SPEC BUILDING #2

2335 Campground Rd Greensboro, NC

SAMET PROPERTIES

- +/- 110,000 SF warehouse (shell condition)
  - 552' x 204' (54' x 48' bay spacing)
- (10) 9' x 10' dock high doors
- (1) 12' x 14' drive-in door
- 6" slab
- Designed for ESFR sprinkler system
- (36) parking spaces
- Zoned Light Industrial
- City of Greensboro Water & Sewer
- Direct access to I-85
- Highly Visible from the Interstate
- Clear Height: 26'
- Concrete Tilt-up Panels
- Lease rate - $4.95 per SF NNN

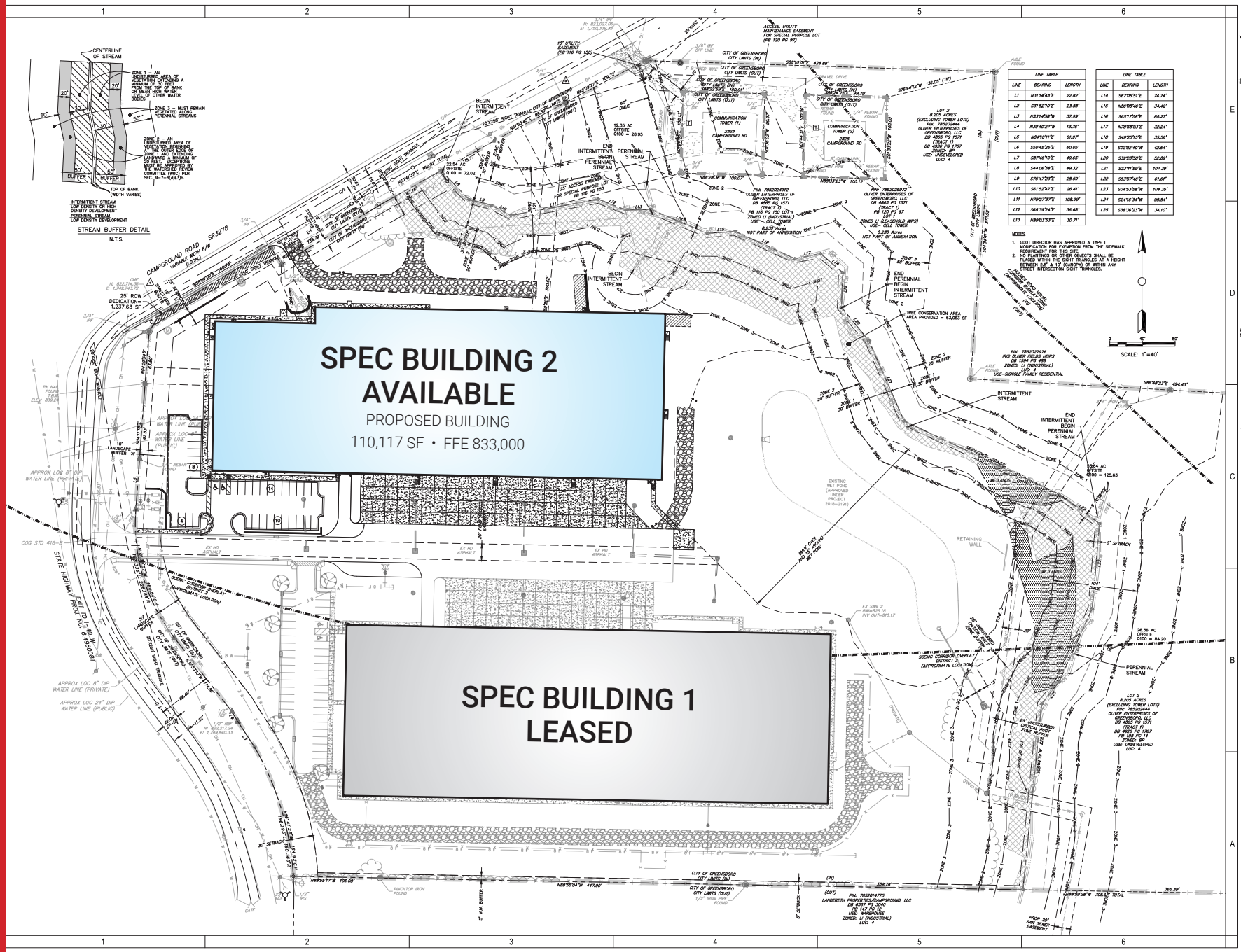
CONTACT:

