



PIEDMONT

COMMERCE CENTER

1625 PIEDMONT COMMERCE DRIVE | KERNERSVILLE, NC
±274,921 SF AVAILABLE FOR LEASE



BUILDING 2
±274,921 SF AVAILABLE
TOTAL BUILDING: ±274,921 SF

FOR MORE INFORMATION, PLEASE CONTACT

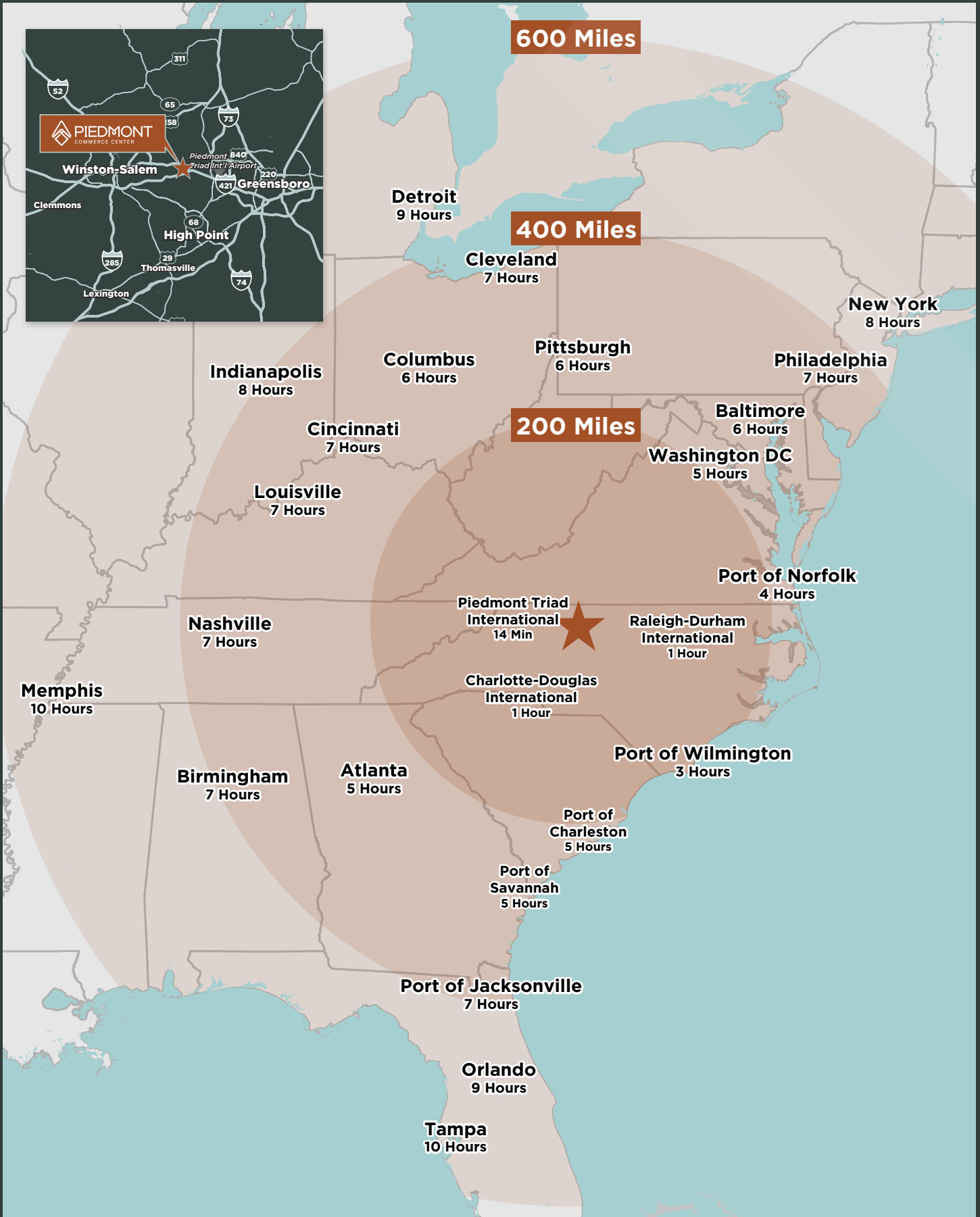
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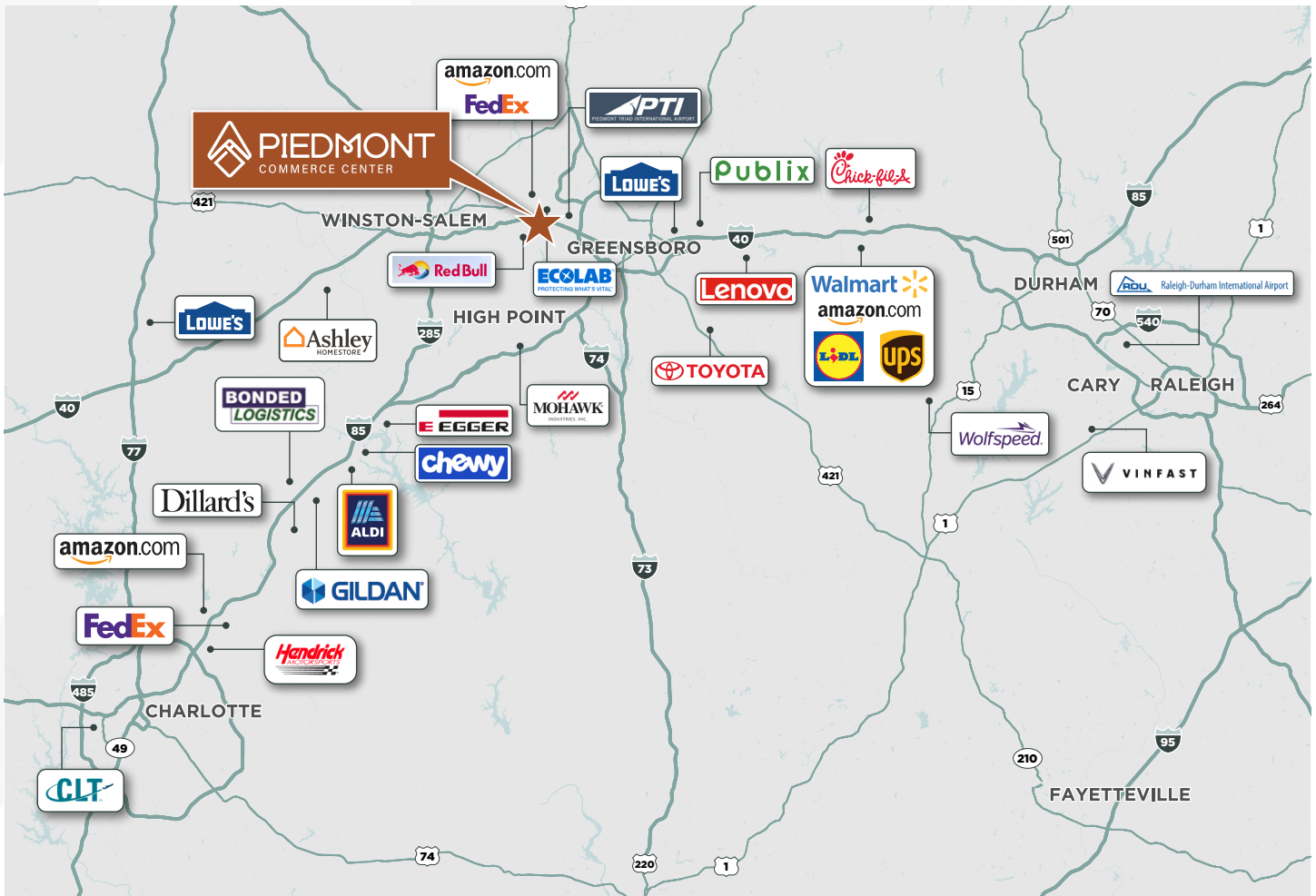
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PROPERTY LOCATION



