

ENTERPRISE PARK

PIEDMONT TRIAD MARKET
GREENSBORO AIRPORT SUBMARKET

657 Brigham Road
Greensboro, NC 27409

UPGRADED HEAVY POWER CAPABILITY UNDERWAY



FOR LEASE

SUITES B & C

±117,500-235,305 SF



LEASED BY

CBRE



PROPERTY OVERVIEW

Available Space $\pm 117,500 - 235,305$ SF
($\pm 5,476 - 13,376$ SF of office space)

Dock Doors Forty-Five (45), 9' x 10'

Drive-in Doors Two (2), 12' x 12'

Clear Height $\pm 32'$

Column Spacing 50' x 50' with 60' speed bay

Truck Court 120' + trailer parking;
fenced outside storage available

Year Built 2006

Building Materials Tilt-up concrete panels; TPO roof

Fire Protection ESFR sprinkler system

Power 3,000 AMPS @ 480/277V (Upgraded heavy
power capability planned for October)

Lighting High-Bay LED Lighting with Motion Sensors

Auto Parking 1.5/1,000 SF

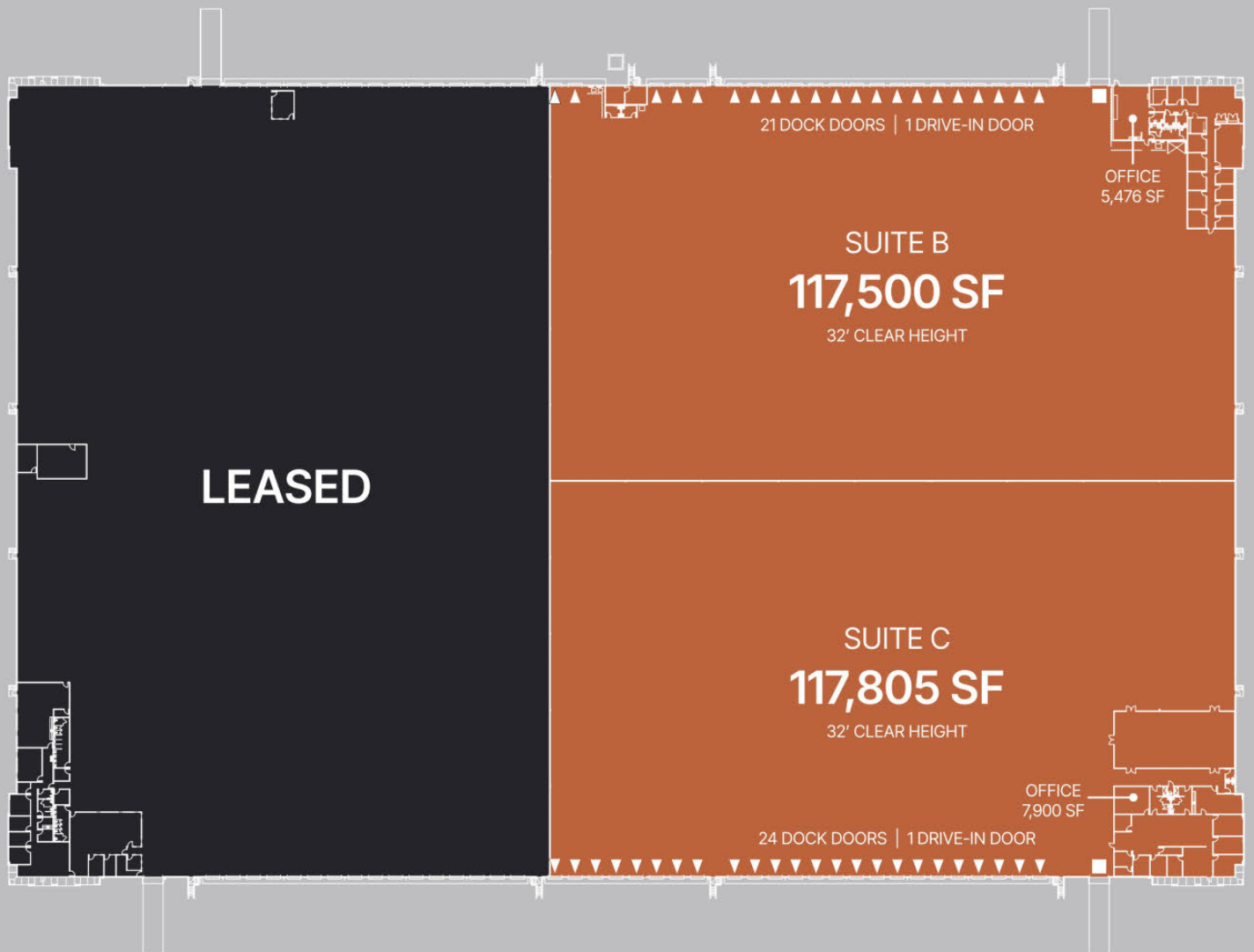
FOR LEASE

$\pm 235,305$ SF

→ Excellent location in established business park
within the Greensboro Airport submarket

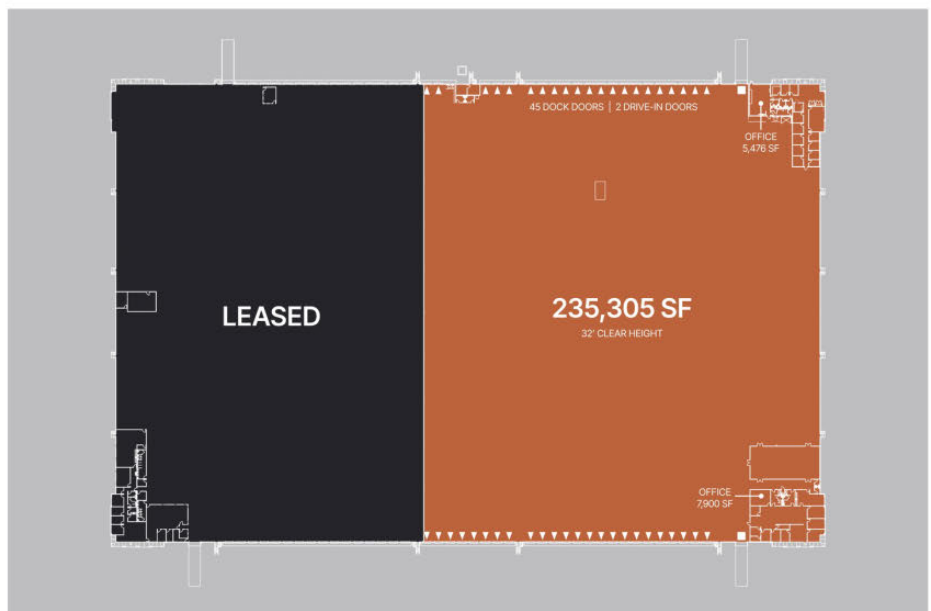
→ Convenient access to Piedmont Triad International
Airport, I-73 & I-40

