



**Suite A  
July 2026**

**Suite B  
December 2026**

**Storage  
Yard**

**Boeing Drive**

**7700 Boeing Drive, Greensboro NC 27409**

**For Lease**  
**Heavy Industrial**  
**Flex Space**  
19,162 SF - 39,656 SF  
Additional 0.25 to 2.6 Acre Yard Possible



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## Great Opportunity to Lease Heavy Industrial Flex Space with Secured Outdoor Storage!

### Property Features

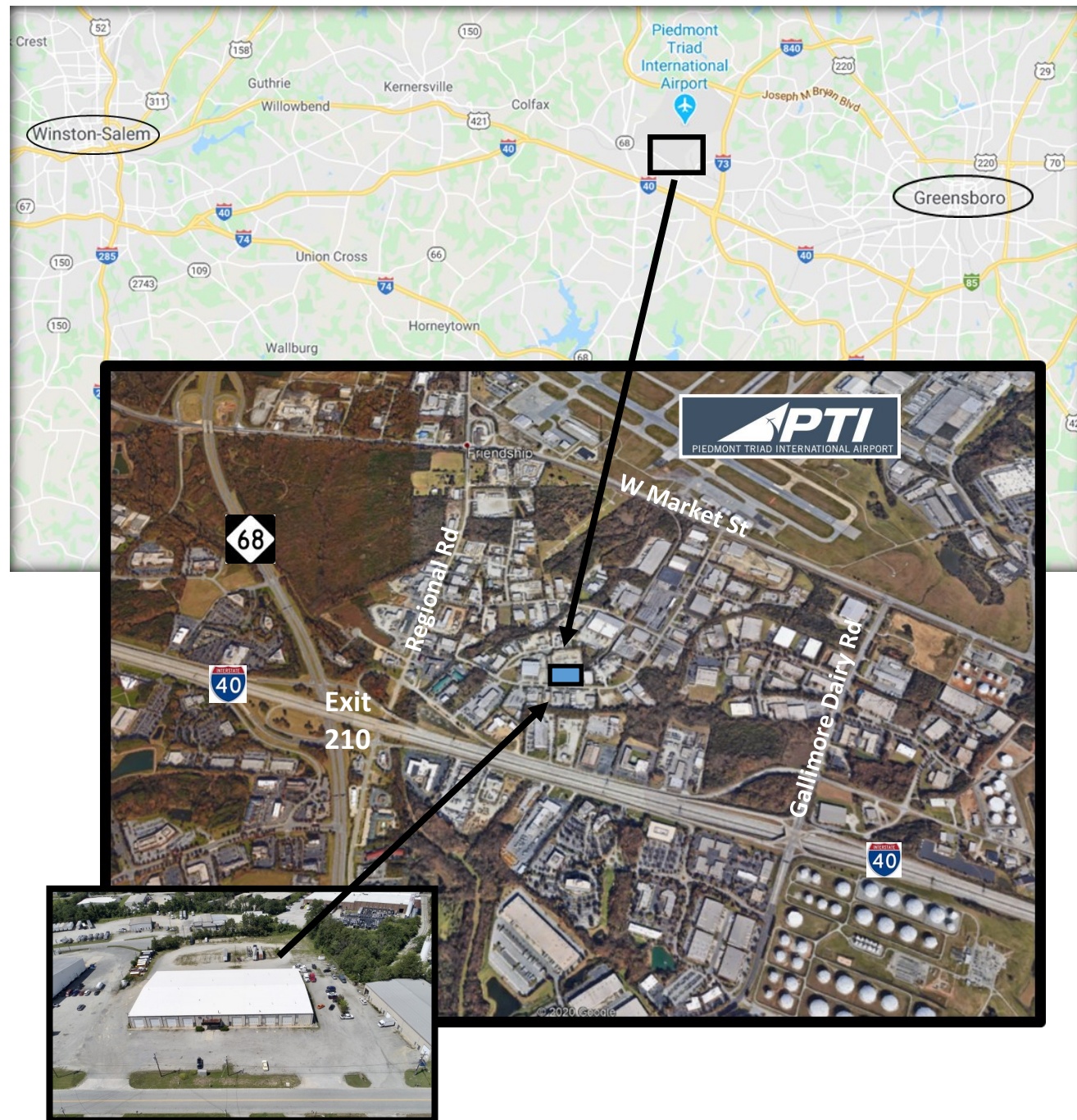
- **Zoned:** HI (Heavy Industrial)
- **Sprinkled:** Wet system
- **Age:** 1976
- **Drive-in:** 9-18 service bays w/ 14' x 16' rollups
- **Heat:** Space Ray Natural Gas Ceiling Space Heaters - 50,000 BTU
- **Air:** OSHA approved exhaust system for diesel service
- **Power:** Building equipped w/ Air-Drops, Large power capacity, 2,600 +/- amps, 220, 240, 3-phase, 4-wire
- **Ceiling:** 20' eaves 24' ridge cap
- **Roof:** New in 2019
- **Yard:** Fenced and secured, +/- 0.25 acre to 2.6 acre possible
- **Location:** 2 minutes from I-40 via Exit 210, Hwy 68, Easy Access to PTI Greensboro Airport
- **Lease Rate:** \$11.00 PSF/year
- **TICAM:** \$2.40 (estimate 2026)
- **Yard Space:** \$3500/acre



