensboro Airport Submarket
- 1 mile from I-40
- 7.5 miles from GSO Airport Terminal