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300 Guthrie St, Graham,
NC 27217



COMMERCIAL REAL ESTATE FOR SALE

300 GUTHRIE ST GRAHAM NC

PROPERTY

- 12,740 SF
- 0.78 Acres
- 1 Story
- Zoned I-1 (Light Industrial)
- Year Built: 1966

**A SCALABLE INDUSTRIAL ASSET IN A
GROWING CORRIDOR**

**OVER 12,000 SF OF CONNECTED
WAREHOUSE SPACE POSITIONED IN
ONE OF NORTH CAROLINA'S MOST
ACCESSIBLE INDUSTRIAL CORRIDORS.**

THIS PROPERTY OFFERS:

- FLEXIBLE CONFIGURATION
 - YARD ACCESS
 - RENOVATION UPSIDE
- CENTRAL NC POSITIONING
- WORKFORCE PROXIMITY
- COMPETITIVE PRICING

**📞 CONTACT US TO EXPLORE HOW
THIS PROPERTY CAN SUPPORT YOUR
BUSINESS OR INVESTMENT STRATEGY.**



Yessy Renderos

-BROKERS-

Adrian Salgado

PROPERTY HIGHLIGHTS

PROPERTY

- Asking price: \$750,000
- Year Built: 1966
- Construction: Brick exterior with metal rear wall section
- Roof: Recently repaired
- Loading:
 - (2) Large double-door openings
 - (1) Garage-style entry door
- Former Use: Hosiery manufacturing facility
- Electrical: On-site transformer (phase and capacity to be verified)



SUMMARY

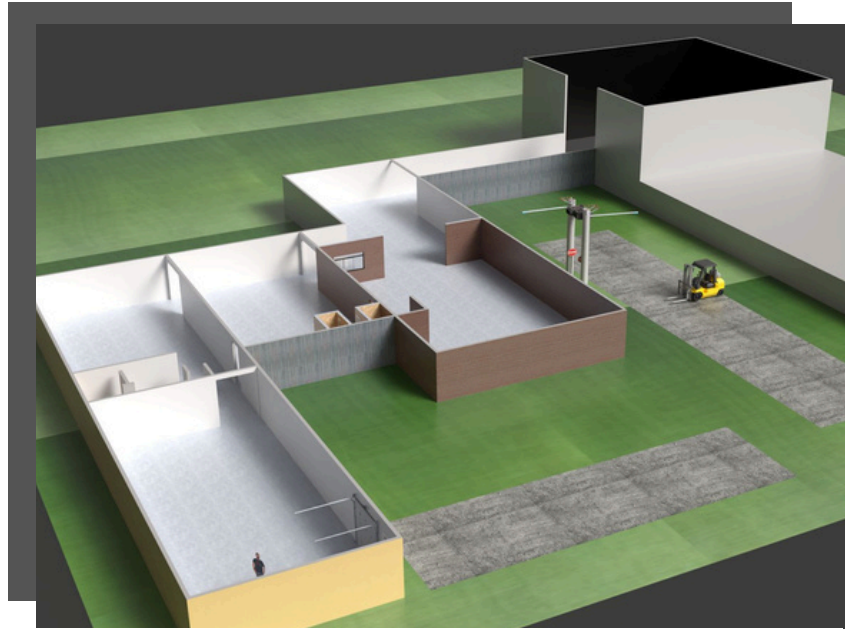
A commercial building with brick and metal exterior on a $\frac{3}{4}$ of an acre lot to be modernized and restored to functionality of using multiple warehouse spaces. This property is conveniently located in the center of Graham along the I-40 highway. The building has several entryways, including some large sized entries, for easy access and moving inventory. When driving into the lot, there are 2 main gravel driveways and some more space for parking, even for larger vehicles, or can be used for outside storage. There's also a transformer pole on the lot for controlled electrical voltage to the building.



UNDER RENOVATION!

