



**HAGAN**<sup>®</sup>  
**PROPERTIES**

CORFAC INTERNATIONAL

**AVAILABLE FOR LEASE**

**Former Briggs Equipment Facility**  
**315 South Swing Road • Greensboro, NC 27409**



**CORFAC**<sup>®</sup>  
International



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# 315 South Swing Road • Greensboro, NC 27409 (Guilford County)



## Total Building Size: 45,578 +/- SF (per owner)

- Front Office: 4,893 +/- SF
- Parts/Warehouse: 24,589 +/- SF (includes 2,240 +/- SF office)
- Shop: 14,486 +/- SF
- Paint/Track Building: 1,610 +/- SF
- Site Acreage: 8.79 acres (per owner)

## Construction:

- Clear Height (front warehouse): 12'
- Clear Height (rear shop): 25'
- Column Spacing (concrete): 23' x 39' (warehouse & shop)
- Floors: 6" (warehouse) & 12" (shop)
- Year Built: 1966

## Utilities/Zoning:

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

## Transportation/Parking:

- Dock High Doors (W x H): Two (2) 8' x 10'
- Drive In (W x H) : Two (2) 10' x 10' & Nine (9) 18' x 16'
- Two (2) yard loading ramps (1 low boy, 1 step deck)
- Major Highway Access: Interstate 40
- Airport: 8 minutes from PTIA (3.4 miles)

## Mechanical:

- Heat: Yes
- Air Conditioning: Office Only

## Comments:

- Yard area is fenced
- Ample truck parking & trailer storage
- Lot is partially paved & graveled
- Excellent access to Wendover, Bridford Parkway & I-40
- Facility includes data room, security system and two 5-ton bridge cranes in warehouse

## Cost:

- Lease Rate: Negotiable

## 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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