

201 EAST JJ. DRIVE

Greensboro, NC

Interstate Industrial Park

Travis Carter, CCIM
336.255.4693
tcarter@kourycorp.com

Mike Longmore
704.749.4880
mlongmore@kourycorp.com



51,100 SQUARE FOOT MODERN SPECULATIVE

COMING SOON

336.299.9200
KOURYCORP.COM

SITE FEATURES

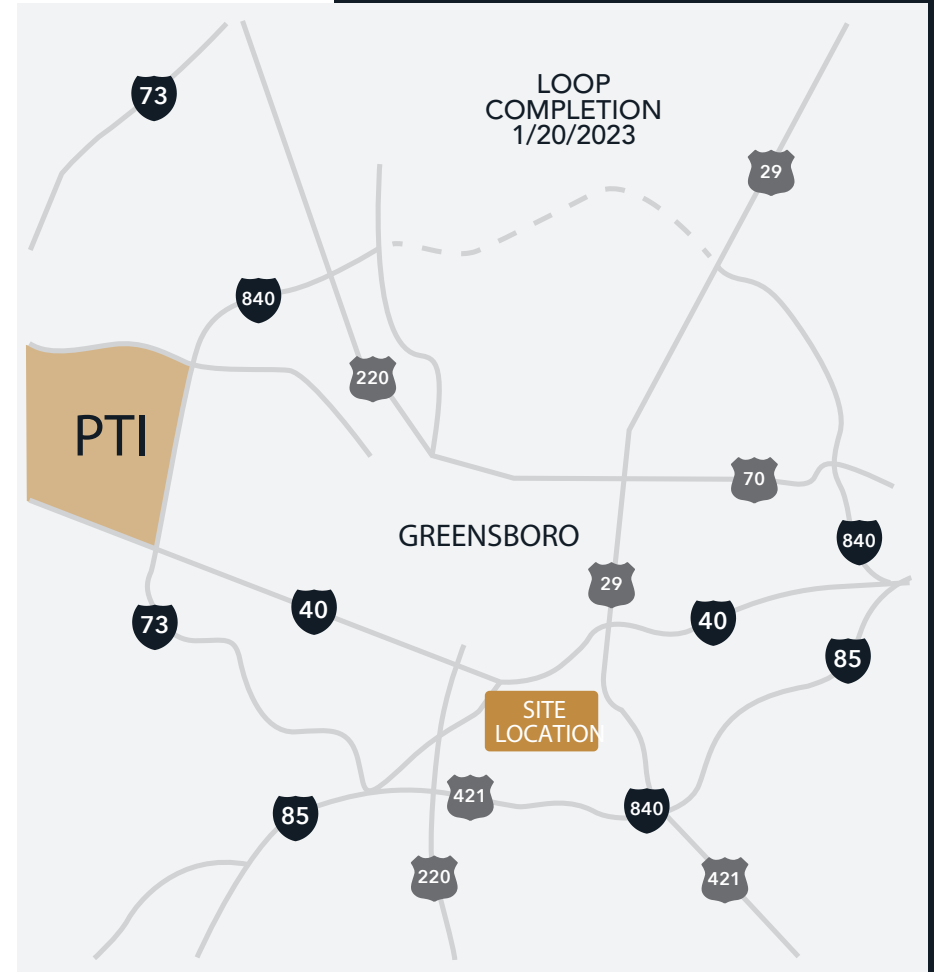
- Interstate Industrial is a 71-acre master planned industrial development strategically located along Interstates I-40 and I-85 Business, US Highways 220, 29 and 421 which are accessed one block away from the development's entrance positioned at the intersection of South Elm Eugene Street and East JJ Drive.
- In addition to the sites superior regional access, It's location also provides efficient access anywhere in Greensboro being only 2.3 miles from Downtown Greensboro and access to the Greensboro Urban Loop (I-840) is within just minutes.

BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE +/- 51,100 SF **TOTAL AVAILABLE** +/- 51,100 SF **CEILING HEIGHT** 32' Clear Height

COLUMN SPACING 51'- 8" x 54' **DOCK HIGH DOORS** Up to 6 available with 8 potential knock outs **PARKING** 63 spaces

60' x 51'-8" Speed Docking Bays **DRIVE-IN DOORS** 1 available 12'x14' **SPRINKLERS** ESFR



DESTINATION DRIVE TIME

PTI	16 min
RDU	1 hr
CLT	1 hr 25 min

WORKFORCE DRIVE TIME

57,786	10 min
204,536	20 min
383,702	30 min

PORTS WITHIN 300 MILE

- Wilmington City, NC - 215
- Morehead City, NC - 230
- Norfolk, VA - 240
- Charleston, SC - 285