→ Fenced truck court with trailer storage



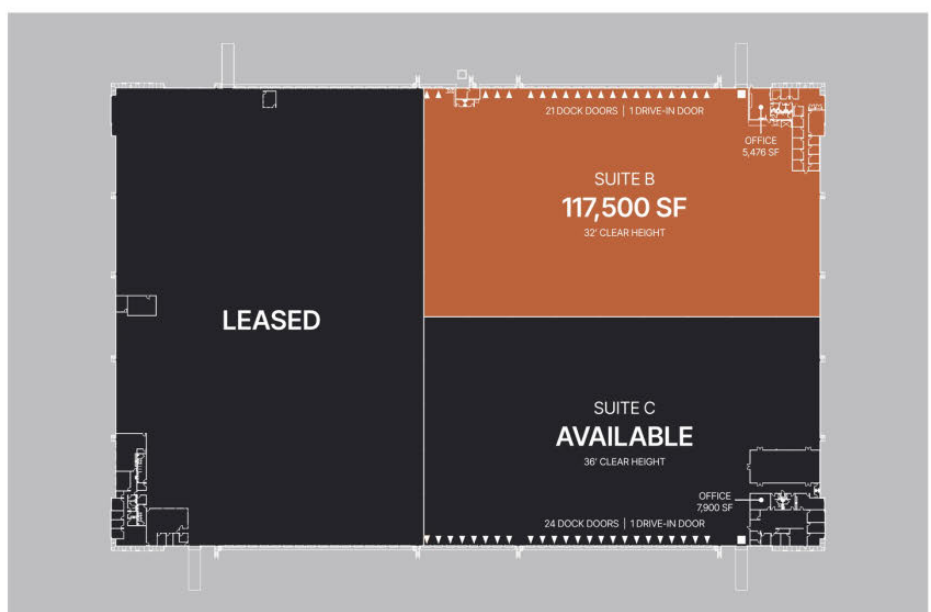
→ 235,305 SF Option

- 45 Dock Doors
- 2 Drive-in Doors
- 13,376 SF Office Space
- Cross-dock Configuration
- Abundant Fenced in Trailer Storage



