

201 EAST JJ. DRIVE

Greensboro, NC

Interstate Industrial Park

Travis Carter, CCIM
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51,100 SQUARE FOOT MODERN SPECULATIVE
UNDER CONSTRUCTION - AVAILABLE 2ND QUARTER 2025

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	TOTAL AVAILABLE	CEILING HEIGHT
+/- 51,100 SF	+/- 51,100 SF	32' Clear Height
COLUMN SPACING	DOCK HIGH DOORS	PARKING
51'- 8" x 54'	Up to 6 available with 8 potential knock outs	63 spaces
60' x 51'-8" Speed Docking Bays	SPRINKLERS	
DRIVE-IN DOORS	ESFR	
1 available 12'x14'		



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



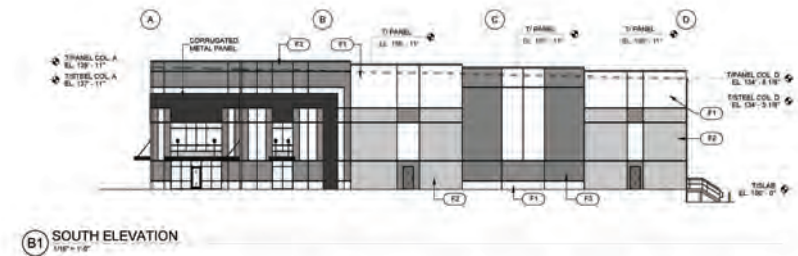
INTERSTATE INDUSTRIAL PARK

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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.

EXISTING CONSTRUCTION -

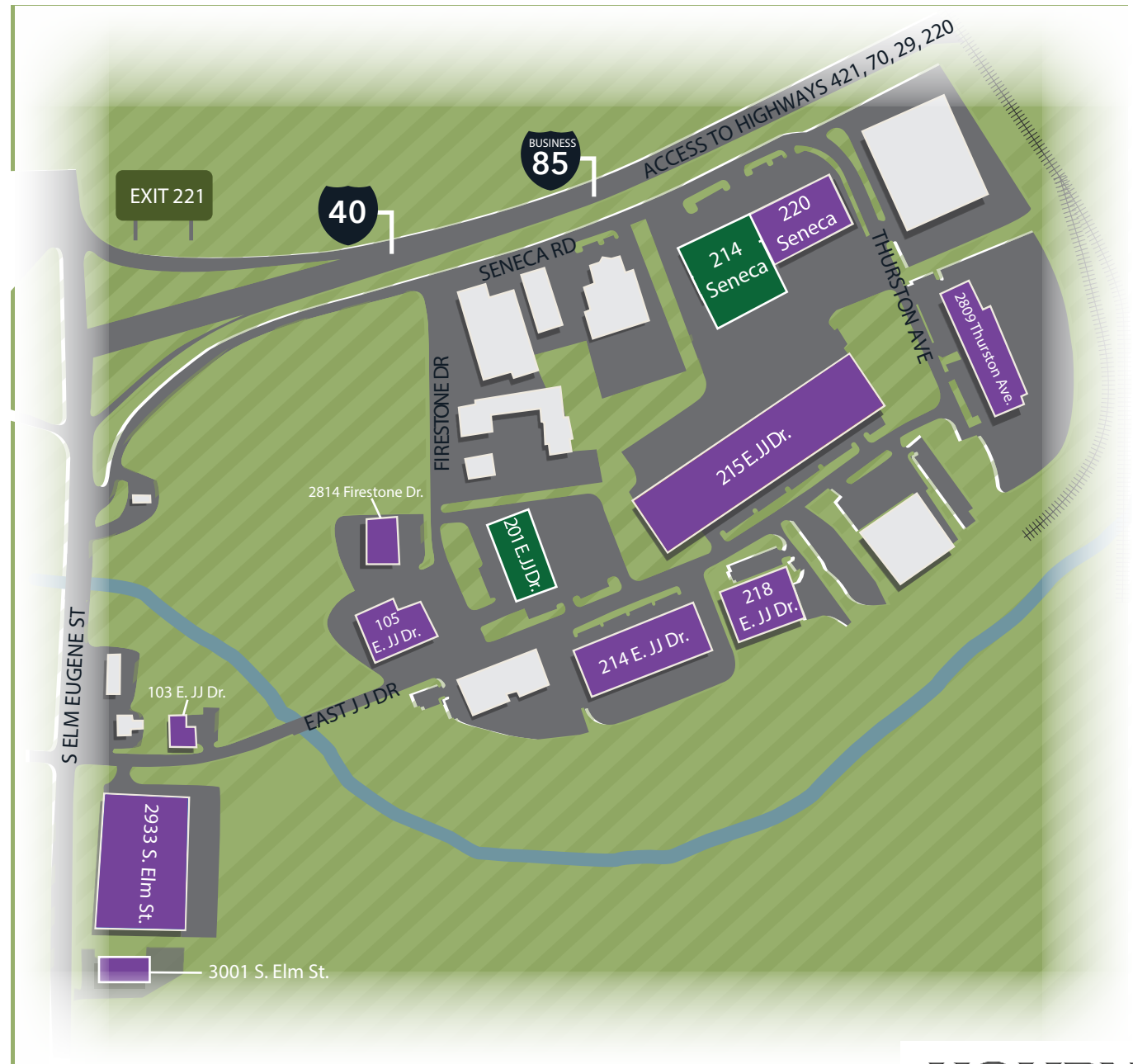
- 94,160 Sq ft Industrial Building -46,333 SF **Available** -2933 S. Elm St.
- 12,100 Sq ft Industrial Building - 12,100 **Available** - 3001 S. Elm St.
- 6,670 Sq ft Industrial Building - 103 E. JJ Dr.
- 14,100 Sq ft Industrial Building - 105 E. JJ Dr.
- 8,583 Sq ft Industrial Building - 214 E. JJ Dr.
- 168,000 Sq ft Industrial Building - 215 E. JJ Dr.
- ----- Sq ft Industrial Building - 218 E. JJ Dr.
- 61,500 Sq ft Industrial Building - 220 Seneca Dr.

