



1 REGENCY INDUSTRIAL BLVD.

Thomasville, NC 27360



FOR SALE OR LEASE

Single-Tenant Warehouse & Manufacturing Facility | M-1 Zoning

±45,100 SF on ±4.75 Acres



1 Regency Industrial Blvd
Thomasville, NC 27360

ADDRESS

Davidson
COUNTY

16-336-0-000-0036-A

PARCEL ID

±45,100 SF | 1 Building

TOTAL BUILDING SF

±4.75 AC

ACREAGE

M-1 Light Industrial

ZONING

1990

YEAR BUILT

14' at eaves, 17.75' at center

CLEAR HEIGHT





10 / 20 / 30-minute drive-time rings from the subject property

DRIVE TIMES & DISTANCES

NC Highway 109	0.6 mi 1 min
Downtown Thomasville	1.2 mi 4 min
US-29 / US-70	1.8 mi 4 min
Interstate 85	5.2 mi 8 min
Piedmont Triad Int'l Airport (GSO)	26 mi 28 min

SUBMARKET OVERVIEW

The property sits inside the Regency Industrial Park in Thomasville, in the heart of the Piedmont Triad industrial corridor. Direct access to NC-109 and US-29/70 feeds Interstate 85 five miles south, placing the site within a 30-minute drive of High Point, Winston-Salem, Greensboro and Lexington and their combined manufacturing, furniture and third-party logistics labor pools. Neighboring users along Regency Industrial Boulevard and Cloniger Drive include established furniture, distribution and light-manufacturing operators.

Total Building SF:	±45,100 SF
Warehouse / Mfg. SF:	±42,000 SF
Office SF:	±3,000 SF
Building Dimensions:	180' x 250'
Power:	Duke Energy 3-phase service
Dock Doors:	5 dock-high
Drive-Ins:	2 interior roll-up (8' x 8')
Electrical:	800 amp, 3-phase, 4-wire
Air / Water:	±97 PSI
Sprinkler:	Wet pipe .29 GPM/SF
HVAC:	4 units ±35,000 SF coverage
Construction:	Cinderblock / metal
Roof:	Standing seam metal
Floors:	Concrete throughout
Parking:	35 spaces
Restrooms:	4 (2 warehouse / 2 office)
Occupancy:	Vacant — available at closing



ADDITIONAL RELEVANT DETAILS

- Graded pad and all-metal rear wall allow ±17,000 SF expansion
- 55 tons of HVAC — all four units replaced 2021–2022
- Sprinkler system delivers 2,000 GPM on city water pressure
- 8' brick and block walls with 6' metal above
- City of Thomasville police and fire protection
- Ability to add additional doors to back side of warehouse
- Metal roof inspected Nov 2025; recoated 2021, resealed 2022
- Asphalt drive and parking area repaired March 2026
- No known environmental concerns
- Neighbors: Mohawk, Woodbridge, Cook Out HQ





CONTACT FOR MORE INFORMATION

Charles Wright

(336) 209-1622

charles@SimpsonCRE.com

Sam Simpson

(336) 508-2801

sam@SimpsonCRE.com



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