RENOVATION FEATURES

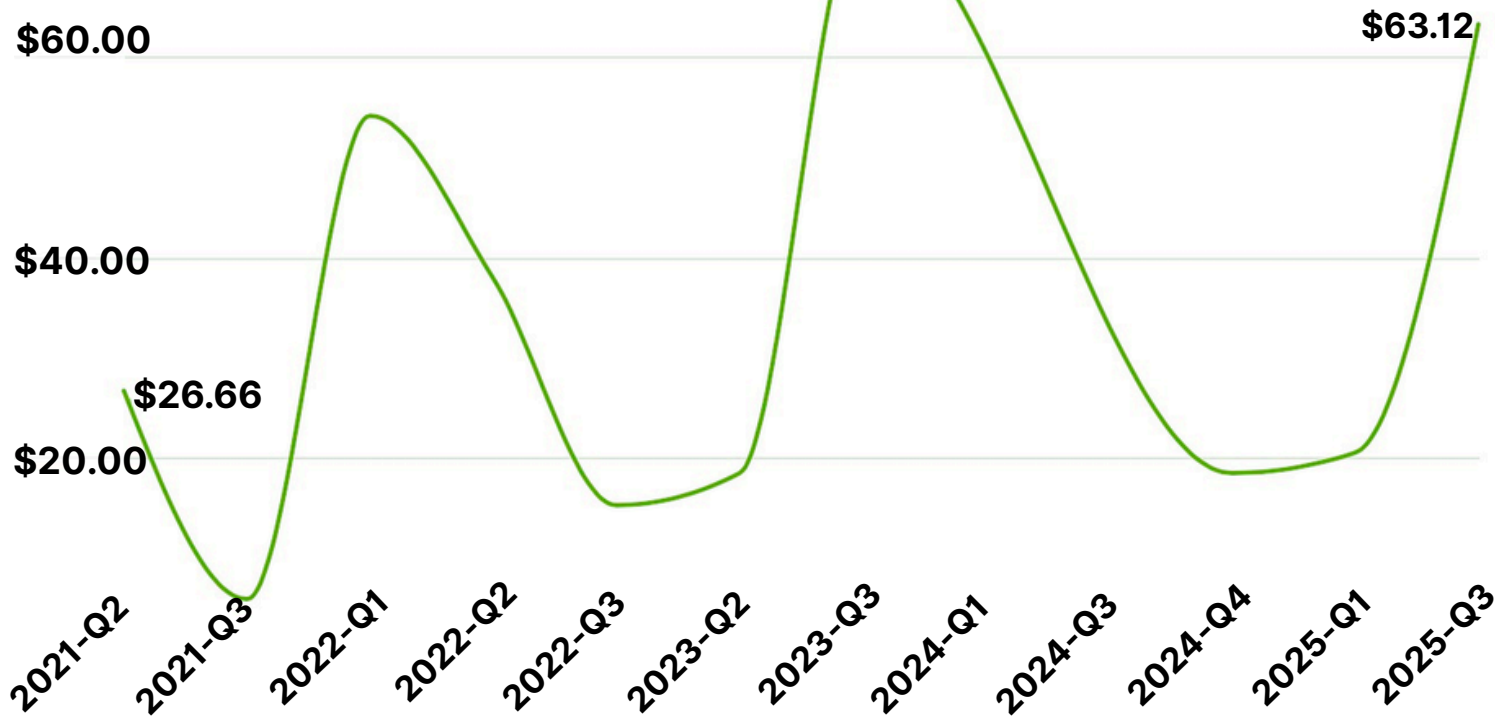
- New exterior brick walls
- Enclosed open spaces for more space and square footage
- Added restrooms
- Roof repairs
- Interior wall upgrade



