

An aerial photograph of the Piedmont International Airport. In the foreground, a large, light-colored metal hangar with multiple bays is visible. To the left, a parking lot is filled with cars. In the background, two prominent air traffic control towers stand against a clear blue sky. The surrounding landscape is a mix of open fields and distant hills.

**NAI** Piedmont Triad

**FOR LEASE**

**LOCATED AT PIEDMONT INTERNATIONAL AIRPORT (GSO)**

**CORPORATE HANGAR/OFFICES (±27,854 SF)**

**GREENSBORO | WINSTON-SALEM | HIGH POINT, NORTH CAROLINA**

# CORPORATE HANGAR/OFFICES AVAILABLE FOR LEASE

NAI Piedmont Triad is pleased to present a rare opportunity to lease  $\pm 27,854$  sq. ft. of high quality hangar/office space fronting the main runway at Piedmont Triad International Airport (GSO). The hangar/office is part of a  $\pm 48,000$  sq. ft. facility formerly used to house a corporate fleet of Falcon jets. The owner's goal is to find a high quality aviation tenant interested in a long term lease of the hangar office.

## EXCLUSIVELY LISTED BY



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# EXECUTIVE SUMMARY

## PROPERTY SUMMARY

Address	4200 VF Drive Greensboro, NC 27409
Former Use	Corporate Hangar
Year Built	1999
Possession	Available Immediately
Total SF	±27,854
Hangar & Shop Space SF	±23,211
Office SF (adjacent)	±4,643
<b>LEASE RATE</b>	<b>\$16.00/SF NNN</b>

## HANGAR SPECIFICATIONS

Dimensions	179.5' x 124'
Door Height and Width	28' x 118' 6"
Ceiling Clear Height	31'
Eave Height	34' 8"
Ridge Height	49' 8"
Flooring	10" Concrete Floor with white epoxy surface
Lighting	LED Lighting (Albeo model with 52,400 lumens per fixture)
Fire Protection	Ansul Foam
Fans	2 BIG Fans in ceiling