UNDER CONSTRUCTION -

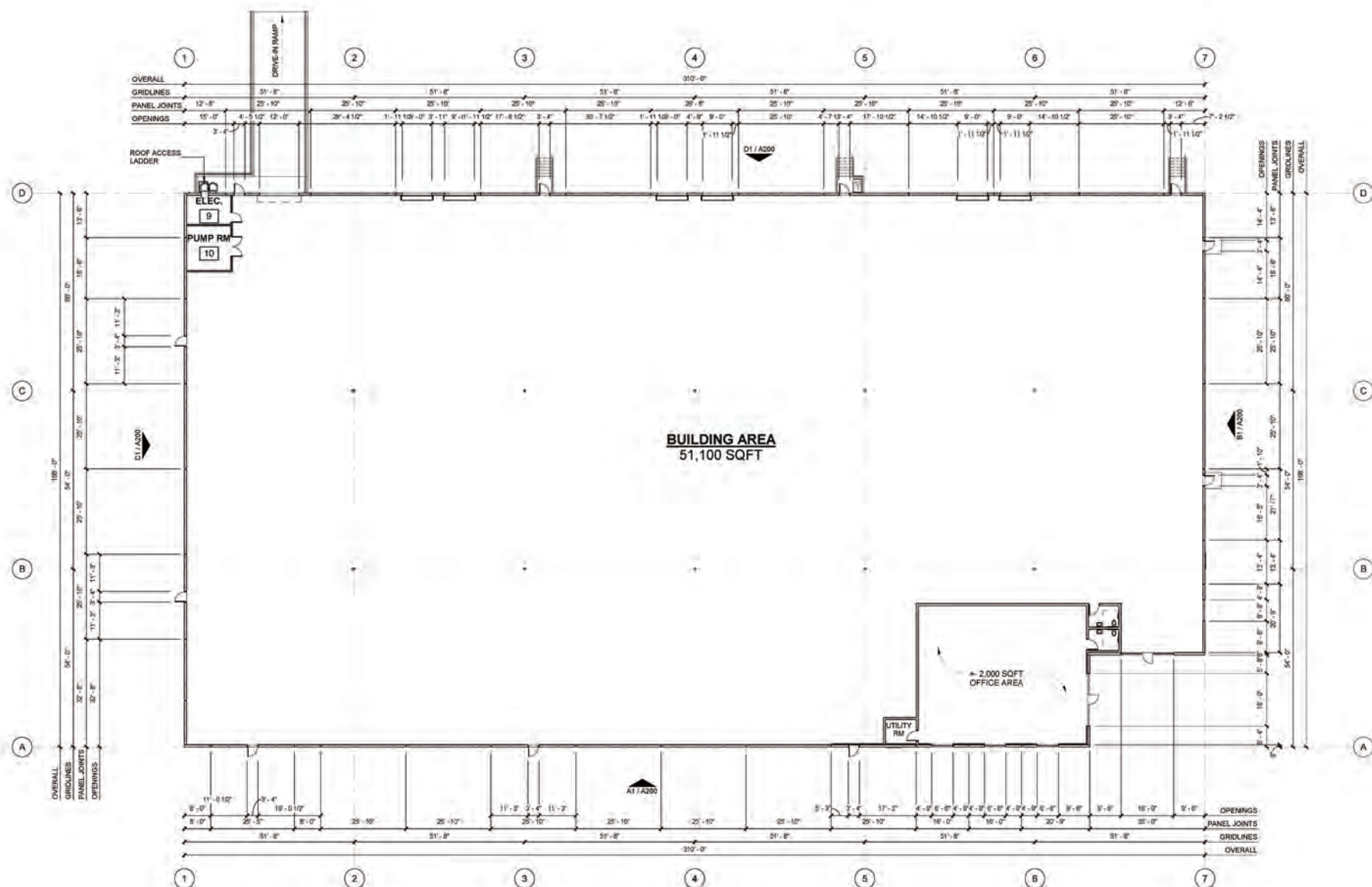
- Up to 51,100 Sq ft **Available Third Quarter 2025** - 201 E JJ Dr.
- Up to 93,000 Sq ft - 214 Seneca Dr.

