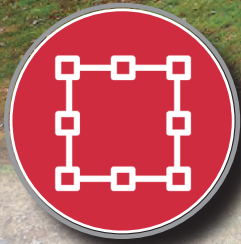


FAIRFAX BUSINESS CENTER

2100 Fairfax Road | Greensboro, NC 27407

NAI Piedmont Triad



13,000 SF
GROSS LEASABLE
AREA



1990
YEAR BUILT



15.50 ACRES
LOT SIZE

PROPERTY HIGHLIGHTS

- **SUITE A:** 13,000 Total SF
- 6,500 SF Office Area / 6,500 SF Warehouse
- Located in controlled environment of Fairfax Business Center; a 66,000 SF park located on 15.50 Acres
- Additional site acreage for trailers or lay-down area
- 25' Eave and 28' Ridge Height in warehouse
- Covered loading area including truck height and ground level loading with 10' x 12' overhead door
- 32 car parking spaces
- Access from Fairfax Rd. and Kaufelt St.
- 0.5 miles from I-40

Lease Rate: \$7,200/Month Modified Gross

DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG HOUSEHOLD
INCOME



Dan Pierce, SIOR

Broker

dpierce@naipt.com

336 337 7023

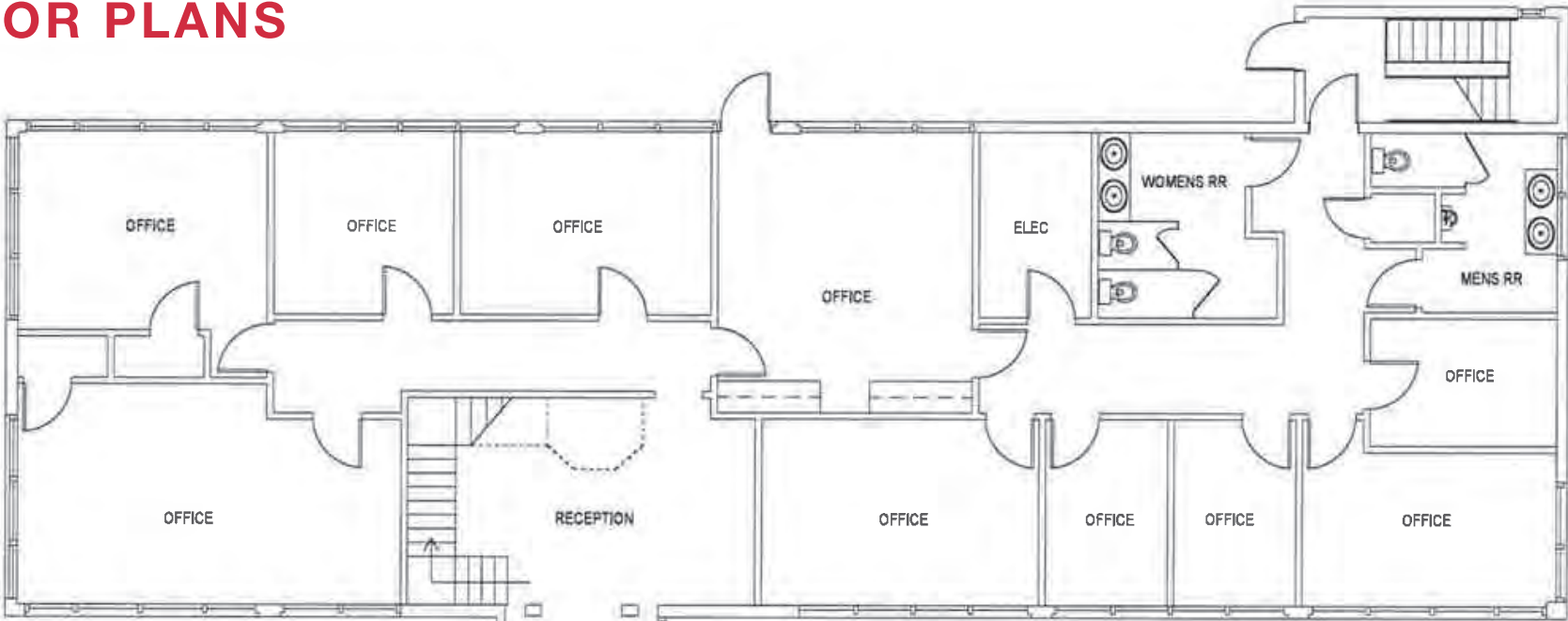
NAI Piedmont Triad

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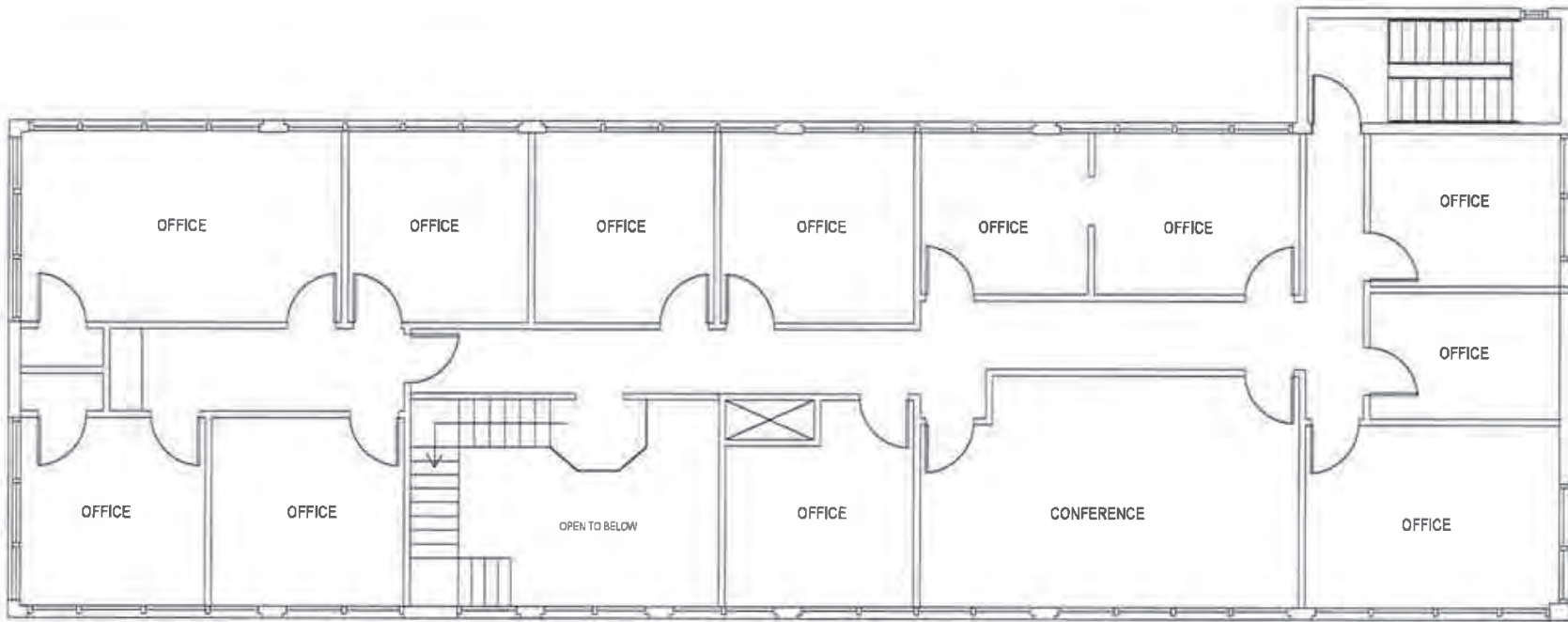
PROPERTY PHOTOS