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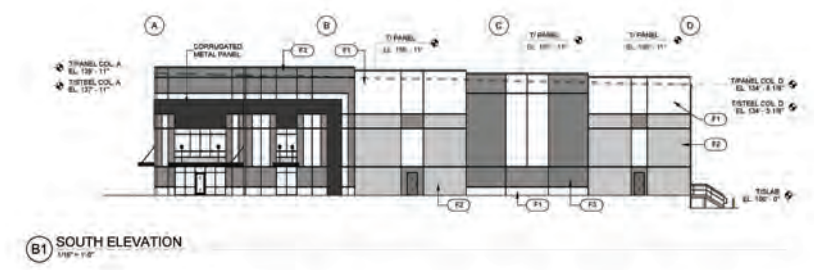
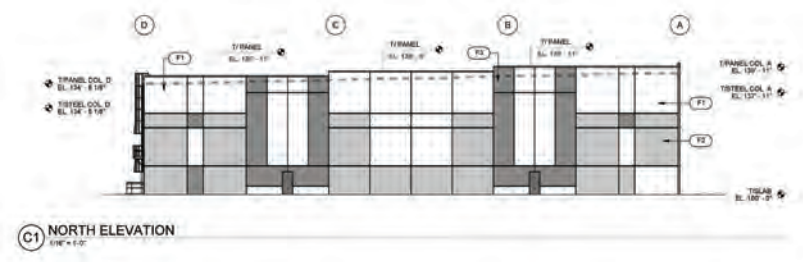
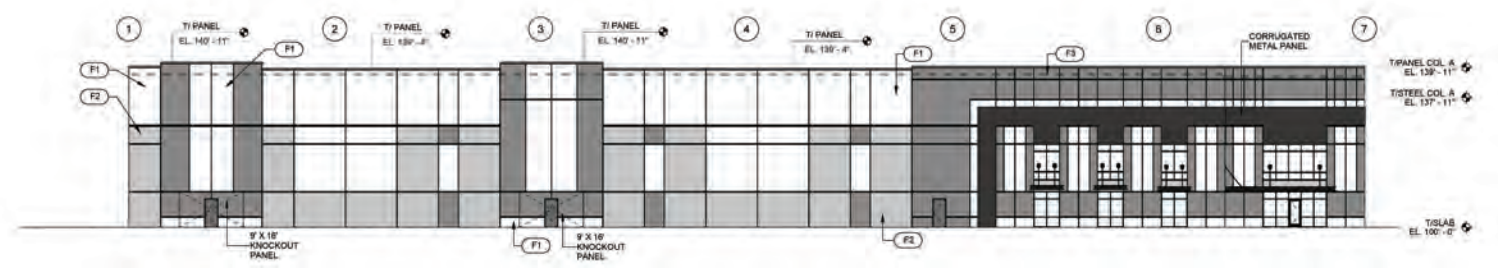
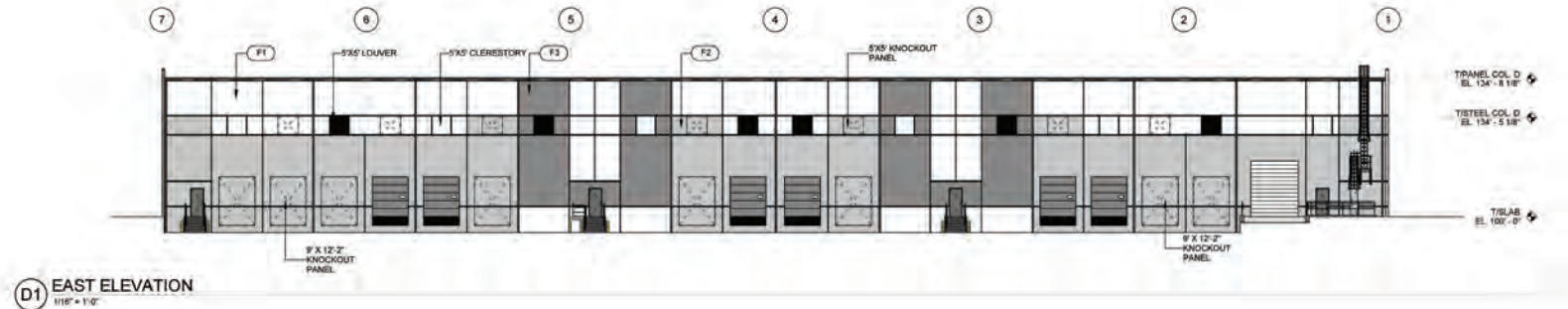
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INTERSTATE INDUSTRIAL PARK

86 acre in-fill site with 168,000 sq ft of existing warehouse space at the intersection of I-40 & S Elm Eugene St.

NEW CONSTRUCTION -

-94,160 Sq ft Industrial Building -46,333 SF Available -2933 S. Elm St.