CORPORATE NEIGHBORS



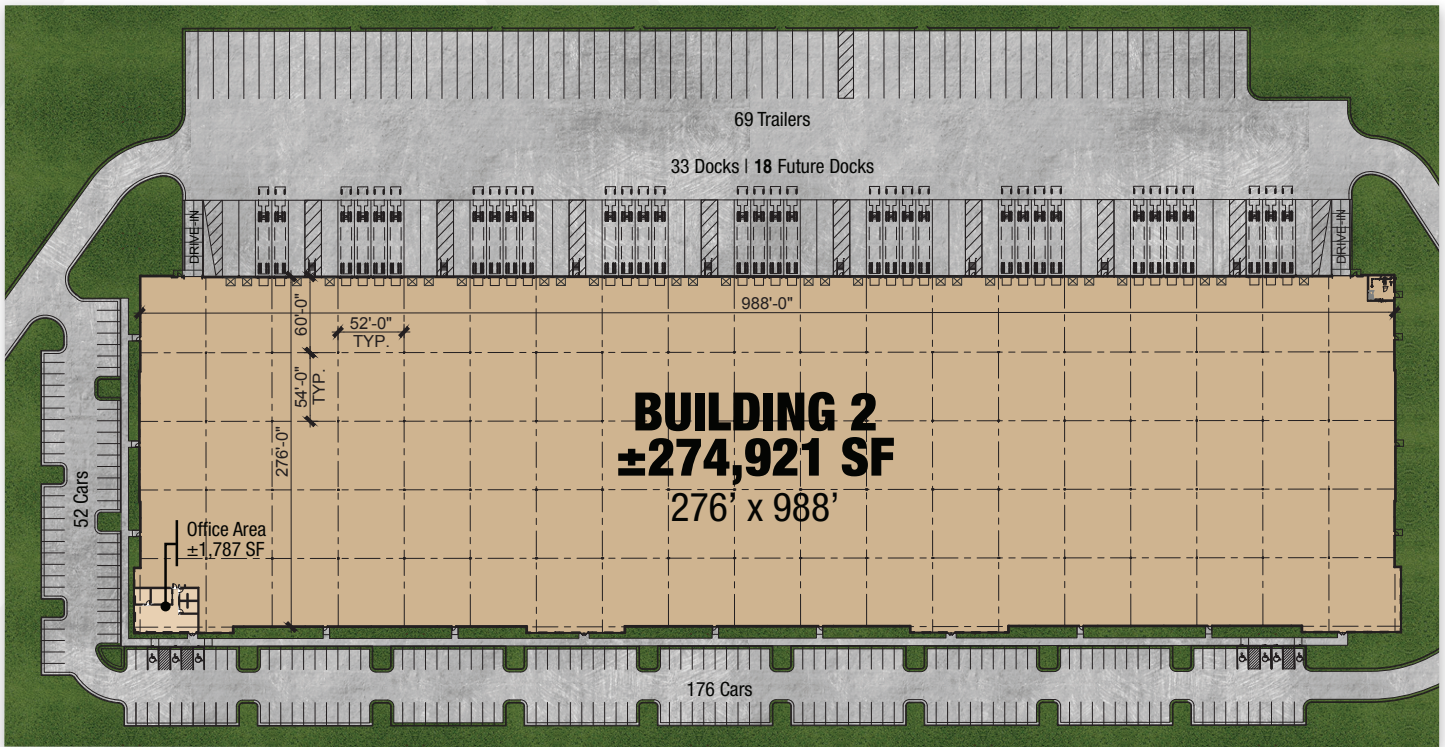
SITE ADVANTAGES

- Piedmont Commerce Center enjoys a strategic location easily accessible and well-connected to six major interstates, five major east coast seaports, and three international airports.
- All four newly constructed buildings are modern and energy-efficient with easily maneuverable truck courts and onsite trailer parking making the park well suited for all facets of warehousing and distribution operations.
- Centrally located in the Greensboro, Winston-Salem and High Point MSA, Piedmont Commerce Center draws from the most highly skilled and educated workforce in North Carolina's most business-friendly region.
- Lower city and county taxes help reduce the overall cost of doing business to maximize profitability and competitiveness.
- About NorthPoint Development Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, leasing, and managing Class A industrial and multi-family properties. We invest alongside our partners through various fund and venture structures to develop industrial and multi-family assets. We differentiate ourselves with a data-driven approach to site acquisitions and a high level of technical expertise in engineering, architecture, and construction. Through our in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Today, the company is part of a network of eleven companies with a logistics focus and an emphasis on a factory-to-front-door approach.

MASTER PLAN



BUILDING 2 SPECS



±274,921 SF Available



36' Clear Height



69 Trailer Parking

| | |
|-------------------|---|
| Spec Office Space | 1,787 SF |
| Car Parking | 228 |
| Drive-In Doors | 2 |
| Building Depth | 276' |
| Column Spacing | 54' x 52' w/ 60' Speed Bays |
| Dock Doors | 33 (Expand to 51) |
| Electric | 2400 Amp, 480V 3-phase |
| Floor Slab | 7" Non-reinforced Concrete, 4,000 PSI |
| Truck Court | 130' (185' with Trailer Parking) |
| Lighting | LED with Motion Sensors, 30 FC Average; Measured at 30" AFF |
| Construction | 100% Tilt Up Concrete |
| Sprinkler System | ESFR |
| HVAC | 50° at ASHRAE Minimum per Region, 0.25 AC/HR |

INSIDE LOOK

1625 PIEDMONT COMMERCE DRIVE
274,921 SF