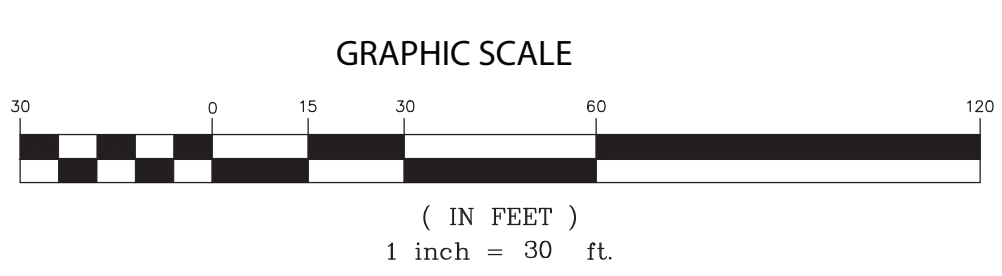
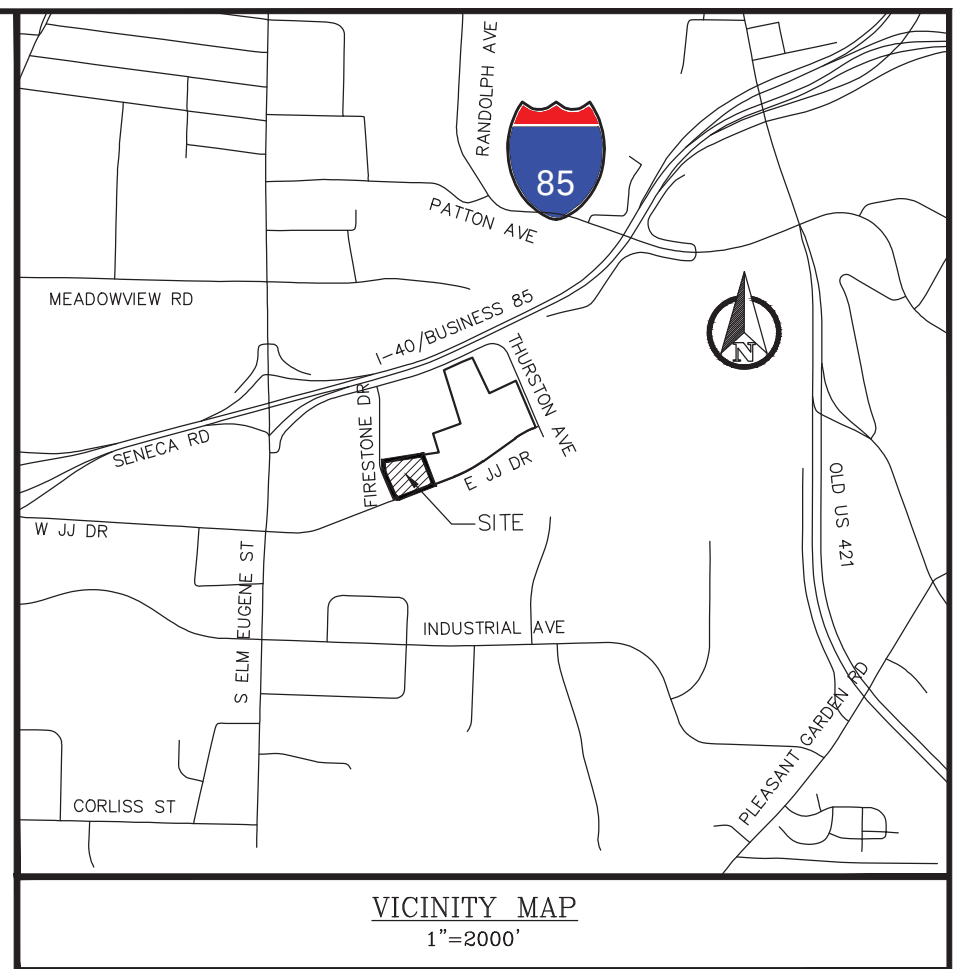