EXISTING CONSTRUCTION -

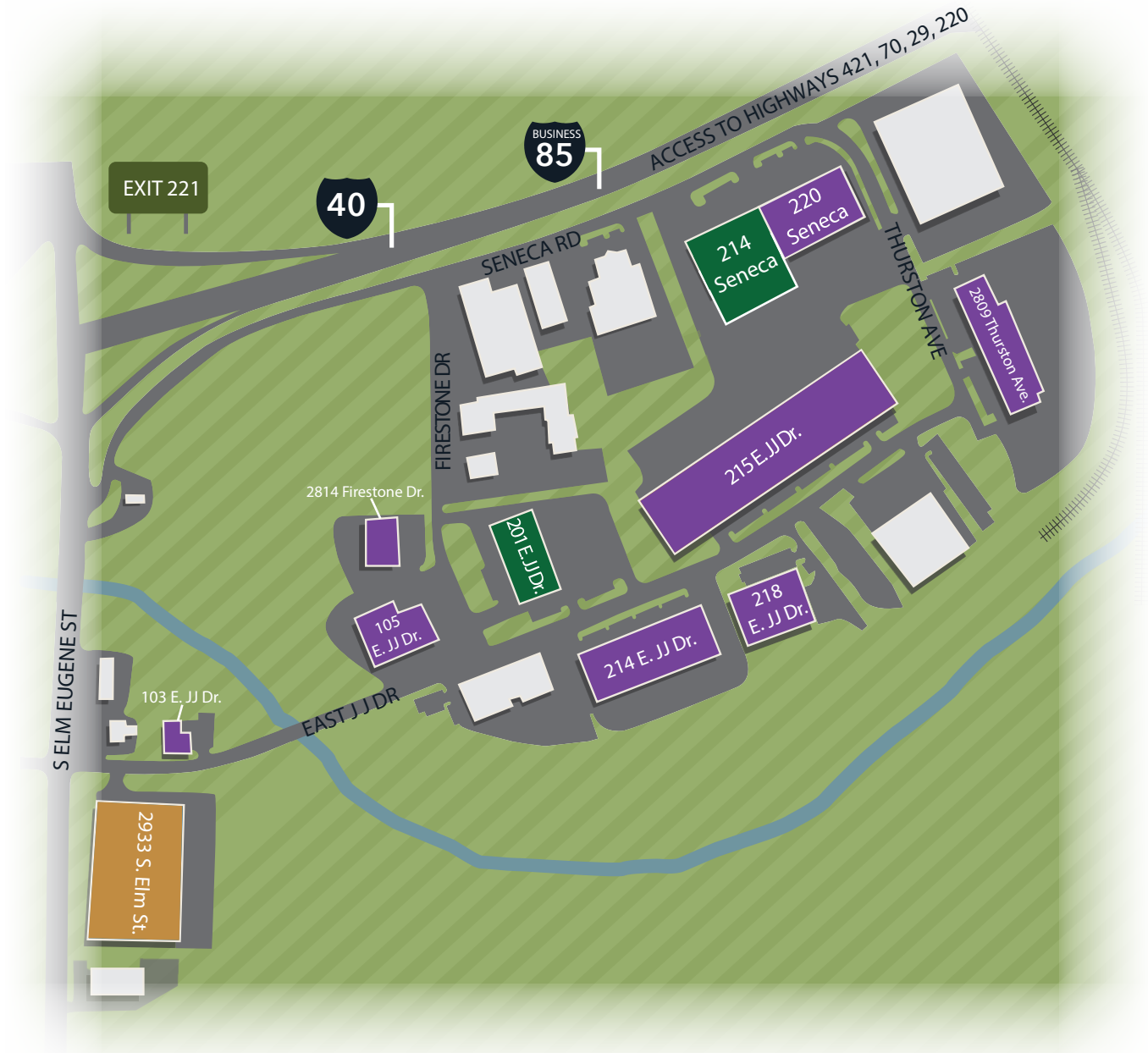
- 6,670 Sq ft Industrial Building - 103 E. JJ Dr.
- 14,100 Sq ft Industrial Building - 105 E. JJ Dr.
- 63,791 Sq ft Industrial Building - 214 E. JJ Dr.
- 168,000 Sq ft Industrial Building (fully leased) - 215 E. JJ Dr.
- 40,318 Sq ft Industrial Building - 218 E. JJ Dr.
- 61,500 Sq ft Industrial Building (fully leased) - 220 Seneca Dr.