— Industrial

Sale Price per Sq Ft

Our Listing Price per Sq Ft: \$58.87

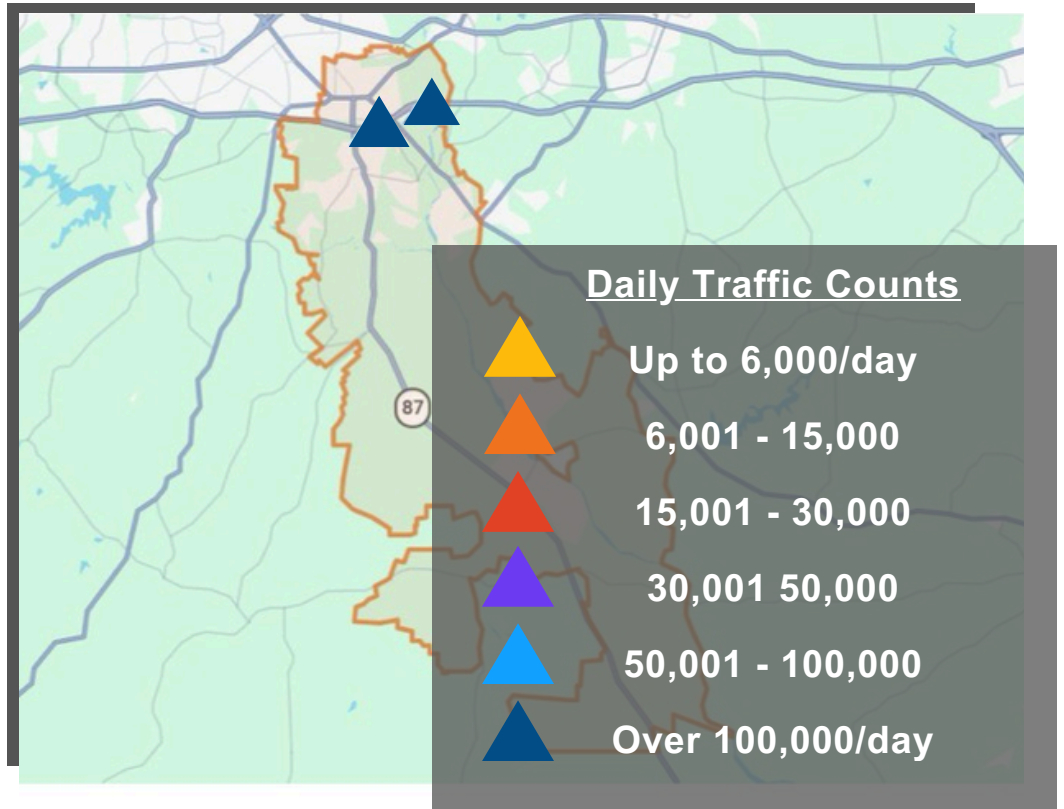


Map Overview

I-40 HIGHWAY ACCESS TO NEARBY CITIES



- Located between Greensboro and Raleigh
- Access to I-40 / I-85 corridor
- Within 1–1.5 hours of:
 - Charlotte
 - Raleigh
 - Greensboro
- Access to Piedmont Triad industrial base