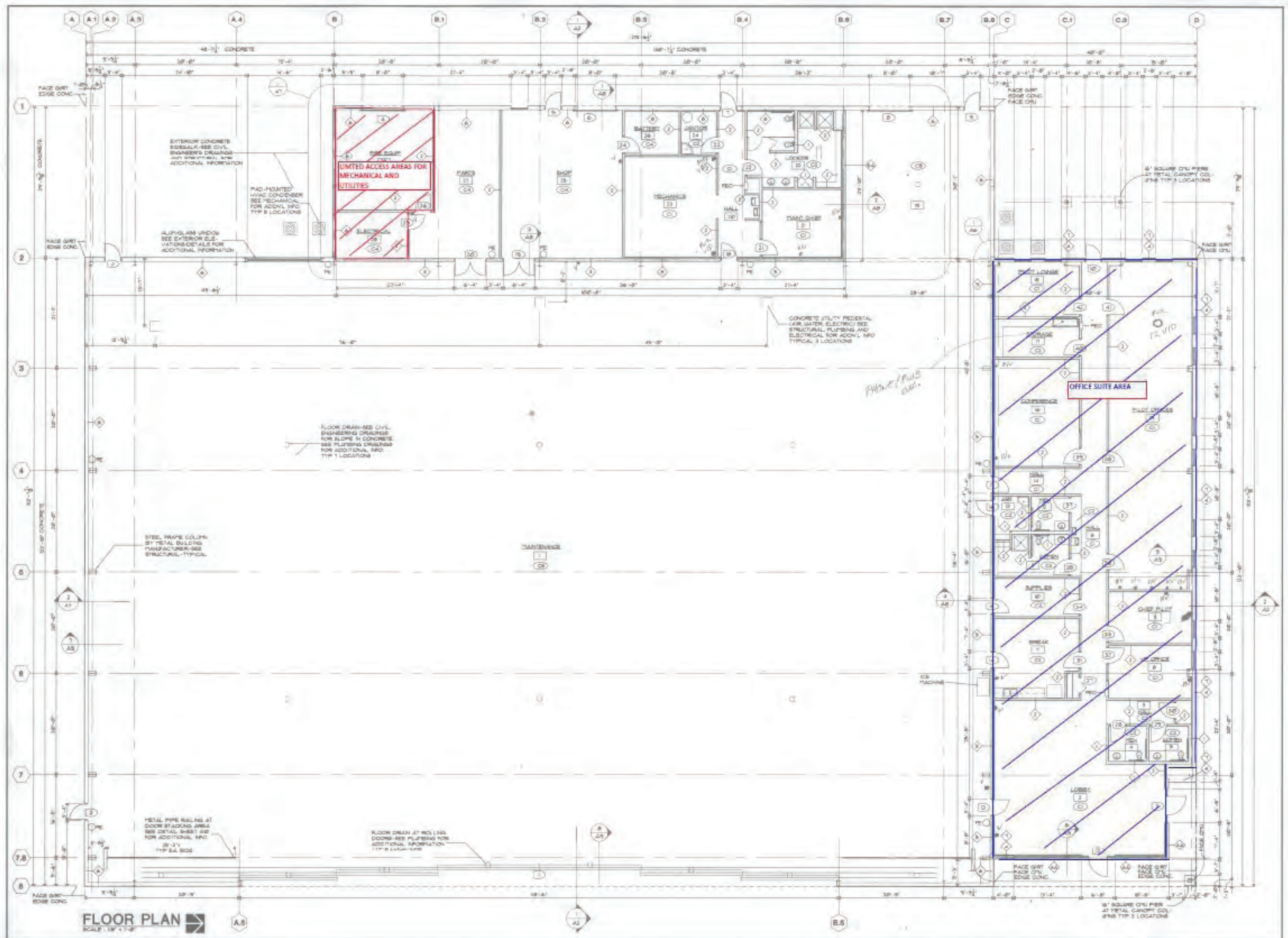
## PIEDMONT TRIAD INTERNATIONAL AIRPORT

Located in the center of North Carolina and the midpoint of the East Coast, Piedmont Triad International Airport (GSO) is strategically positioned at the hub of the dynamic Piedmont Triad region. Situated between the cities of Greensboro, Winston-Salem and High Point, more than 4.5 million people live within a 90-minute drive of PTI. Companies such as FedEx, Honda Aircraft Company, HAECO Americas, Cessna, Puelator, Advanced Filtration, North State Aviation, B/E Aerospace, Honda Aero, and Triumph Aerospace provide thousands of jobs to skilled aviation workers. In all, nearly 200 aerospace companies are located in the Piedmont Triad of North Carolina, a 12-county region that includes the cities of Greensboro, High Point, and Winston-Salem.

[www.flyfrompti.com](http://www.flyfrompti.com)



