



Baldwin PROPERTIES

Serving The Triad Since 1928

NC **RE**
REALTORS® REALTOR®

NC CAROLINA
CORE
YOUR NEXT BIG MOVE

HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN



High Visibility Showroom with Office, Warehouse Facility, and Secured Outdoor Storage

6909 Burlington Road
Whitsett, NC

Baldwin
PROPERTIES



Mike Gatton, Broker
Commercial Broker
(704) 902-3636
mike@baldwinco.com



NC
REALTORS

HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN



HIGHLIGHTS

- 12,000 SF building on 3.04 acres
- 4,800 SF showroom with natural light
- 5 Private Offices, Breakroom
- 5,700 SF heated, clear-span warehouse with motorized drive-in door
- 400-amp, 120/208-volt, three-phase electrical service available onsite
- US 70 frontage with 8'x4' pylon signage and lighted building signage
- 1.5 miles from Interstate I40 access
- 25 paved spaces plus gravel parking
- Highway Business zoning



HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN

Property Overview

6909 Burlington Road is a well-maintained showroom, office and warehouse facility offering the flexibility to accommodate customer-facing sales, administrative operations, inventory storage and outdoor equipment or material storage at one location.

The front portion of the building includes approximately 4,800 SF of open showroom space with abundant natural light from large storefront windows. The finished area also includes five private offices, a breakroom, two women's restrooms and one men's restroom. Prominent frontage along Burlington Road is complemented by storefront awnings, lighted building signage and an 8' x 4' pylon sign at the property entrance.



HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN



The rear of the building contains approximately 5,700 SF of heated, free-span warehouse space. Clear height ranges from approximately 10'9" near the exterior beam lines to approximately 15' at the center of the building. A 10' wide by 11'9" high motorized drive-in door provides direct access to an approximately half-acre fenced gravel yard.

The property is equipped with 400-amp, 120/208-volt, three-phase power and a new 2024 Trane HVAC unit. A three-hour firewall separates the warehouse from the finished showroom and office area. The site provides 25 conventional paved parking spaces, two ADA spaces and approximately 3,500 SF of additional gravel parking.

HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN

Location Overview

Located directly on Burlington Road/US 70, the property provides convenient access to both the Greensboro and Burlington markets. I-40 is approximately 1.5 miles away, providing regional connectivity throughout the Triad.

Nearby commercial activity includes the Rock Creek Dairy Road area approximately 2.5 miles away and the University Drive retail corridor in Burlington approximately 3.5 miles away. The combination of highway access, US 70 visibility and a central location between Greensboro and Burlington makes the property a practical base for businesses serving both markets.



HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN



Whitsett has a median household income of approximately \$91,820 and a consumer base led by young families and well-established upper-middle class households—segments characterized by substantial homeownership and spending on homes, lawn and garden products and family needs. That profile is particularly supportive of home-improvement, building-product and residential-service users. Located directly on Burlington Road/US 70, the property provides convenient access to both the Greensboro and Burlington markets. I-40 is approximately 1.5 miles away, providing regional connectivity throughout the Triad.

HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN

The property offers something that is difficult to replicate in a typical retail storefront or standard warehouse: the ability to combine a professional customer-facing presence with office operations, product storage, deliveries, vehicle access and secured outdoor storage.

A tenant can display products in a bright, finished showroom, operate administrative functions from five private offices, receive and store inventory in the heated warehouse and utilize the fenced yard for approved outdoor storage—all from one visible and accessible location.

The building is particularly well positioned for companies that need to serve customers throughout Greensboro, Burlington and the surrounding Triad market without maintaining separate showroom, office and warehouse locations.



HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN



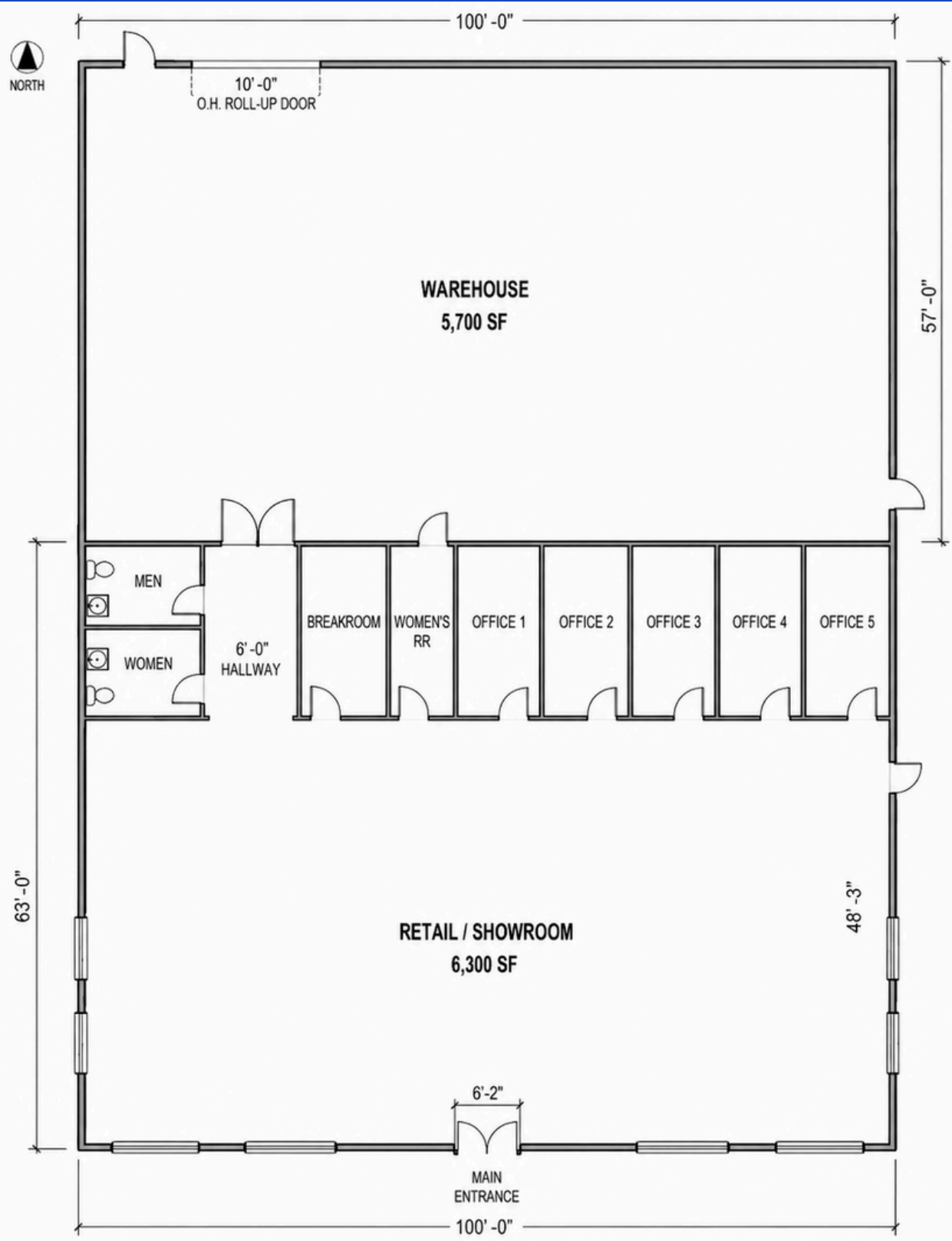
Ideal Uses

Ideal for building materials, flooring, cabinetry, countertops, windows and doors, landscaping, roofing and siding, plumbing or HVAC supply, furniture and appliance sales, outdoor-living products, contractor headquarters, equipment or trailer-related businesses, specialty retail, e-commerce fulfillment with customer pickup and regional showroom or distribution operations. All uses are subject to governmental approval and tenant verification.

HIGH VISIBILITY SHOWROOM + WAREHOUSE

FOR LEASE

\$13.25 / SF NNN



6909 Burlington Road – Floor Plan

Based on field measurements and owner-provided sketch
All dimensions are approximate and should be verified in the field.
SCALE: 1/8" = 1'-0"

Baldwin



PROPERTIES

Serving The Triad Since 1928

Mike Gatton

Commercial Broker

(704) 902-3636

mike@baldwinco.com