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408

336-379-8771

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### Available July 2026

Suite A  
Yard A

### Available December 2026

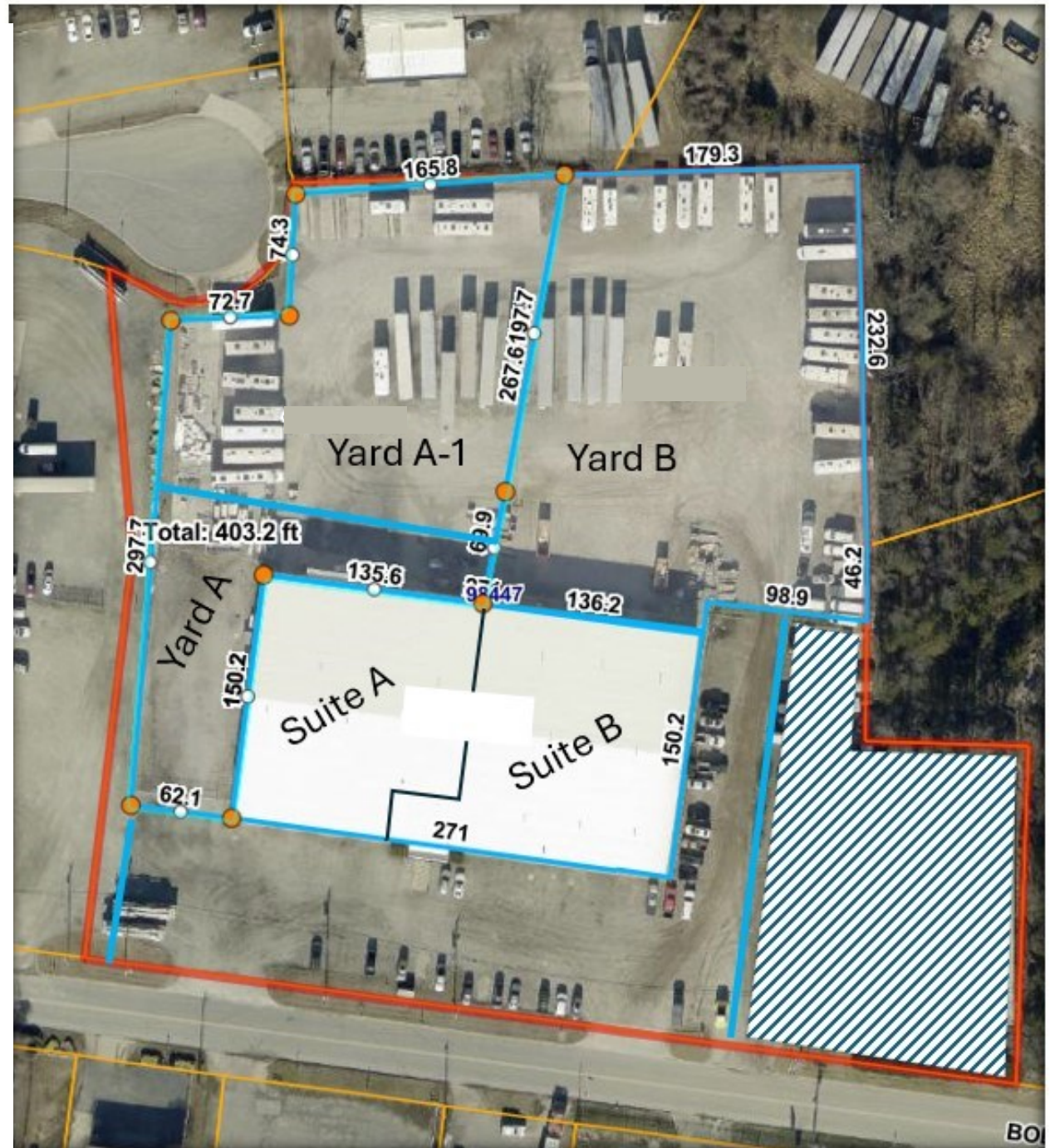
Entire Property  
39,656 SF  
5.6 +/- Acres (includes storage & parking areas)