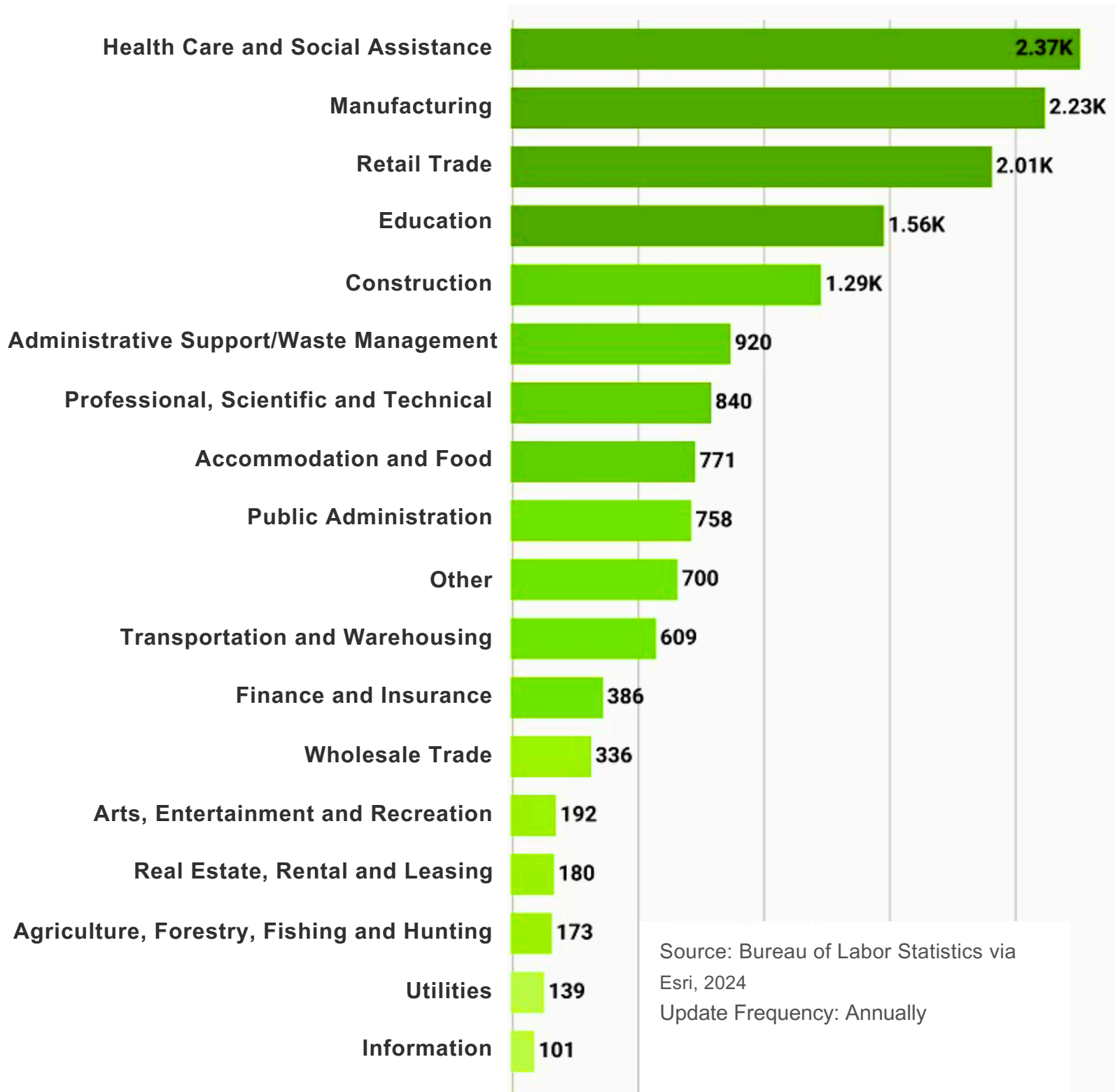


ESRI Business Analyst (2024 data)
North Carolina Department of Transportation
(NCDOT) – AADT

Market Overview



EMPLOYMENT COUNT BY INDUSTRY



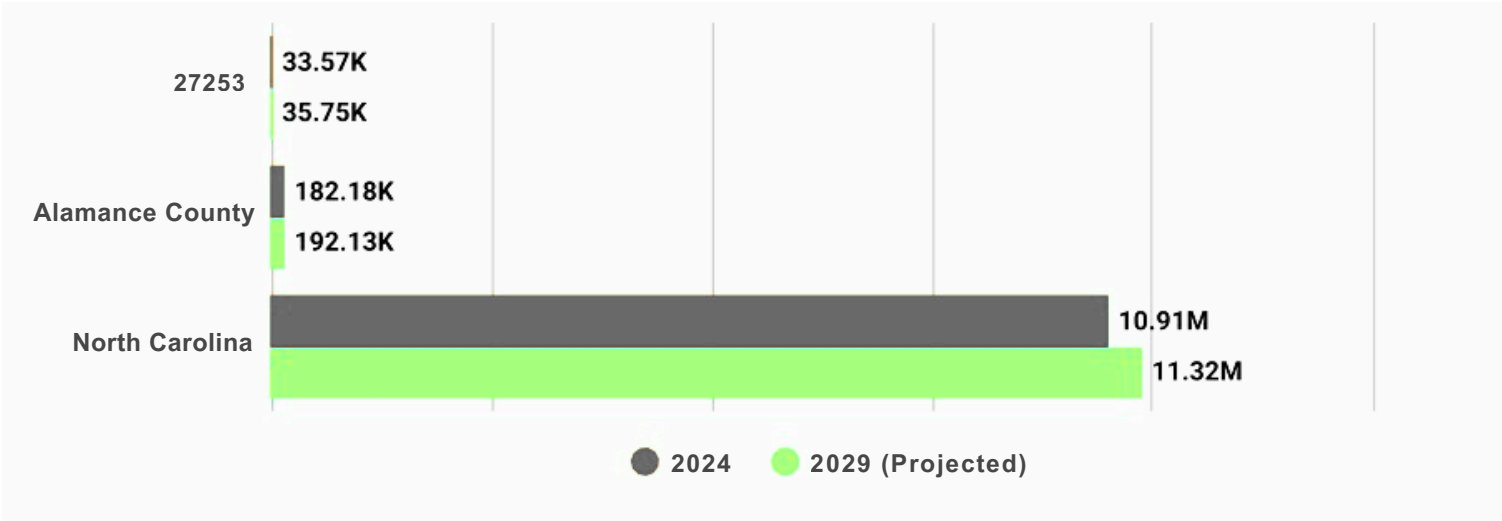
STRONG WORKFORCE AND MANUFACTURING INDUSTRY!

Market Overview



POPULATION & INCOME STATS

Total Population



Total Daytime Population



STEADY POPULATION GROWTH!

