



KEY FEATURES

- Designated in Greensboro 2040 Future Land Use Plan for industrial
- 1 mile to I-85/I-40 and the 840/85 interchange
- Recent industrial development over 650,000 SF
- High visibility and great centralized NC location
- Approximately 16 miles from Toyota Megasite
- Approximately 21 miles to PTI Airport & Boom Supersonic Site
- Hardwoods provide immediate source of income

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN

BradK@CommercialRealtyNC.com
336.493.0890, ext 106

RAW LAND

FOR SALE

I-40/I-85/I-840 INDUSTRIAL DEVELOPMENT SITE

3530 McConnell Road
Greensboro, NC 27405

Wonderful ±13.2 acre developmental parcel of highly visible commercial land in Greensboro, NC. The site is conveniently located off exit 226 on I-40/I-85, and is in close proximity to the 840/I-85 interchange. An additional ±6.79 acres are also available for a total of ±20 acres and 628' width. Don't miss this incredible investment opportunity! This is an ideal location for an industrial development site as it has been designated in the Greensboro 2040 Future Land Use Plan.

JORDAN REECE, CCIM

Jordan@CommercialRealtyNC.com
336.493.0890, ext 209



Publix
Distribution Center

INTERSTATE
84

Industrial Spec Buildings

PENSKE
Truck Rental

REPLACEMENTS LTD.
China, Crystal & Silver • Gift & More

McConnell Road

INTERSTATE
40

INTERSTATE
40

Coca-Cola
CONSOLIDATED
VISTAR
LINDER BATTERIES USA, INC.
Your Business Partner
wayfair **O'Reilly**
AUTO PARTS

INTERSTATE
85

McConnell Road

GUILFORD COUNTY DEVELOPMENT SITE

LOCATION

Address	3530 McConnell Road		
City	Greensboro	Zip	27405
County	Guilford		

PROPERTY DETAILS

Property Type	Land	Acres ±	13.2
----------------------	------	----------------	------

UTILITIES

Electric	Duke	Sewer	Available	Water	Municipal
-----------------	------	--------------	-----------	--------------	-----------

PRICING & TERMS

Price	\$1,264,800
--------------	-------------