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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 INFO

- Asking price: \$699,000
- Year Built: 1966
- Vacant Property
- Construction: Brick exterior with metal rear wall section
- Roof: Recently repaired
- Loading:
 - (2) Large double-door openings
 - (2) Garage-style entry door
- Original Use: Hosiery manufacturing facility
- Electrical: On-site transformer
 - 600-Amp Power Service
 - 3-Phase Power Service
 - 208Y/120V Electrical Distribution



SUMMARY

Introducing **'The Black Mamba,'** a brick and metal exterior Industrial building that consists of multiple warehouse spaces with paved asphalt all around the building. This property is conveniently located in the center of Graham along the I-40 highway. There are several entryways, including garage doors for easy access and moving inventory. When driving into the lot, there are several spaces for parking, even for larger vehicles, and the improved asphalt is great for forklift to move around the build, and solid grounds for outside storage. The property also has the benefit of using heavy duty electric distribution from the outside transformer on the lot.

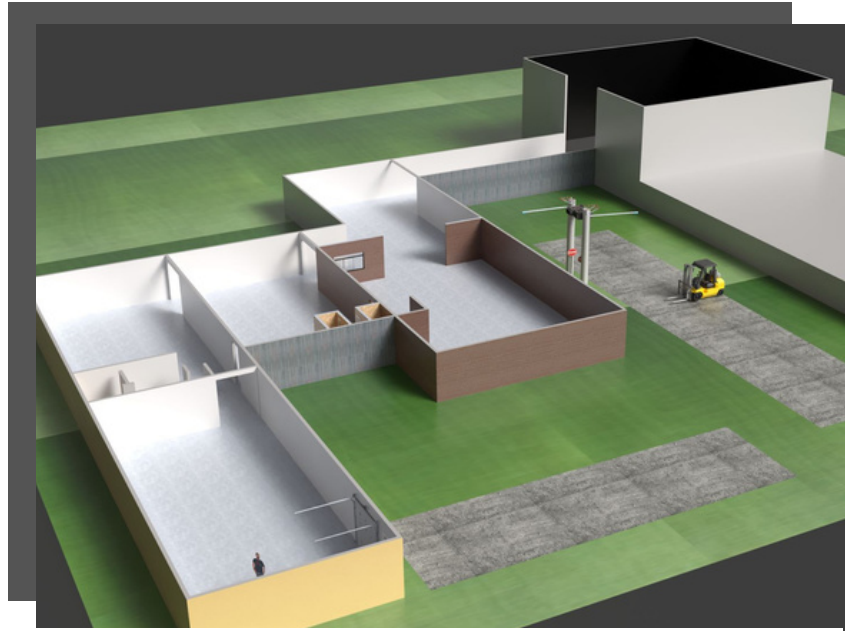


UNDER RENOVATION!



RENOVATION FEATURES

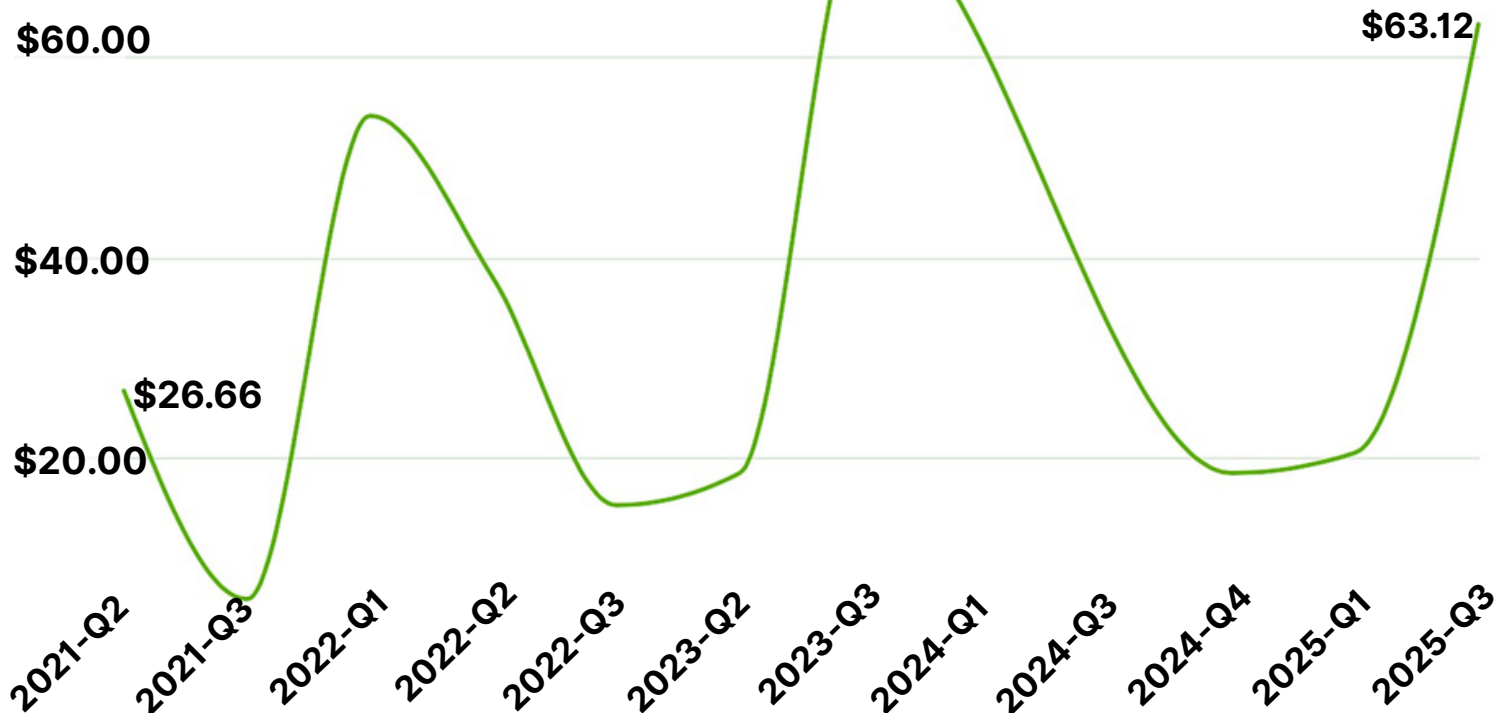
- New exterior brick walls
- Enclosed open spaces for more space and square footage
- 4 added restrooms with updated plumbing
- Roof repairs
- New interior framing in some areas