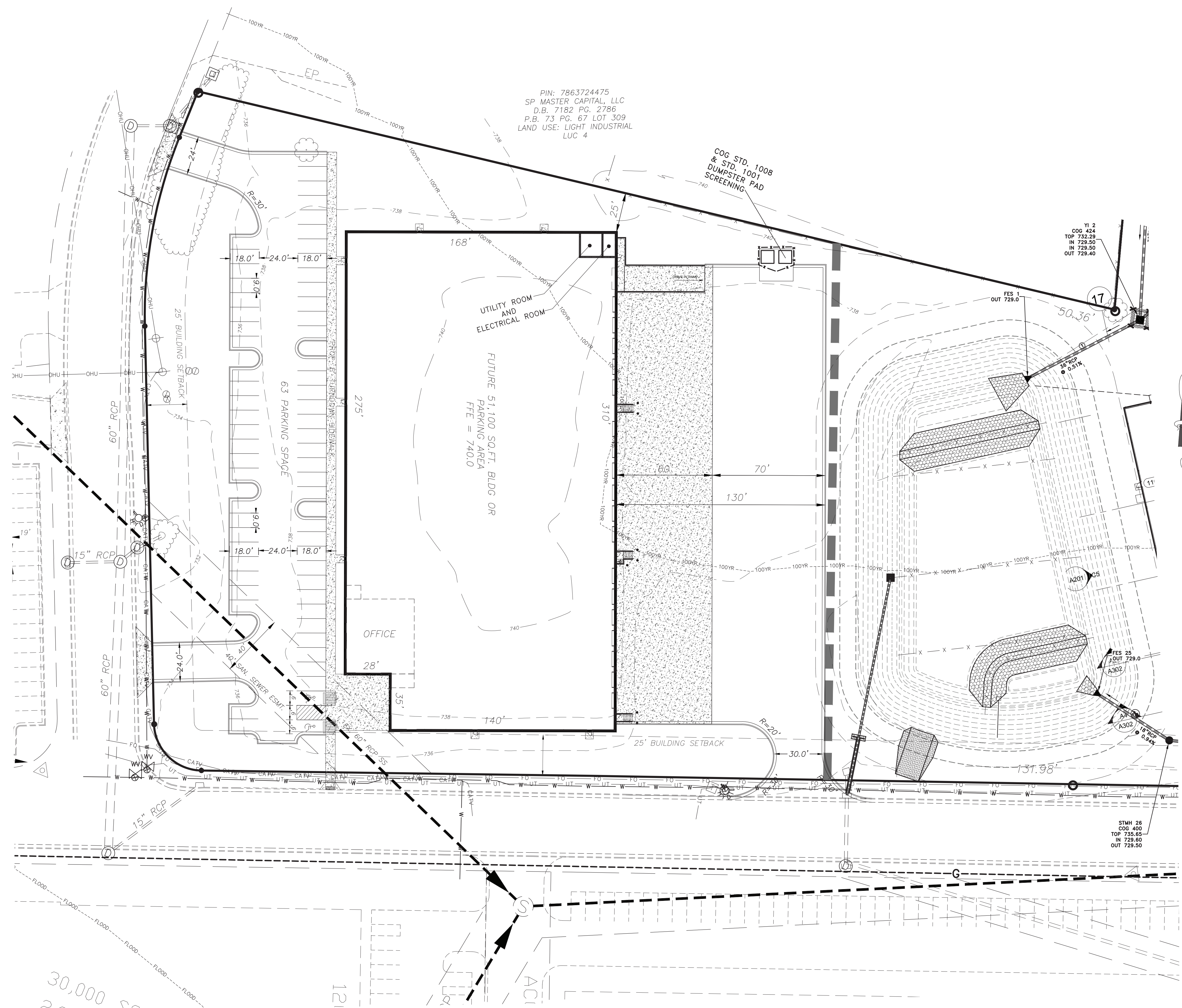
BUSINESSES IN INTERSTATE INDUSTRIAL PARK