# MAP EXHIBIT

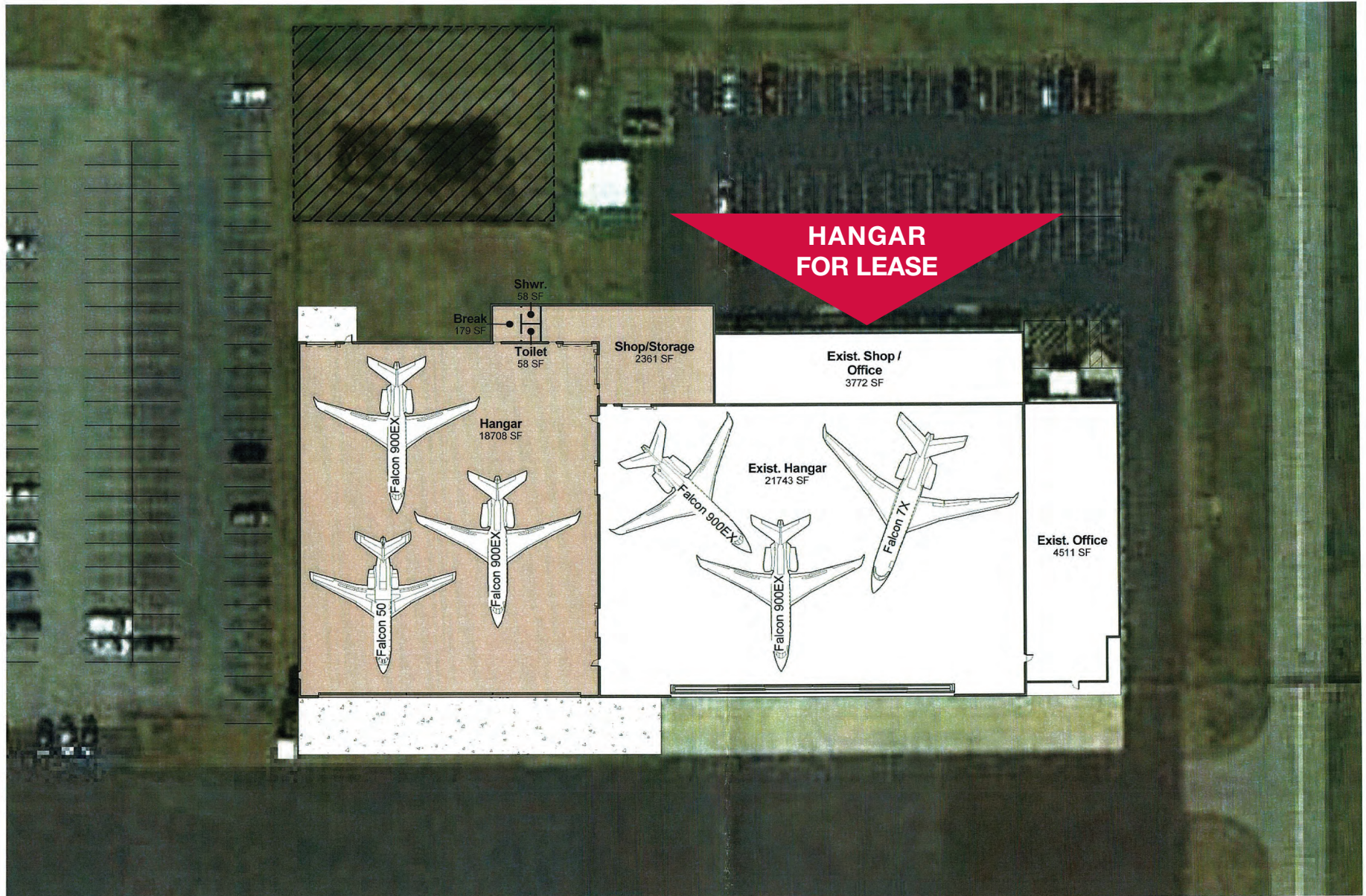


# BUILDING ELEVATION SOUTH



1 Building Elevation - South - Option A  
Scale: 1" = 30'-0"

# BUILDING AERIAL



Drawing is for illustrative purposes only and Landlord makes no representation of the layout or fit

# INTERIOR PHOTOS



# INTERIOR PHOTOS



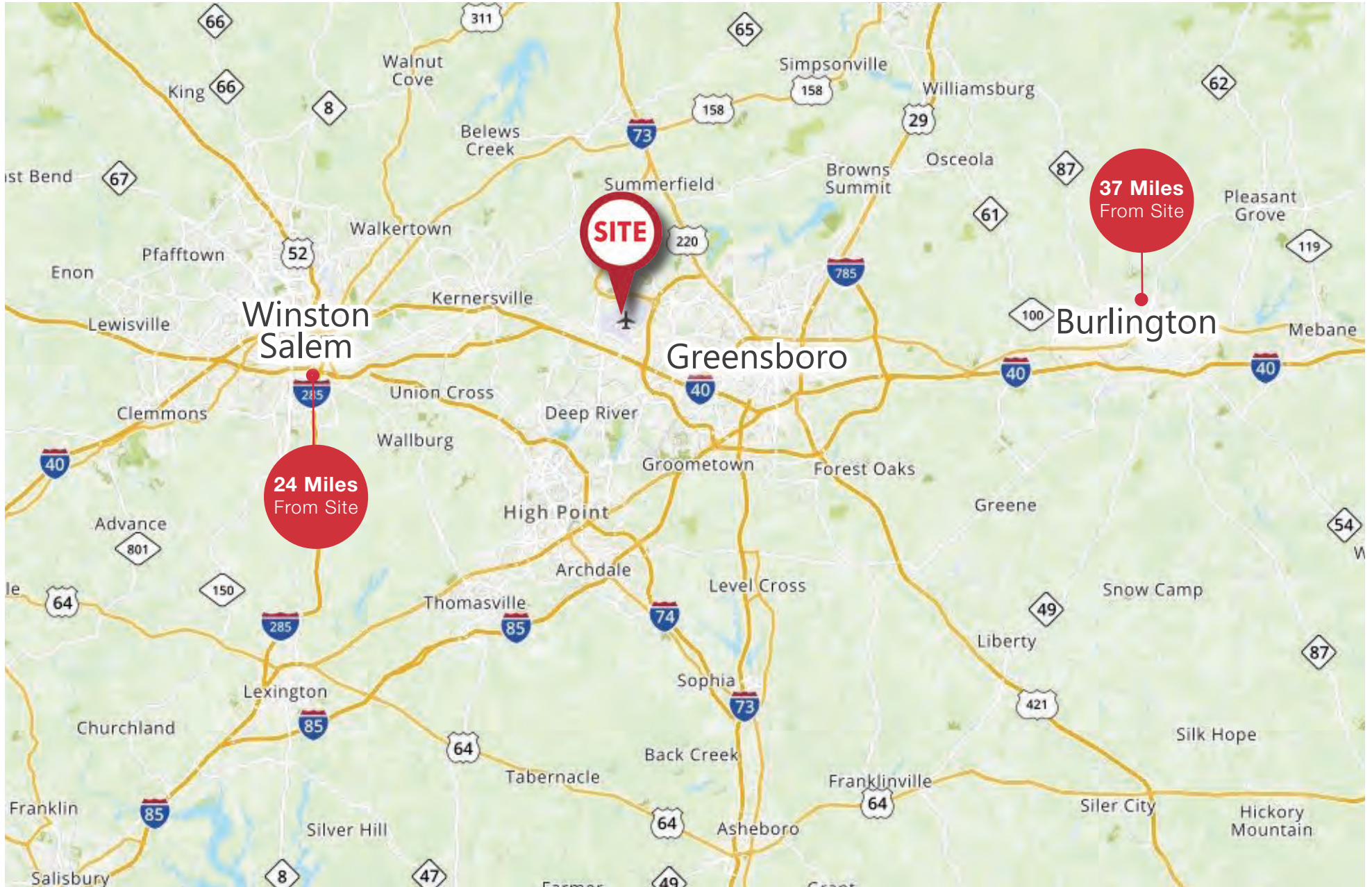
# INTERIOR PHOTOS



# LOCATION OVERVIEW



# LOCATION OVERVIEW



# LOCATION OVERVIEW