### Available Acreage Possible

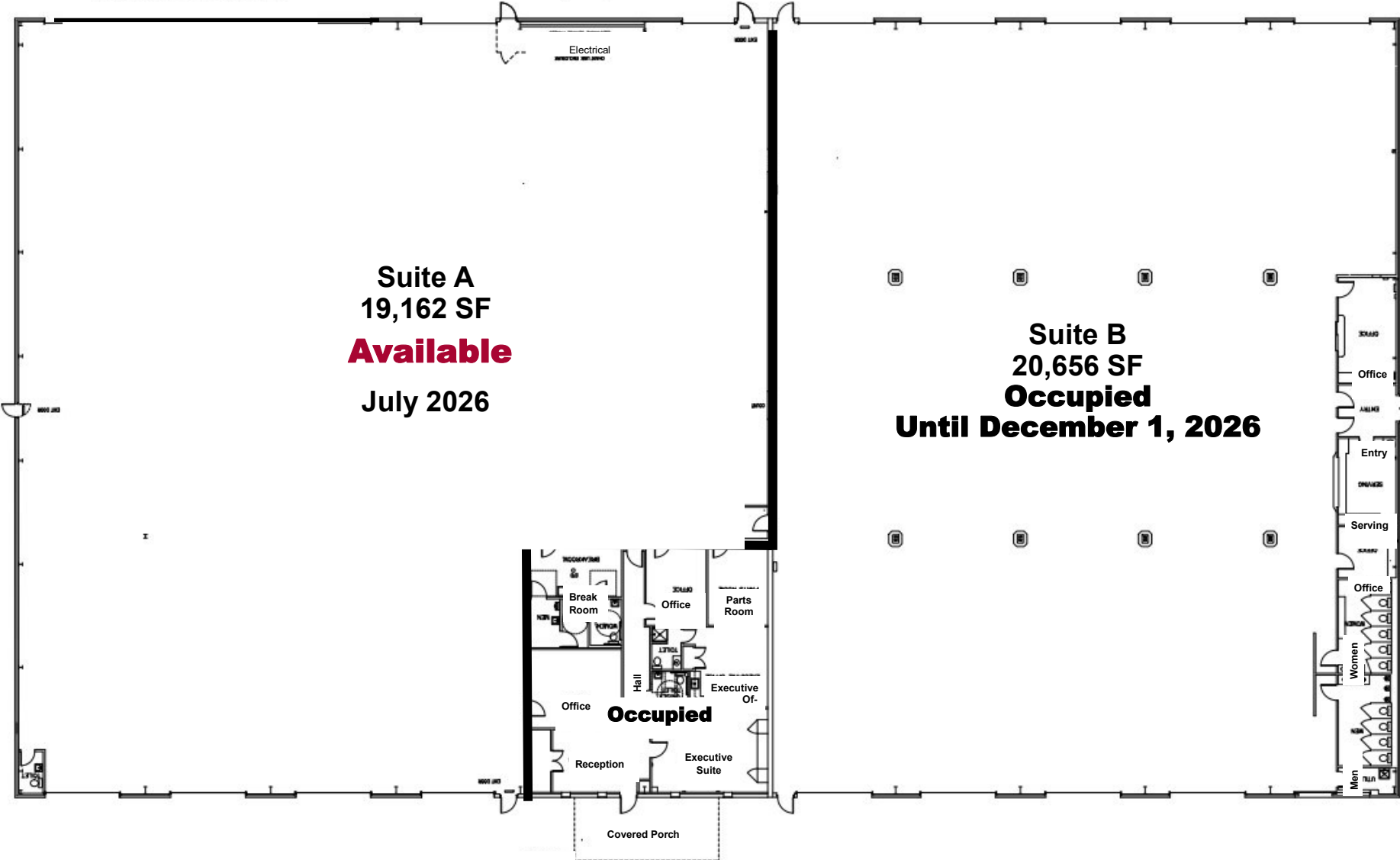
Suite A	19,162 SF
Yard A	0.25 +/- acres
Yard A-1	1.05 +/- acres
Suite B	20,494 SF
Yard B	1.3 +/- acres
Suite A&B	39,656 SF
Yard A & A-1 & B	2.6 +/- acres

### Available Dates

Suite A	Possibly Available July 2026
Suite B	Possibly Available Dec 1, 2026 (will know by June 1)
Yard A	Possibly Available June 2026
Yard A-1	Possibly Available Dec 1, 2026
Yard B	Possibly Available Dec 1, 2026



# Floor Plan



Suite A  
19,162 SF  
**Available**  
July 2026

Suite B  
20,656 SF  
**Occupied**  
Until December 1, 2026



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