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



INTERSTATE INDUSTRIAL PARK



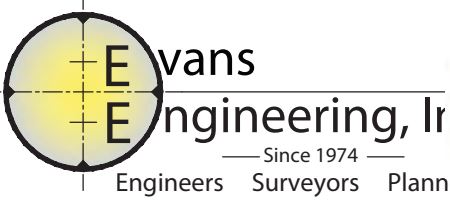


INTERSTATE INDUSTRIAL PARK
AT 201 E JJ DRIVE

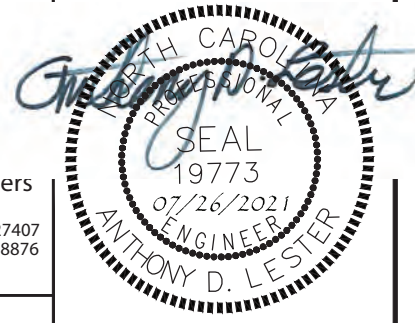
MOREHEAD TOWNSHIP
GUILFORD COUNTY

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
FORM LICENSE NC-01668



ANTHONY D. LESTER
ENGINEER

PROJ: 630.315 [DRAWN BY: DLY.] [DESIGNED BY: AL]
H:\Civil 3D 2019 Projects\Koury\201 JJ Drive\Drawings\201 E JJ Drive-BaseMap-CIVIL3D-08-18-22

