

FOR LEASE

Owned and Operated by  **LINK**

EAGLE HILL BUSINESS PARK

4183 Eagle Hill Drive | High Point, North Carolina 27265

±24,000 SF

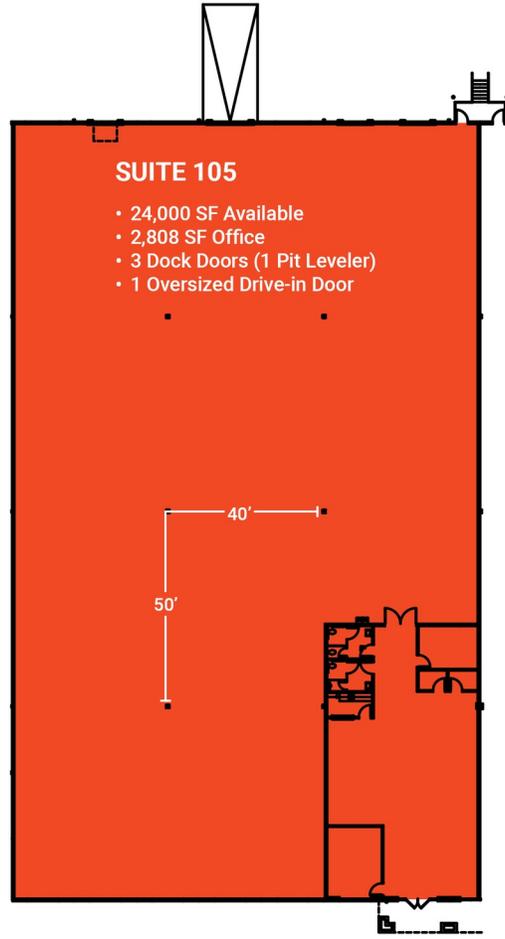


**LEASING INFO
& CONTACT**

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CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



PROPERTY FEATURES

Building Size	96,000 SF
Suite 105	24,000 SF
Office Size	2,808 SF
Column Spacing	40' x 50' with 50' speed bay
Dock Doors	3 (1 pit leveler)
Drive-in Doors	1 (Oversized)
Clear Height	28'
Configuration	Rear load
Truck Court Depth	200' shared

Year Built	2001
Dimensions	200' D x 480' W
Construction Type	Tilt-up concrete
Roof Type	TPO; 45 mil
Floor	4,000 PSI
Fire Protection	ESFR
Lighting	LED
Electrical	1,564A 277/480V 1,300KW
Zoning	CU-LI-Light Industrial



**EAGLE HILL
BUSINESS PARK**

PRIME LOCATION & ACCESSIBILITY

	NC HIGHWAY 68	0.7 MILES
	INTERSTATE 73	3.5 MILES
	INTERSTATE 40	2.7 MILES
	INTERSTATE 74	3.7 MILES
	GREENSBORO URBAN LOOP (I-840)	4.1 MILES
	INTERSTATE 85	8.5 MILES
	GREENSBORO INTERMODAL TERMINAL	8.6 MILES
	PIEDMONT TRIAD INT'L AIRPORT	10 MILES
	RALEIGH-DURHAM INT'L AIRPORT	79 MILES
	CHARLOTTE DOUGLAS INT'L AIRPORT	94 MILES

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