FLOOR PLANS

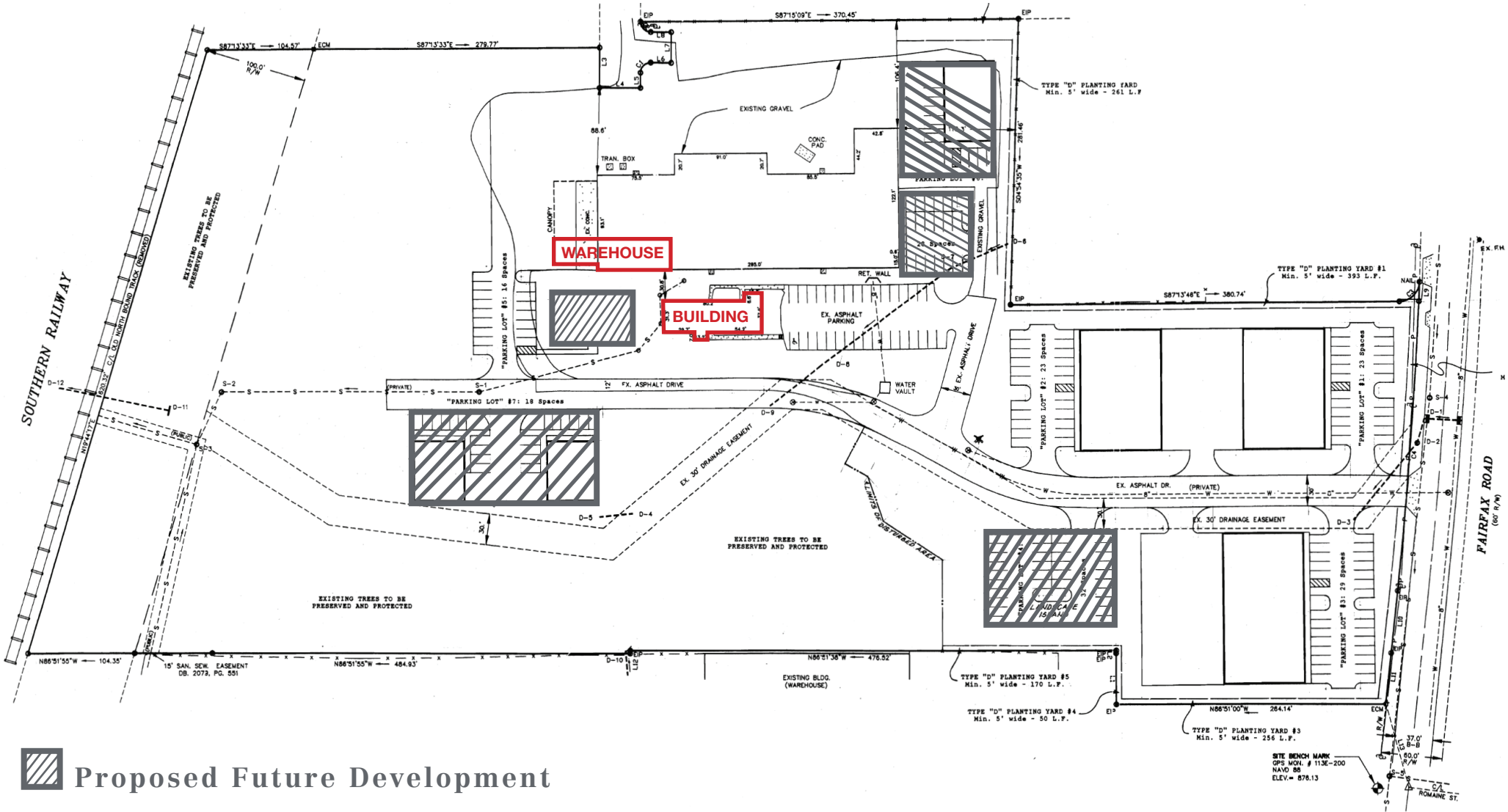


FIRST FLOOR PLAN

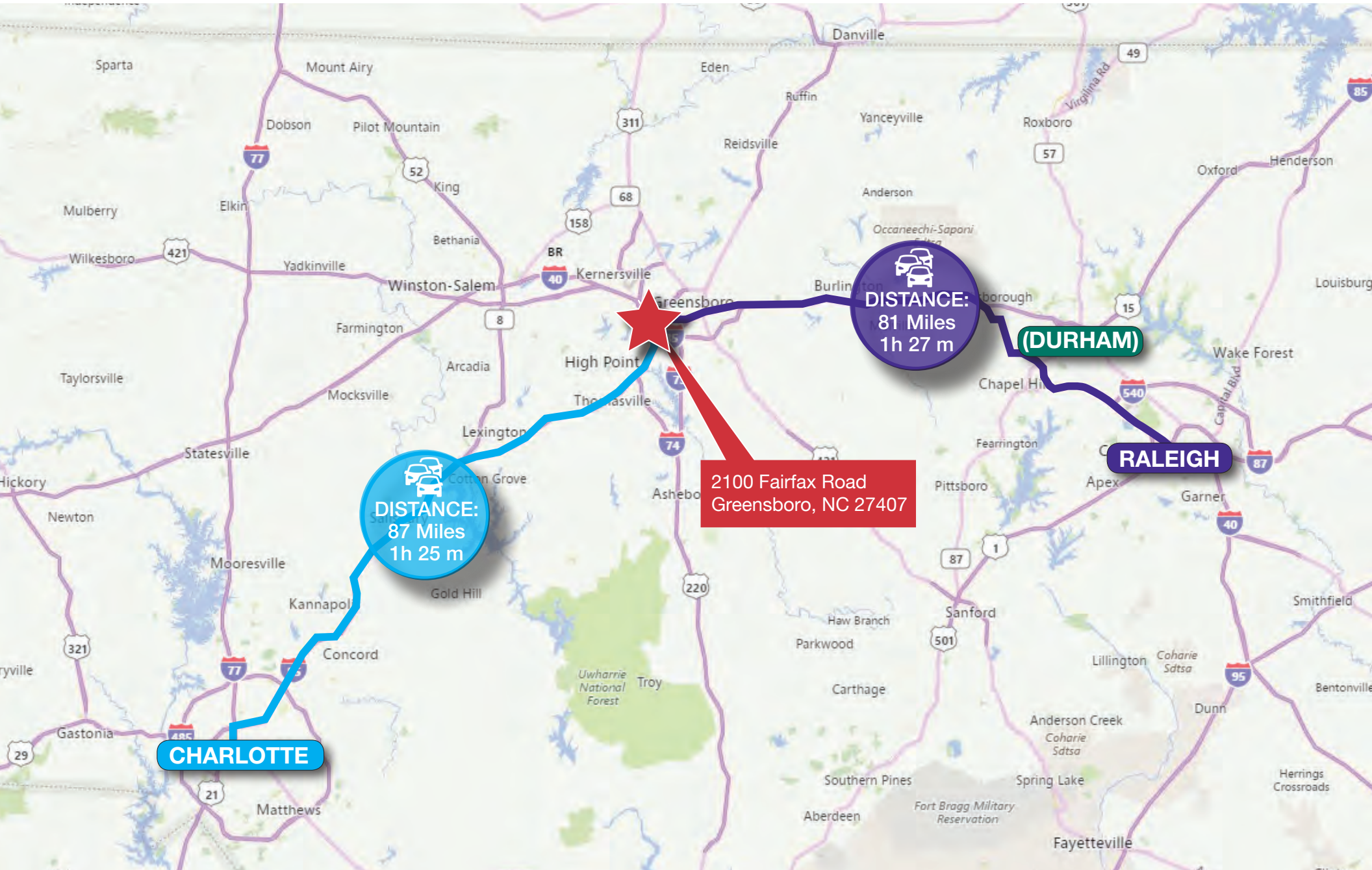


SECOND FLOOR PLAN

SITE PLAN



 Proposed Future Development



DISTANCE:
87 Miles
1h 25 m

DISTANCE:
81 Miles
1h 27 m

2100 Fairfax Road
Greensboro, NC 27407

CHARLOTTE

(DURHAM)

RALEIGH