FUTURE CONSTRUCTION -

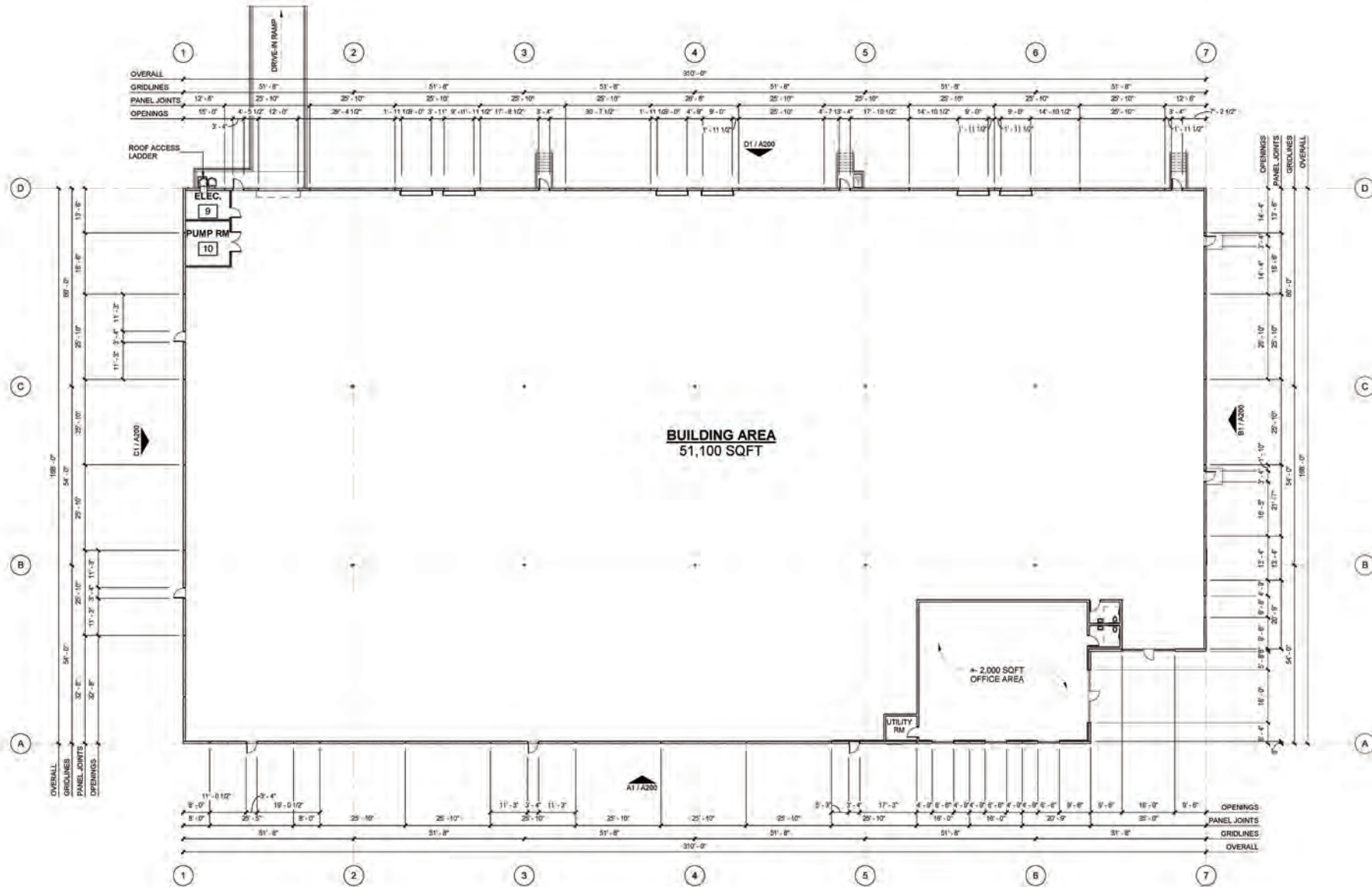
- Up to 51,100 Sq ft Available for future development - 201 E JJ Dr.
- Up to 93,000 Sq ft Available for future development- 214 Seneca Dr.