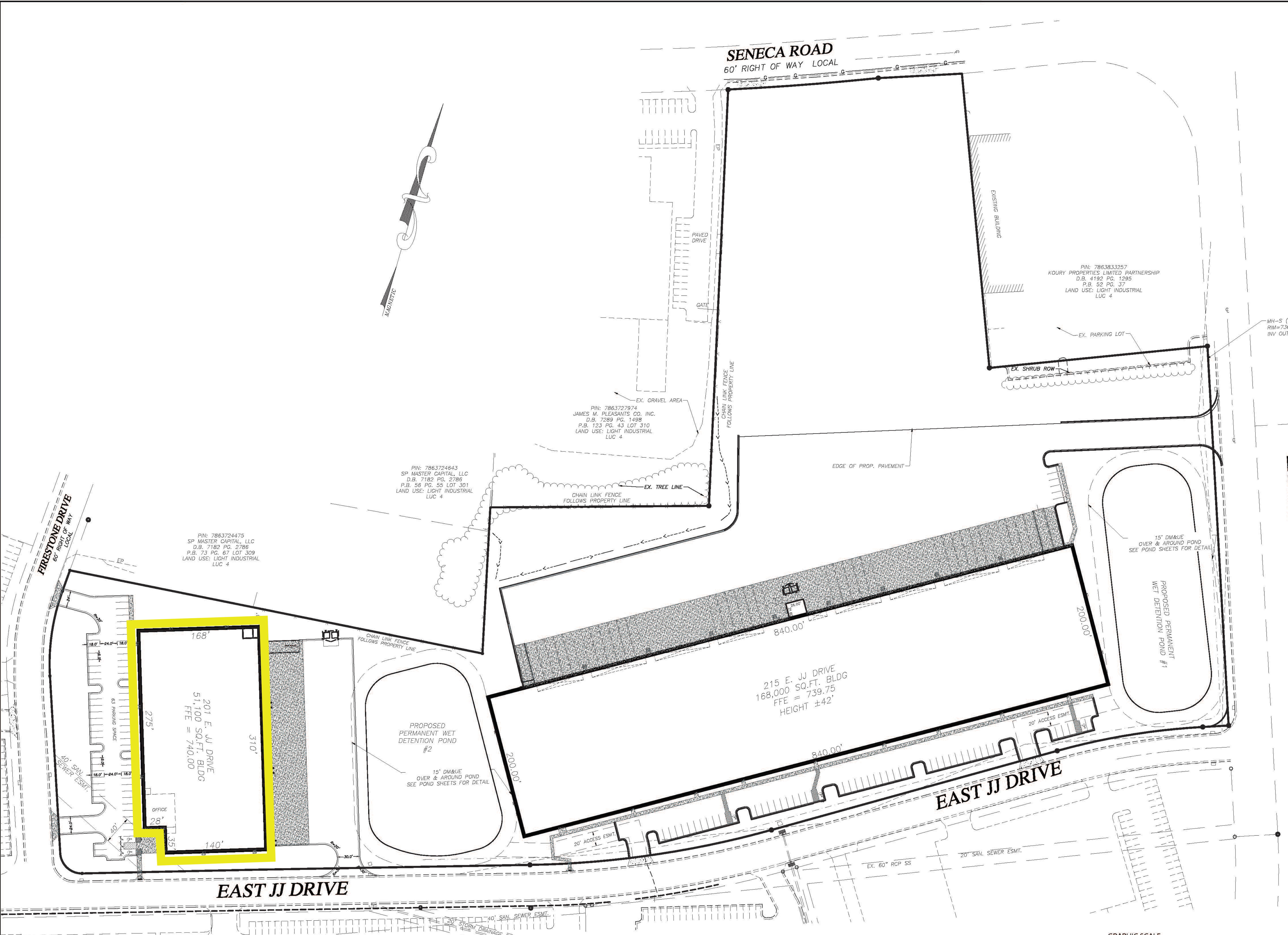
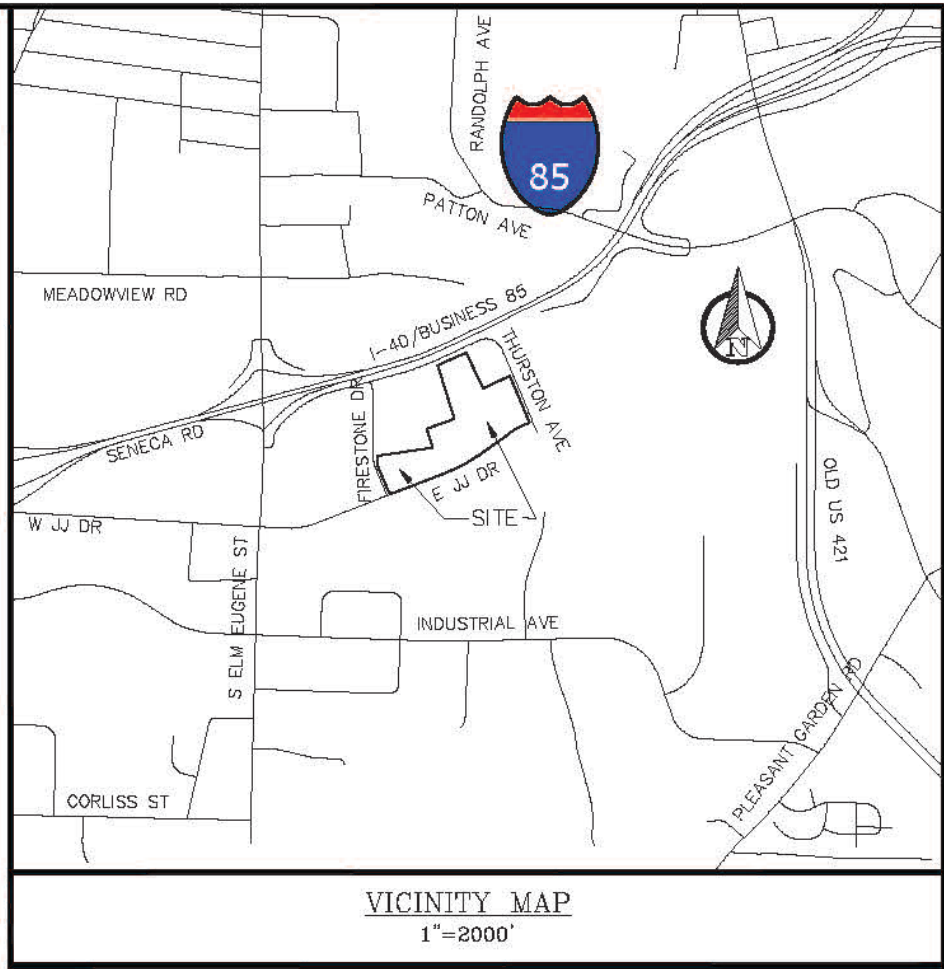
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OPTION "A"