Median Household Income



STRONG WORKING TO MIDDLE CLASS MARKET!

Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

Industrial Overview



INDUSTRIAL BUSINESSES IN THE AREA



Listing

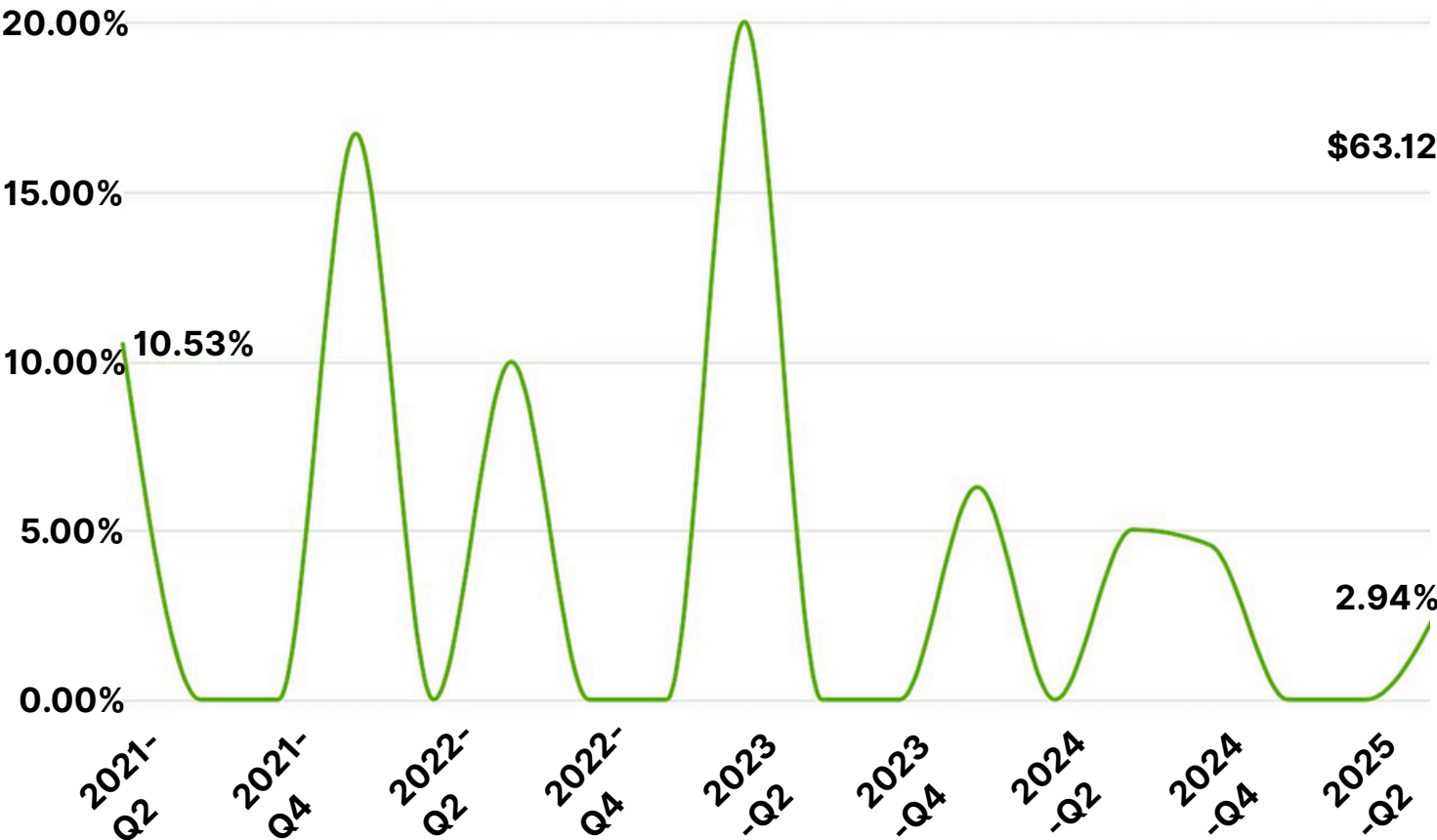
★ 300 Guthrie St

Industrial Businesses

- Accelerated Graphics, LLC
- Alamance Foods, Inc.
- Atlas Industrial Fabricators
- Brooks Manufacturing Solutions
- Colors Edge of Graham – Industrial
- Sunbelt Rentals Industrial Services