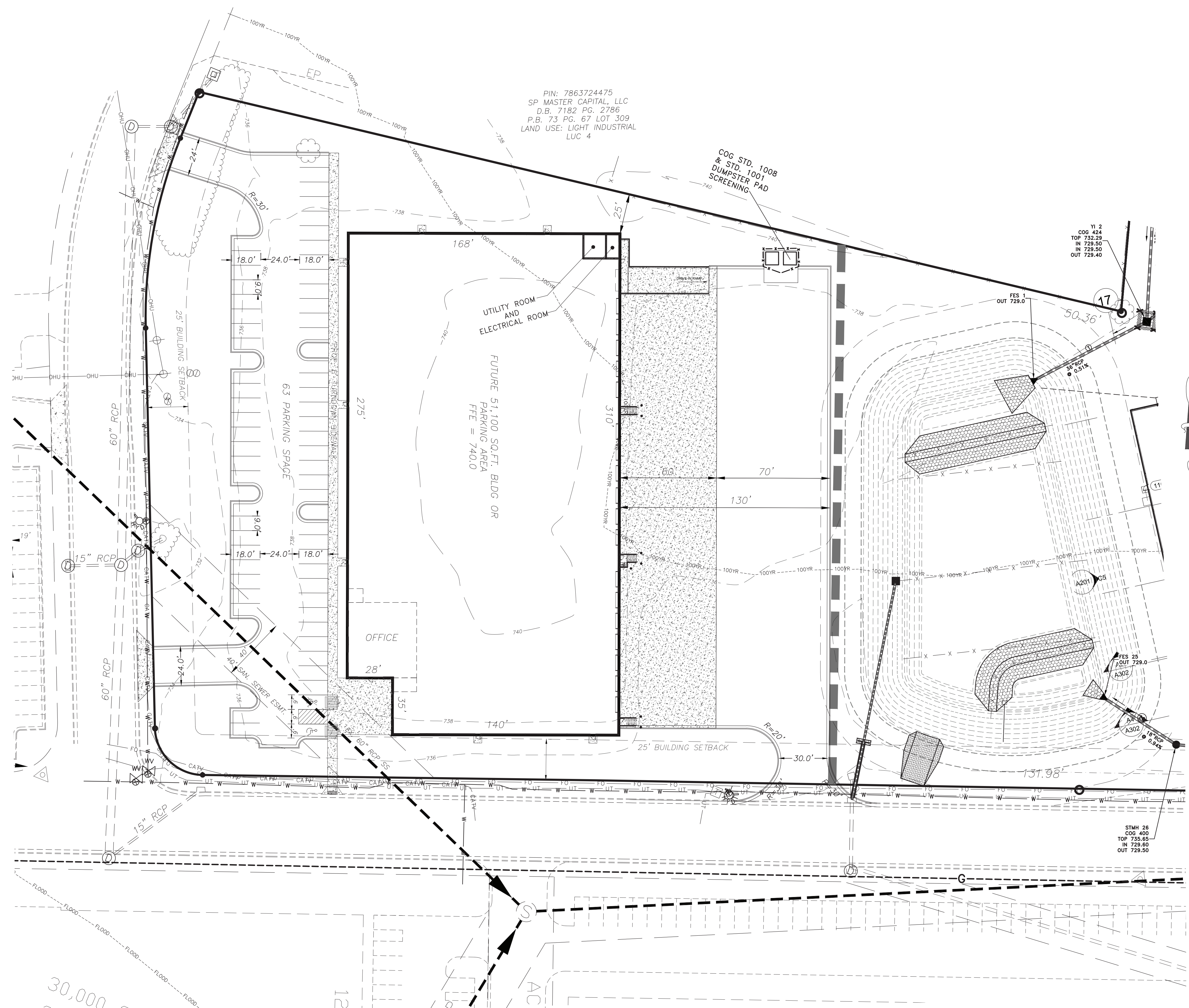
BUSINESSES IN INTERSTATE INDUSTRIAL PARK

- Sherrill Tree
- Hyfab
- D&L Parts
- Kyrie Global
- Summit Credit Union
- Lamar
- The Fresh Market
- Greensboro News & Record
- SISC
- Nutricost
- Aramark
- NB Handy
- Daltile
- Norandex
- Blue Line Distribution
- Parish Tire & Automotive
- Best Distributing Co
- Beard Hardwoods
- Associated Material
- Carolina Biological
- Slifko Electric