Trip Keller, Broker
tkeller@sametcorp.com
Direct: 336.544.2641
Cell: 985.774.1154

Brian Hall
Director of Development
bhall@sametcorp.com
Cell: 336.362.2026

SPEC BUILDING #2

2335 Campground Rd Greensboro, NC



LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°44'43"E	22.82'
L2	S31°52'10"E	23.83'
L3	N33°48'58"W	37.99'
L4	N35°40'27"W	13.76'
L5	N04°10'11"E	61.97'
L6	S50°46'25"E	60.05'
L7	S87°46'10"E	49.65'
L8	S44°06'38"E	49.32'
L9	S75°47'23"E	28.59'
L10	S61°52'47"E	26.41'
L11	N79°27'37"E	108.99'
L12	S68°39'24"E	36.48'
L13	N89°03'57"E	30.71'

LINE TABLE		
LINE	BEARING	LENGTH
L14	S67°05'31"E	74.74'
L15	N86°08'46"E	34.42'
L16	S65°17'38"E	80.27'
L17	N78°58'13"E	32.24'
L18	S49°25'15"E	35.56'
L19	S02°02'40"W	42.64'
L20	S39°23'58"E	52.89'
L21	S32°41'39"E	107.39'
L22	S53°57'46"E	61.61'
L23	S04°53'38"W	104.35'
L24	S24°16'34"W	98.84'
L25	S35°36'23"W	34.10'

NOTES

1. GDOT DIRECTOR HAS APPROVED A TYPE I MODIFICATION FOR EXEMPTION FROM THE SIDEWALK REQUIREMENT FOR THIS SITE.
2. NO PLANTINGS OR OTHER OBJECTS SHALL BE PLACED WITHIN THE SIGHT TRIANGLES AT A HEIGHT BETWEEN 2.5' & 10' (CANOPY) OR WITHIN ANY STREET INTERSECTION SIGHT TRIANGLES.

Triad Design Group, P.C.
4807-C Koger Boulevard
Greensboro, NC 27407
Telephone 336-218-8282
Facsimile 336-218-8010
www.triad-designgroup.com
NC Architecture Reg.: 50709
NC Engineering Lic.: C-1108

JANUARY 22, 2020

PROFESSIONAL OF RECORD:
MATTHEW W JOHNSON, P.E.

This drawing & the data herein, as an instrument of service is the property of Triad Design Group, PC and shall not be used for any purpose other than that for which it is intended, copied or reproduced in any form without expressed written consent from Triad Design Group, PC. Copyright 2019 © 2020 by Triad Design Group, PC. All rights reserved.

Triad Design Group, PC, shall not be responsible for construction means, methods, techniques, or procedures, or for safety precautions and programs in connection with the project, nor for the acts or omissions of contractors or others at the site of the project, since we have no control over or supervision of the contractor's performance.

SAMET CORPORATION

CAMPGROUND RD. II

96K Speculative Building
2335 Campground Road
Greensboro, North Carolina

SUBMITTALS:

DATE	DESCRIPTION

REVISIONS:

