



**CARROLL**  
Industrial Development U.S.

## BRITTWAY II INDUSTRIAL SITE

GREENSBORO, NC // 36.002584, -79.784881

CARROLLINDEV.COM



CARROLL INDUSTRIAL DEVELOPMENT

ESTONE@THECARROLLCOMPANIES.COM



## BRITTWAY II INDUSTRIAL PARK

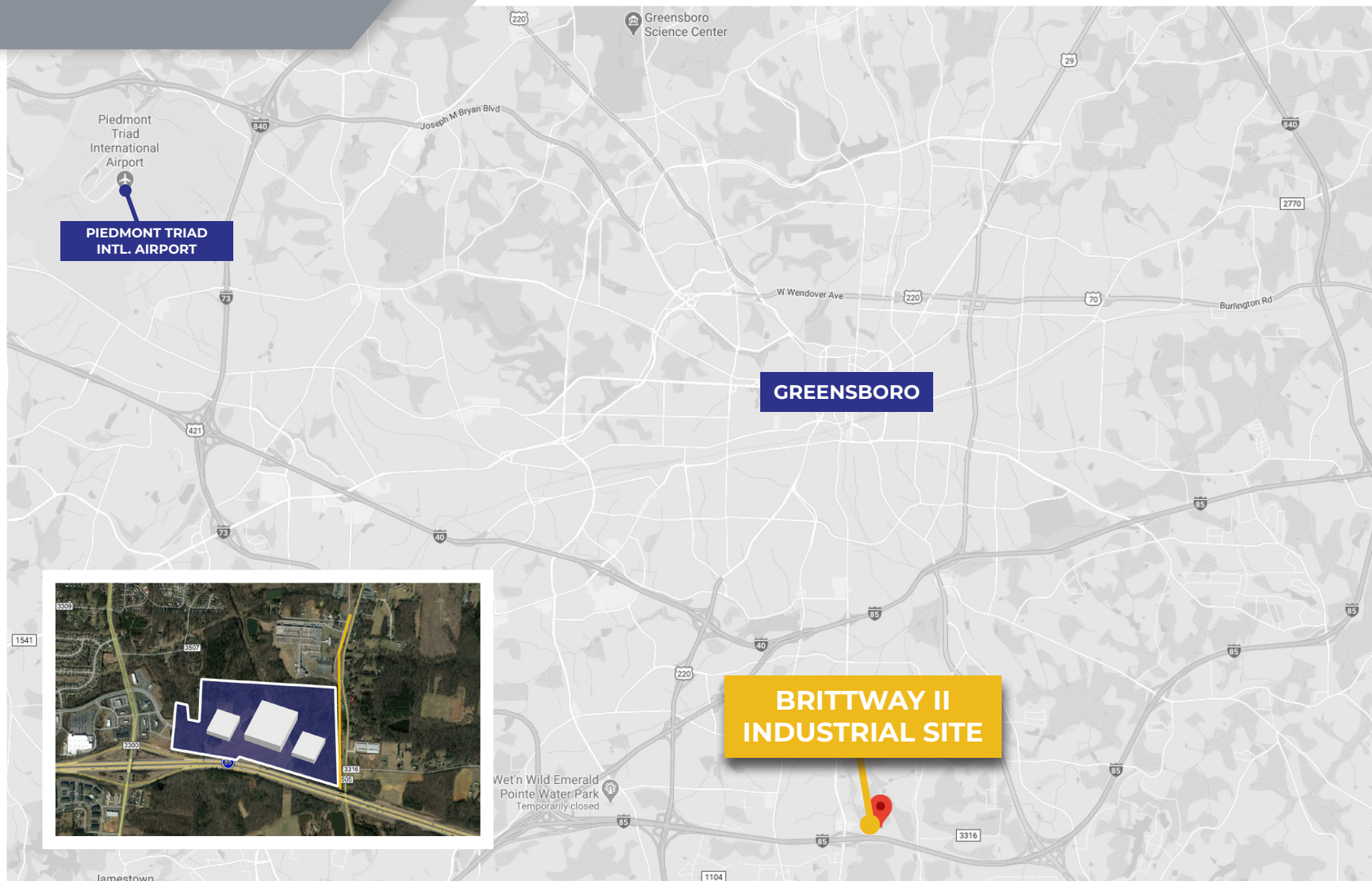
The Brittway 2 Industrial site is a 110 acre site that site Just 10 minutes south of downtown Greensboro, North Carolina, and is strategically located along I -85/I-40 at the south Elm Eugene interchange and has over a half mile of interstate frontage. Additionally, this site offers direct access to Highway 421 from Pleasant Garden Road on the east side of the site. Other site features include an onsite Norfolk Southern rail line, extremely robust power supply with a nearby Duke Energy served 100 KV transmission line and the Ritters Lake substation, as well as, public water and sewer.

### SITE OVERVIEW

Address	36.002584, -79.784881
Acreage	110 Acres
Total Buildable Sq. Ft.	1,600,000 +/- SF
Total Developable Sq. Ft.	1,880,000 +/- SF
Zoning	Commercial, Proposed Light Industrial
Water and Sewer	Public Water and Sewer at site
Power	Nearby 100 KV transmission line and substation
Build-To-Suit Sale or Leaseback	Owner will Build-to-Suit for sale or lease.
Interstate Access	Adjacent to I-85/I-40 - Half Mile of Interstate Frontage. Direct access to HWY 421



# REGIONAL LANDSCAPE





# SITE OVERVIEW







# **BRITTWAY II**

## **INDUSTRIAL SITE**

**EVAN STONE**

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**336.814.3218**

**201 NORTH ELM STREET // GREENSBORO, NC 27401**

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Carroll Industrial Development U.S. seeks to be a key economic development partner across the United States and has experience as a critical component to several large industrial projects including: American Express Travel Data Center, Publix Distribution, and Ontex Global's first United States manufacturing plant. We strive to bring synergy to every project we undertake and have been successful doing just that through a variety of deal structures. While we are happy to entertain any role in the delivery process, the earlier we can become involved, the better.