INTERSTATE INDUSTRIAL PARK



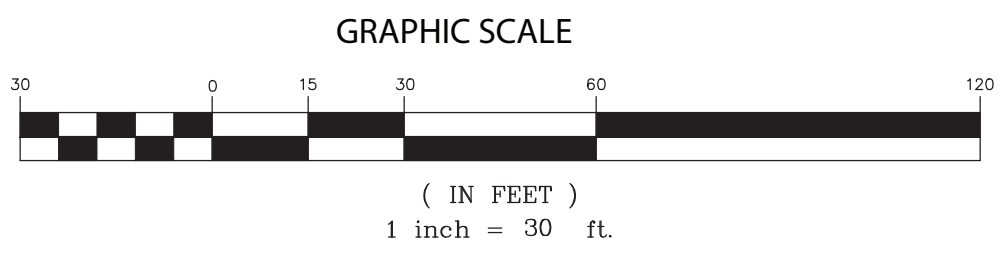
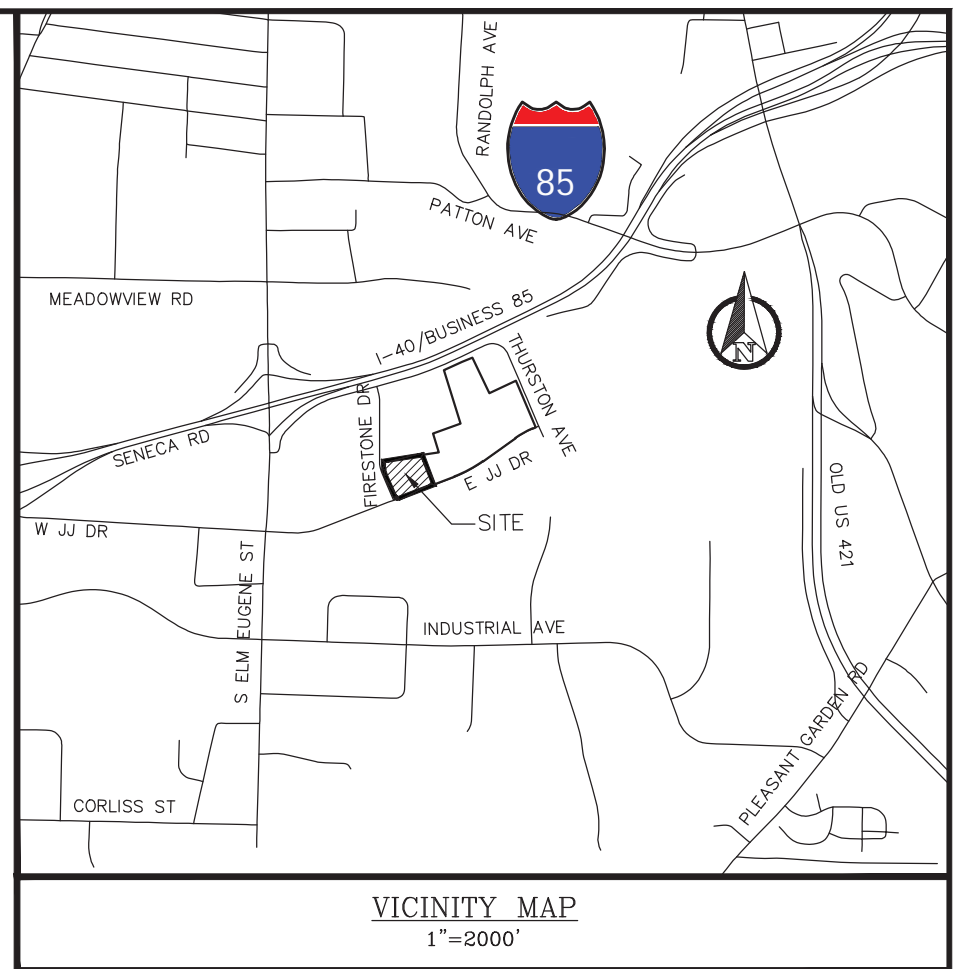


PIN: 7863724475
 SP MASTER CAPITAL, LLC
 D.B. 7182 PG. 2786
 P.B. 73 PG. 67 LOT 309
 LAND USE: LIGHT INDUSTRIAL
 LUC 4

COG STD. 1008
 & STD. 1001
 DUMPSTER PAD
 SCREENING

V1 2
 COG 424
 TOP 732.29
 IN 729.50
 OUT 729.40

STMH 26
 COG 400
 TOP 735.65
 IN 729.60
 OUT 729.50



**INTERSTATE INDUSTRIAL PARK
 AT 201 E JJ DRIVE**

MOREHEAD TOWNSHIP GUILFORD COUNTY CITY OF GREENSBORO NORTH CAROLINA

OWNER/DEVELOPER:
KOURY CORPORATION
 2275 VANSTORY STREET ST. 200
 GREENSBORO, NC 27403

**E vans
 Engineering, Inc.**
 Since 1974
 Engineers Surveyors Planners

4609 Dundas Drive Greensboro, NC 27407
 Phone 336-854-8877 Fax 336-854-8876
 ERM LICENSE NC-0168

PROJ: 630.315 [DRAWN BY:DL] [DESIGNED BY:AL]
 H:\CH\ 30 2019 Projects\Koury\201 JJ Drive\Drawings\201 E JJ Drive-BaseMap-CIVIL30-08-18-22

