



**HAGAN**  
**PROPERTIES**

CORFAC INTERNATIONAL

**AVAILABLE FOR LEASE**

**DSC Logistics Building**  
**7075 Caindale Drive • Greensboro, NC 27409**



**CORFAC**  
International



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information is submitted subject to errors, omissions, change of price, change of financing, prior lease or sale, withdrawal without notice, conditions affecting title and any other listing conditions. The suitability of this investment opportunity (including cap rate, income and expense projections, tax implications and other criteria affecting suitability for investment) must be determined by you and your professional advisors based upon your own due diligence. All information contained herein is subject to your independent verification. Hagan Properties Incorporated assumes no liability for any inaccuracy contained herein.

**CCIM**  
INDIVIDUAL  
MEMBER

**SIOR**  
INDIVIDUAL  
MEMBER

**Site Information:**

- Total Building: 330,318 SF
- Available: 137,700 SF
- Acreage: 22 acres

**Construction:**

- Ceiling Height: 32'
- Column Spacing: (Steel) 45' x 51' (51' x 75' at docks)
- Space Dimensions: 302' x 459'
- Floors: 6"
- Walls: Tilt-Up Concrete
- Roof: Membrane
- Date of Construction: 2006
- Single/Multi-Tenant: Single

**Transportation/Parking:**

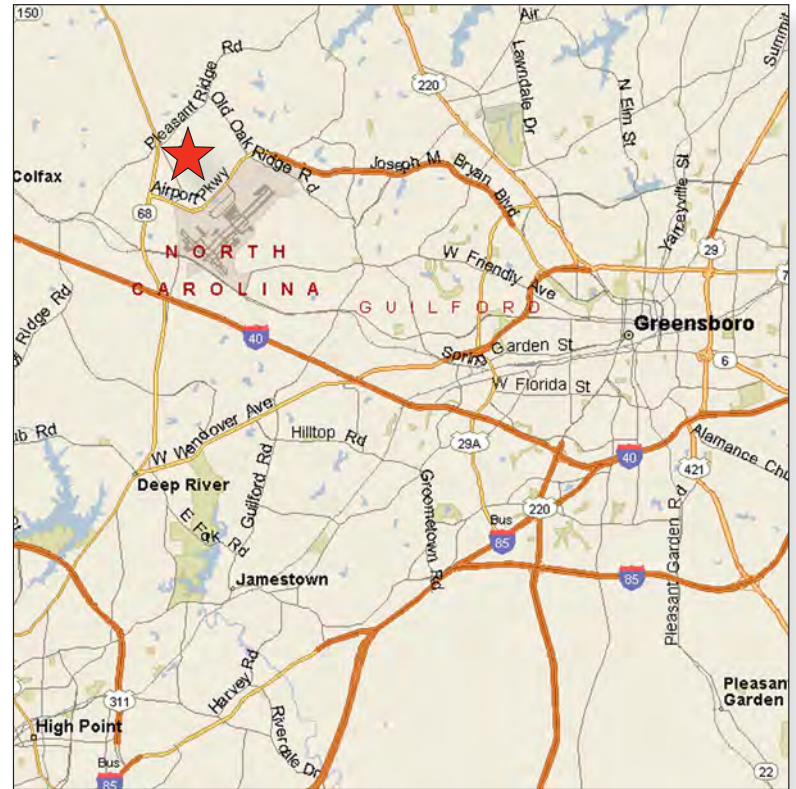
- Dock High Doors: 13 (9' x 10') with levelers, seals & lights
- Drive In Doors: 1
- Truck Apron: 220'
- On-Site Car Parking: 70 spaces
- Trailer Parking: 31 spaces
- Major Highway Access: Highway 68/I-40
- Airport: Piedmont Triad International Airport (5 minutes)
- Access Road to Building: Highway 68 to Pleasant Ridge Rd. to Regional Rd. to Caindale Dr.

**Utilities/Zoning:**

- Water/Sewer: City of Greensboro
- Electric: Duke Energy
- Natural Gas: Piedmont Natural Gas
- Zoning: Light Industrial

**Mechanical:**

- Heat: Yes
- Air Conditioning: No
- Sprinkler System: Fully ESFR in warehouse
- Lighting: Metal Halide
- Restrooms & Locker Rooms: Build-to-Suit



**Comments:**

- Office upfit allowance of \$165,000
- Shipping office upfit allowance of \$20,000
- Foreign Trade zone available
- DSC Logistics (operating in adjacent building) supply chain management and logistics services are available to tenants

**Pricing Information:**

- Lease Rate: \$3.75/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

**\* ENTIRE PROPERTY SUBJECT TO CONDEMNATION BY NCDOT WITH PROPOSED SCHEDULE FOR RIGHT OF WAY ACQUISITION IN 2013 AND CONSTRUCTION IN 2014.**



**HAGAN**<sup>®</sup>  
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