NO	DATE	DESCRIPTION

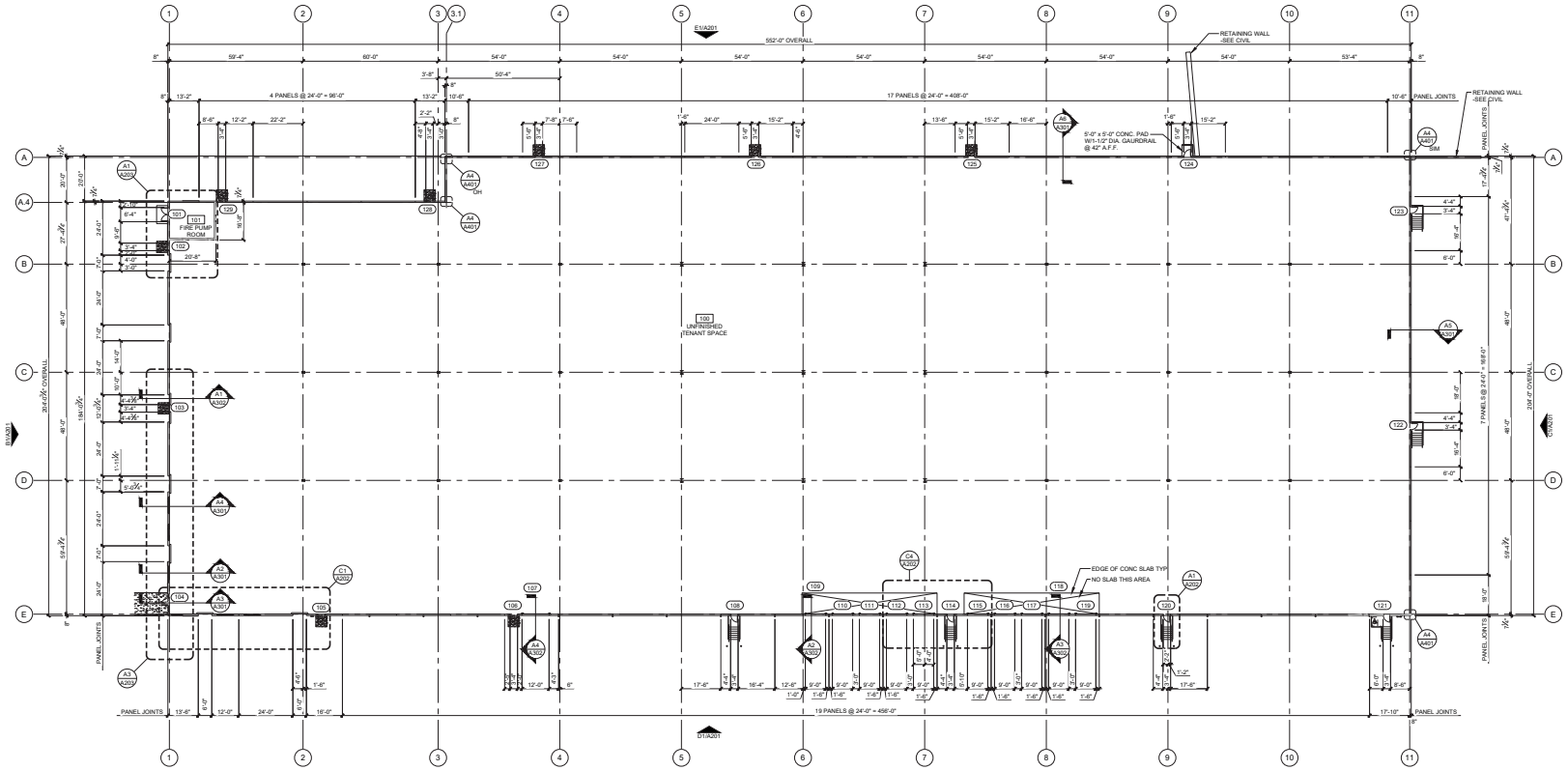
SHEET TITLE:
OVERALL SITE PLAN

Date: NOVEMBER 1, 2019
Drawn: Check: MWJ
Job Number: 19-077
Sheet: C1.1

SAMET PROPERTIES

SPEC BUILDING #2

2335 Campground Rd Greensboro, NC



A1 FLOOR PLAN
SCALE: 1"=20'-0"

triad design group
Architecture | Engineering | Interior Design

Triad Design Group, P.C.
4807-C Koger Boulevard
Greensboro, NC 27407

Telephone 336-218-8282
Facsimile 336-218-8010
www.triad-designgroup.com

NC Architecture Reg. 50709
NC Engineering Lic. C-1108

TRIAD DESIGN GROUP, P.C. CORPORATE SEAL NORTH CAROLINA 1994

MARK T. MICHALAK REGISTERED ARCHITECT 13368 GREENSBORO, NC

JANUARY 22, 2020

This drawing & the details herein, as an instrument of service, is the property of Triad Design Group, P.C. and may be used only for the specific project and shall not be loaned, copied, or reproduced in any form without expressed written consent from Triad Design Group, P.C. Copyright © 2020, Triad Design Group, P.C. All rights reserved.

Triad Design Group, P.C. shall not be responsible for construction means, methods, techniques, or conditions utilized by the contractor, nor for the safety of persons or property in connection with the work of the contractor to carry out the work in accordance with the contract and documents.

SAMET CORPORATION

CAMPGROUND RD. II

Speculative Building
2335 Campground Road
Greensboro, North Carolina

SUBMITTALS:

DATE	DESCRIPTION
01/22/2020	PERMIT SET

REVISIONS:

NO	DATE	DESCRIPTION

SHEET TITLE:

FLOOR PLAN

Date: November 1, 2019
Drawn: AVE Check: MTM
Job Number: 19-077
Sheet:
A101

SAMET PROPERTIES