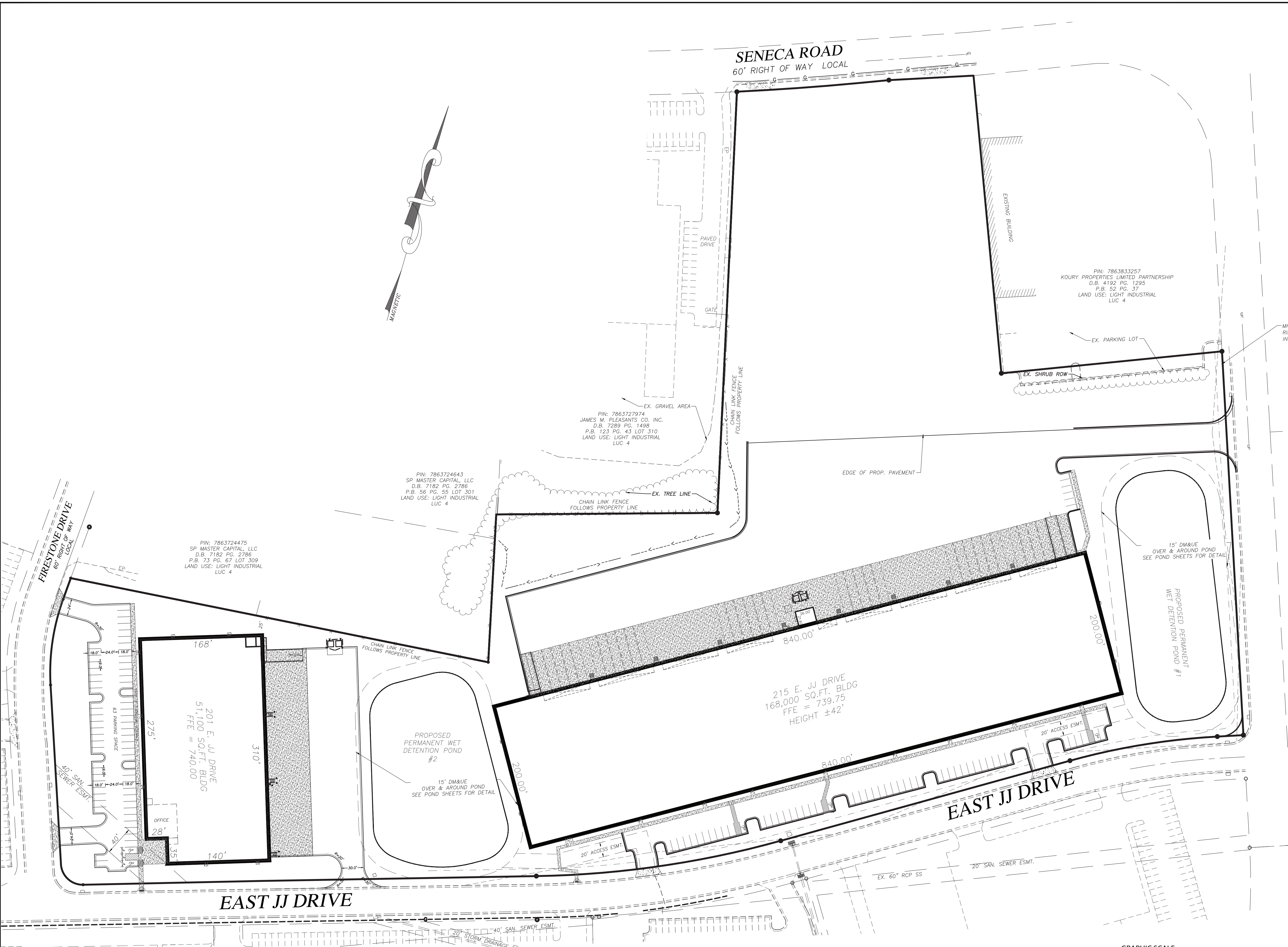
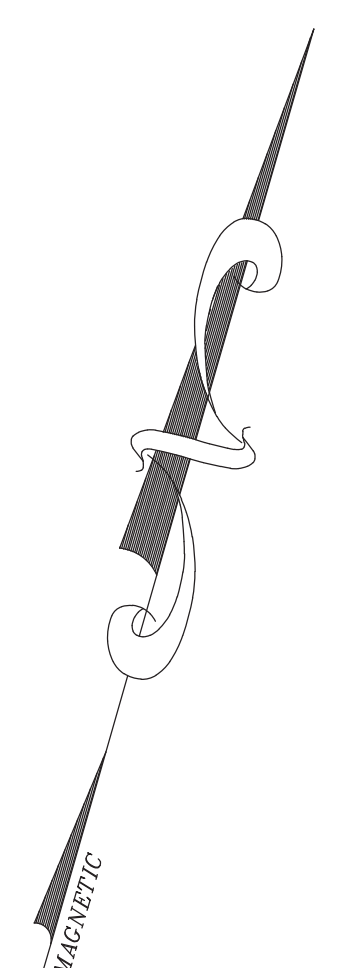
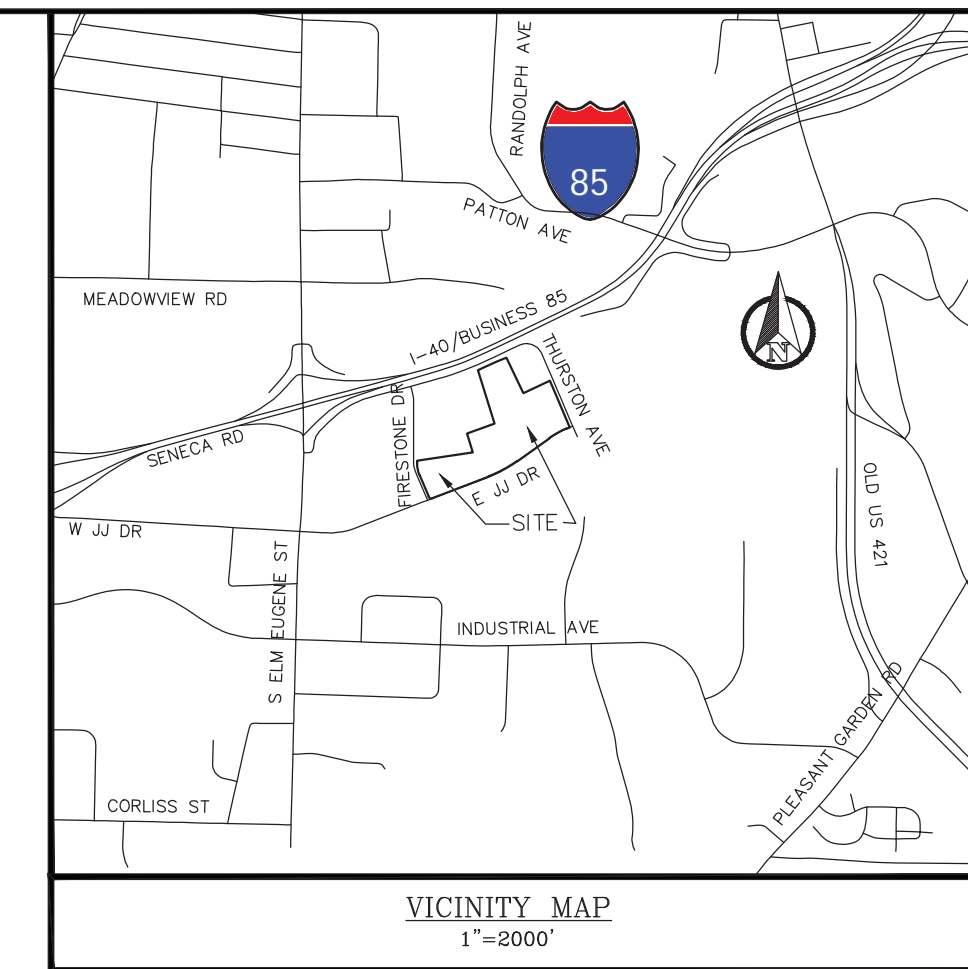
SHEET DESCRIPTION:
OPTION "A"