Absorption Rate

Industrial



\$63.12

VISUAL SNAPSHOTS



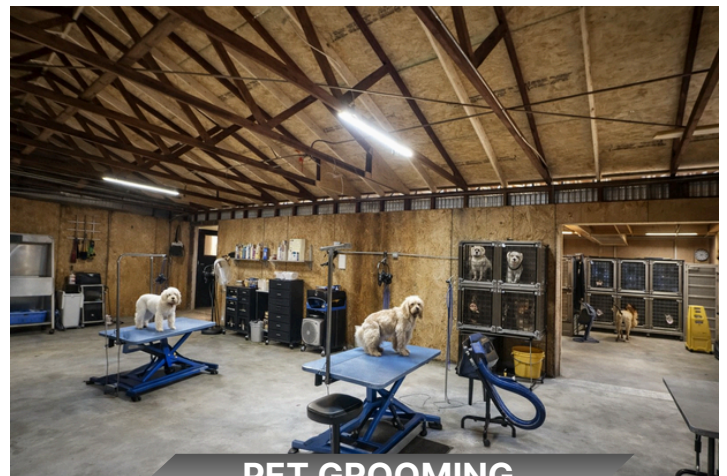
ORIGINAL



GYM



TAVERN



PET GROOMING



WAREHOUSE SUPPLY



MECHANIC SHOP

A SPACE THAT UNLOCKS THE IMAGINATION!

Permitted Uses



EXPLORE A VARIETY OF USES PERMITTED BY THE CITY AND GREAT FOR THIS PROPERTY

Business Uses

- Vehicle Accessory and Supply Sales
- Vehicle assembling, painting, upholstering, rebuilding, reconditioning; body and fender work
- Vehicle body and fender repair conducted within completely enclosed building
- Vehicle Dealers/Rentals (new and used)
- Vehicle repair shops, not including body or fender repair
- Vehicle Towing Services
- Petroleum and Petroleum Products Storage/Sales, <100,000 gallons
- Truck and Utility Trailer Rental and Leasing
- Utility building sales, sales of storage sheds and trailers
- Manufacturing and Industry (assembling, compounding, repair or treatment of merchandise)
- Apparel and Finished Fabric Products
- Bakery Products
- Electrical Equipment
- Fabricated Metal Products
- Glass Products from Purchased Glass
- Heating Equipment and Plumbing Fixtures
- Manufactured Housing and Wood Buildings
- Medical, Dental and Surgical Equipment Millwork, Plywood and Veneer Pharmaceutical Products
- Photographic Equipment and Supplies
- Plastic Products
- Pottery and Related Products Sign manufacture, fabricating
- Lighting and Wiring Equipment

Business Type

- Office Space, Less than 5 employees Large Items Store (appliances, hardware, furniture)
- Retail/Service with Outside Plant/Equipment Storage
- Distribution Center
- Warehouse (general storage, enclosed, non-hazardous,
- Shops or Bulk Sales (with storage yard)

Business Establishments

- Billiard Halls, Bingo Games, Bowling Alleys, other public amusement establishments
- Convenience Store (with or without gasoline pumps >15 from property line)
- Day Care Center, Adult (less or more than 6)
- Day Care Center, Child meeting licensing and safety standards
- Equipment Rental, Leasing or Repair (with outside storage)
- Laboratories for testing and research
- Laundromat, Coin-Operated
- Motion Picture Production
- Massage Therapy, practitioner licensed by the State of NC
- Medical, Dental Laboratory or Related Office
- Pet Store/Grooming No Outside Animal Storage/Care
- Tattoo Business
- Theater (indoor)
- Restaurant (with or without drive-thru)
- Photography Studio
- Physical Fitness Center, Health Club, Gym
- Printing and Publishing operation/Photocopying
- School, music, art, martial arts, or dancing
- Self Storage
- Tire Sales

Other Types

- Animal Hospital/Commercial, with outdoor kennels or runs, provided all runs and pens are at least 50 ft. from any property line
- Contractors Offices,
- School, commercial, vocational
- Storage Yard
- Radio, Television Stations without Towers
- Public utility warehouses, storage yards, repair areas
- Food processing wholesale quantities, excluding slaughtering
- Post Office

AN OPPORTUNITY TO EXPLORE! GIVE US A CALL!

WE WILL BE HAPPY TO TALK ABOUT THIS PROPERTY AND WHAT OPPORTUNITIES YOU CAN ACHIEVE