



HAGAN
PROPERTIES

CORFAC INTERNATIONAL

AVAILABLE FOR LEASE

3600 West Wendover Avenue • Greensboro, NC 27407



CORFAC
International



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Total Building Size: 56,295 SF

- Manufacturing/Warehouse: 38,095 SF
- Office: 8,200 SF
- Separate Building: 10,000 SF
- Site Acreage: 5.12

Construction:

- Clear Height: 15' – 23'
- Column Spacing (Steel): 28' x 35' and 30' x 34'
- Floors: 6"
- Year Built: 1965 & 1982

Utilities/Zoning:

- Water & Sewer: City of Greensboro
- Electric: Duke Energy
- Zoning: Heavy Industrial

Transportation/Parking:

- Dock High Doors: Six (6)
- Drive In: One (1) Ramp
- Truck Apron: 155'
- Major Highway Access: Interstate 40 (3 minutes)
- Airport: Piedmont Triad International Airport (10 minutes)
- Access Road to Building: I-40 to W. Wendover Avenue
- Rail served site

Mechanical:

- Heat: Yes
- Air Conditioning: Office Only
- Sprinkler System: Yes
- Lighting: Metal Halide

Comments:

- Excellent frontage & access on W. Wendover Avenue
- Fenced and lit lot

Cost:

- Lease Rate: **\$2.95 \$1.95/SF (NNN)**

Co-Brokerage:

- Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement.
- Subagency is not offered.
- Compensation is not offered to Principals, their Affiliates or Subsidiaries.



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For more information or to schedule a showing, call:

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