SCALE: 1"=30' DATE: AUGUST 04, 2022
 REVISIONS: SHEET NO.:

30,000 SQ FT
 2.95

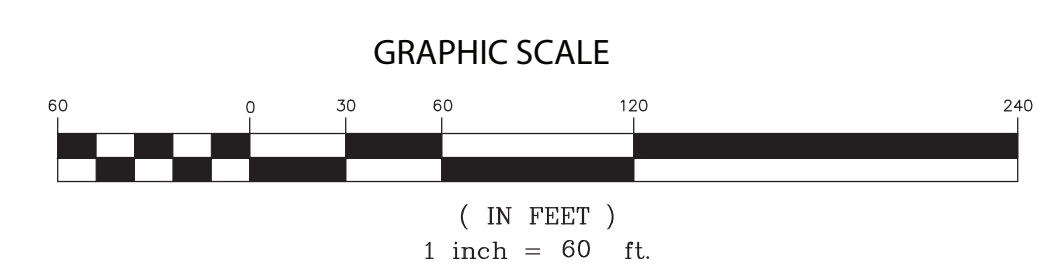
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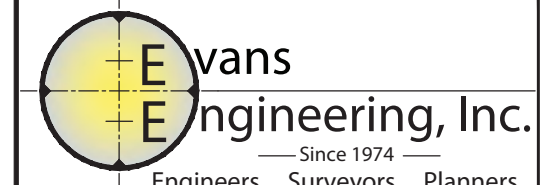
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THURSTON DRIVE

PRESENTATION MAP



INTERSTATE INDUSTRIAL PARK AT 201 & 215 E JJ DRIVE <small>MOREHEAD TOWNSHIP CITY OF GREENSBORO GUILFORD COUNTY NORTH CAROLINA</small>					
OWNER/DEVELOPER: KOURY CORPORATION <small>2275 VANSTORY STREET ST. 200 GREENSBORO, NC 27403</small>					
 E vans Engineering, Inc. <small>— Since 1974 — Engineers Surveyors Planners</small>					
<small>4609 Dundas Drive Greensboro, NC 27407 Phone 336-854-8877 Fax 336-854-8876 EIRALICENSE AC-0168</small>					
<small>PROJ: 630.119 DRAWN BY: TLM DESIGNED BY: ALM H:\DWG 20 2019 Projects\Koury\201 JJ Drive\Drawings\201 and 215 E JJ Drive-overall-CIVIL-09-21-2022.dwg</small>					
SHEET DESCRIPTION: OVERALL SITE PLAN					
<small>SCALE: 1"=60'</small>	<small>DATE: 09-21-2022</small>				
<small>REVISIONS:</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px; text-align: center;">SHEET NO.:</td> <td style="text-align: center;">5</td> </tr> <tr> <td style="width: 50px; text-align: center;">TOTAL SHEETS:</td> <td style="text-align: center;">17</td> </tr> </table>	SHEET NO.:	5	TOTAL SHEETS:	17
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