SCALE: 1"=30'
REVISIONS:

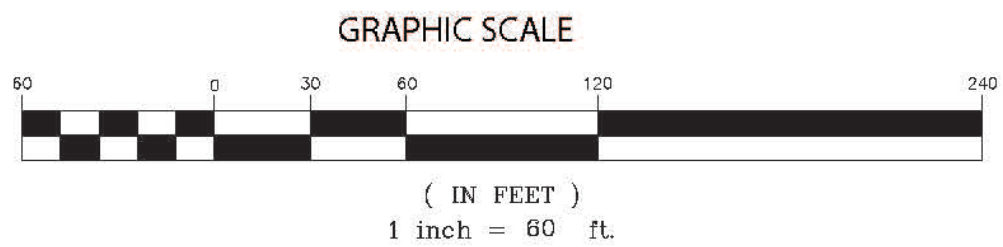
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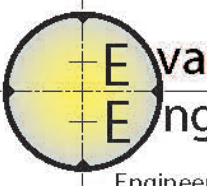
30,000 SQ.
2.95

121



PRESENTATION MAP



INTERSTATE INDUSTRIAL PARK AT 201 & 215 E JJ DRIVE MOREHEAD TOWNSHIP CITY OF GREENSBORO GUILFORD COUNTY 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 EQUI LICENSE AC-0168	
PROJ: 630.118 DRAWN BY: ELM DESIGNED BY: ALB H:\DWG\33 2015 Project\Koury\201 JJ Drive\Drawing\201 and 215 E JJ Drive overall - DWG.33-20-21-23.DWG	
SHEET DESCRIPTION: OVERALL SITE PLAN	
SCALE: 1"=60' REVISIONS:	DATE: 09-21-2022 SHEET NO.: 5 17