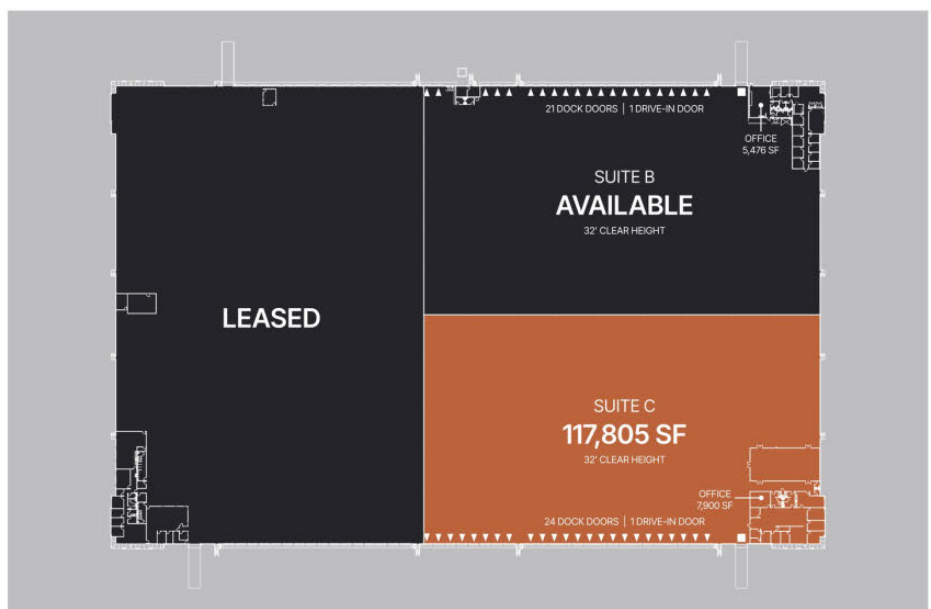
→ 117,500 SF Option

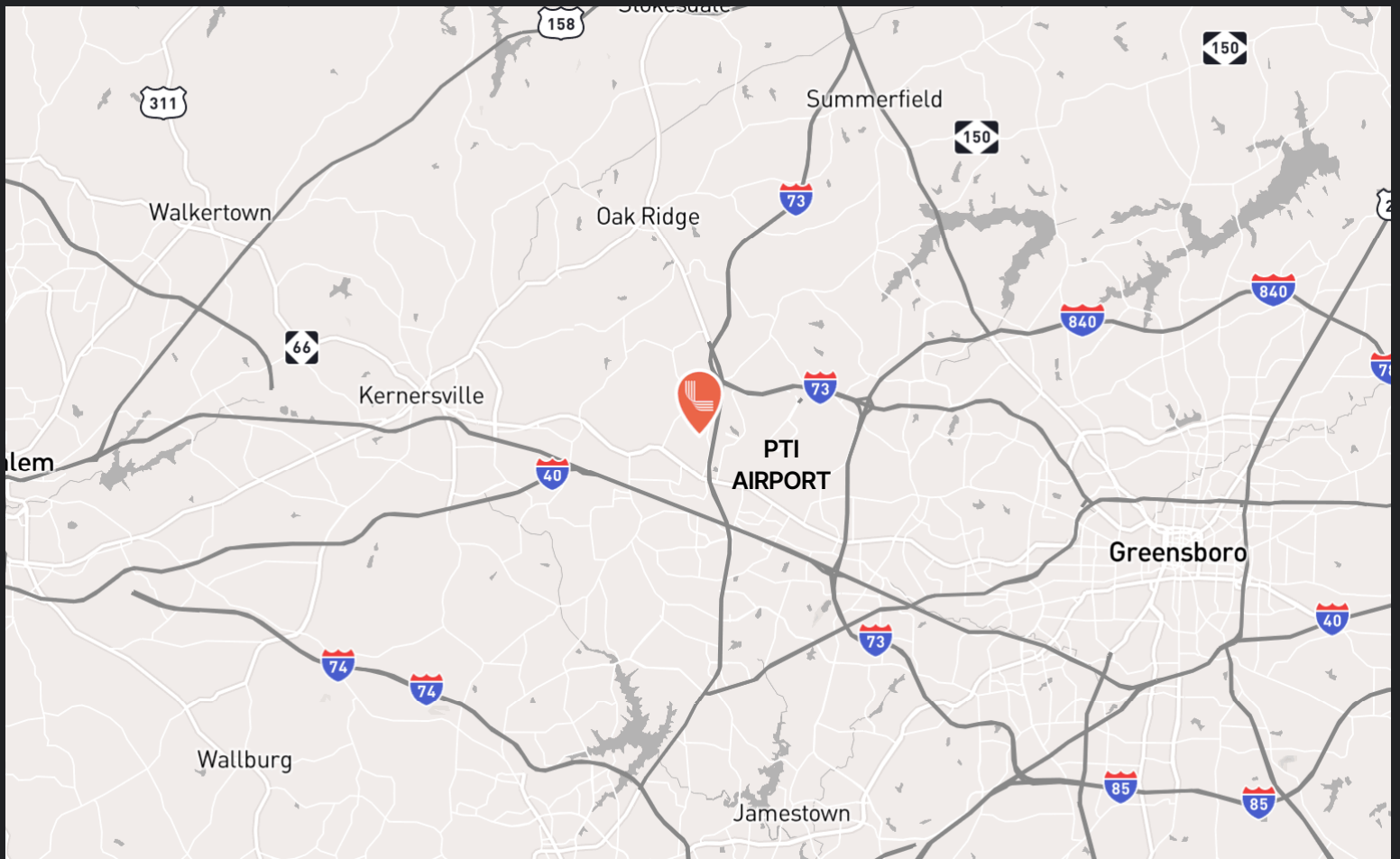
- 21 Dock Doors
- 1 Drive-in Door
- 5,476 SF Office Space
- Abundant Fenced in Trailer Storage



→ 117,805 SF Option

- 24 Dock Doors
- 1 Drive-in Door
- 7,900 SF Office Space

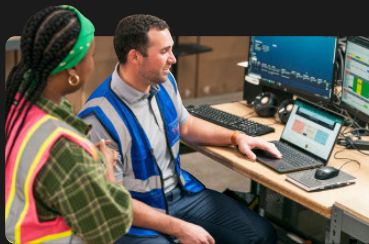




Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

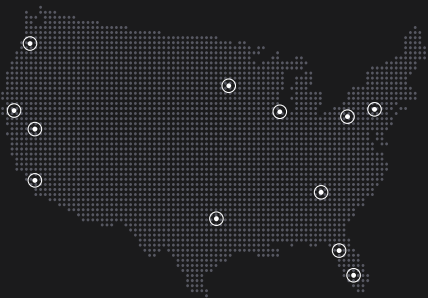
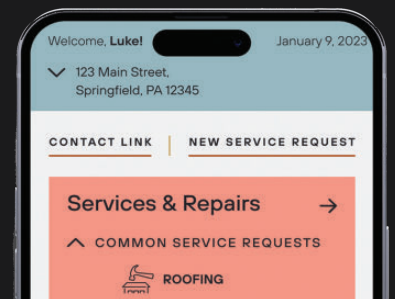


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION

Enterprise Park

657 Brigham Road
Greensboro, NC 27409

Richard Mossman

Richard.Mossman@cbre.com
(336) 499-9956

Dodson Schenck

Dodson.Schenck@cbre.com
(336) 478-0234

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.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



LEASED BY