Sale Price per Sq Ft

Our Listing Price per Sq Ft: \$58.87

— Industrial

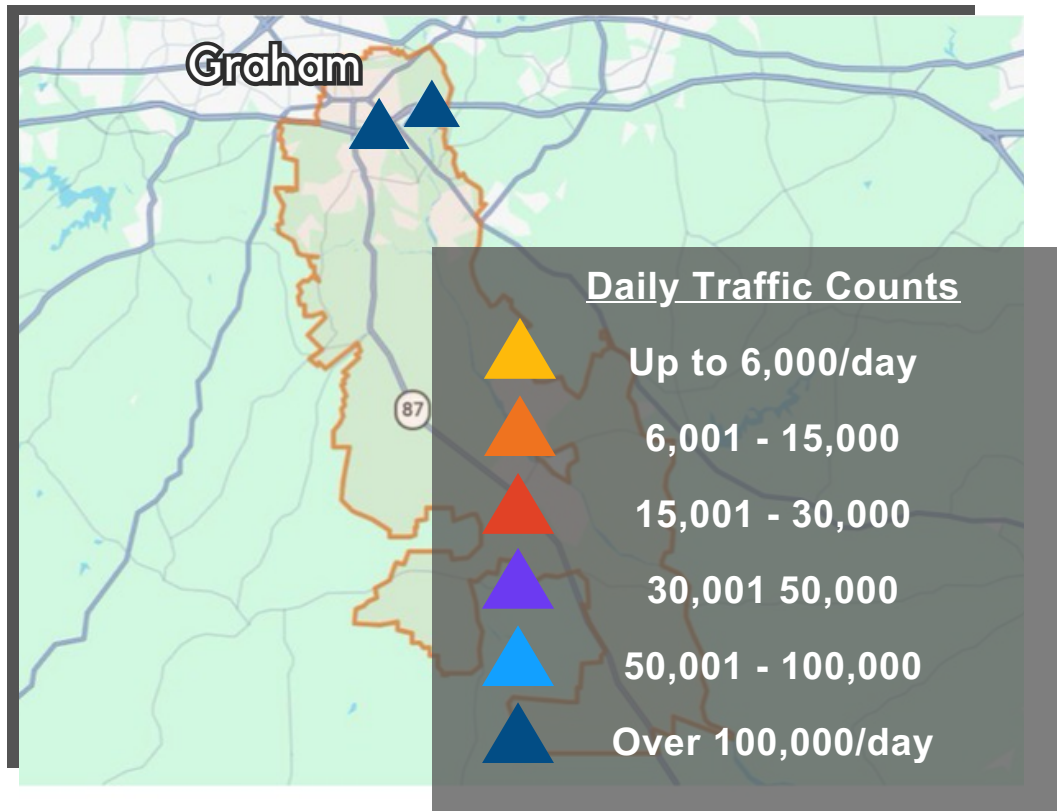


Map Overview

I-40 HIGHWAY ACCESS TO NEARBY CITIES



- Located in the middle between Greensboro and Durham
- Accessible to I-40/ I-85 highway
- Within 1–2 hour distance from:
 - Charlotte
 - Raleigh
 - Greensboro
- Great access to the Piedmont Triad industrial base



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

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