



FOR LEASE

**4190 Piedmont Parkway
Greensboro, NC 27410**



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Greensboro, NC 27408
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4190 Piedmont Parkway
Greensboro, NC 27410
FOR LEASE - Potential to subdivide space in half

PROPERTY OVERVIEW

4190 Piedmont Parkway in Greensboro, NC 27410 is a premier flex property, strategically positioned within the Piedmont Centre business park. The area is home to more than 170 companies and 11,000 employees spanning over 1,100 acres between High Point and Greensboro. The property offers a functional blend of warehouse, office, and showroom space. Excellent exposure with monument signage and over 150 feet of road frontage along busy Piedmont Parkway. Contact Austin Hill to learn more about this leasing opportunity!

ACCESSIBILITY

The property boasts excellent connectivity, with easy access to major roads such as Wendover Avenue, Highway 68, Interstate 40, and Highway 311. Additionally, it's approximately ten minutes from Piedmont Triad International Airport, making it a convenient location for both local and regional business operations.

NEARBY AMENITIES

The surrounding area offers a variety of amenities, including dining, shopping, and financial services. Ample retail within a 3-mile radius of the property.

PROFESSIONAL MANAGEMENT

The property is well maintained and professionally managed. Piedmont Centre association requires property owners to keep the exterior professionally landscaped and free of trash and debris.

Total Square Footage: 19,811 +/- SF

Warehouse Square Footage: 11,562 +/- SF

Office Square Footage: 8,249 +/- SF

Acreage: 0.47 +/-

Parking: 42 spaces + Truck Court

Ceiling Height: 15.6' at eaves; 18.3' at peaks

Column Spacing: 30' x 25'

Dock Doors: Two (2) 8' x 11'

LED Motion Lighting in Warehouse

POPULATION



1 Mile	3 Miles	5 Miles
2,899	40,139	107,754

AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$71,089	\$71,923	\$86,869

TRAFFIC



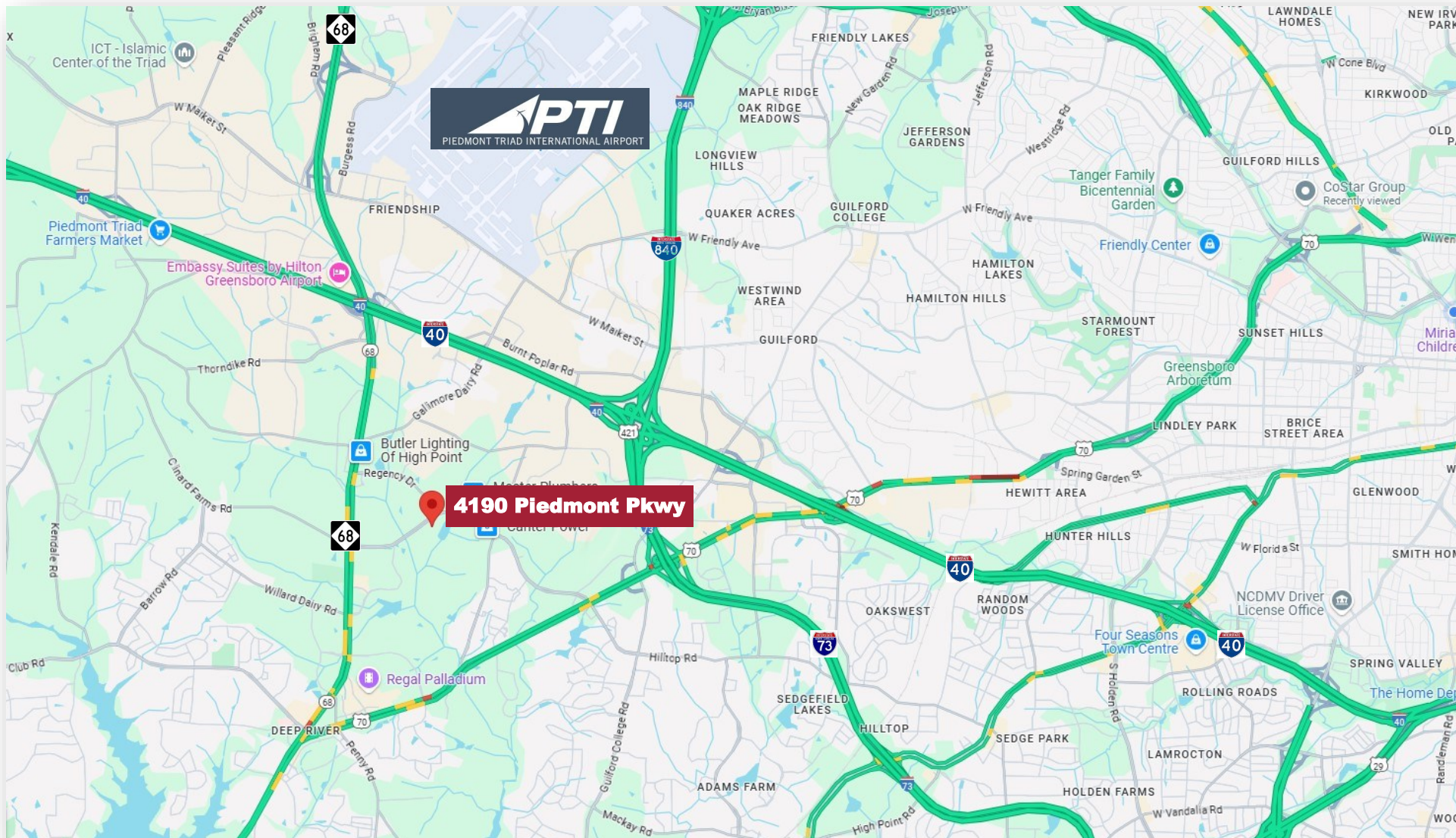
Hwy 68 & Regency Drive

39,130 Vehicles Per Day









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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.