



(919) 665-7523  
 +(919) 892-9053



renderosrealtor@gmail.com  
 adrsalgado.jr@gmail.com



renderosrealty.com  
 yourealestateneedservices.com



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
  - 600-Amp Power Service
  - 3-Phase Power Service
  - 208Y/120V Electrical Distribution



## SUMMARY

Introducing **The Black Mamba**. 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.

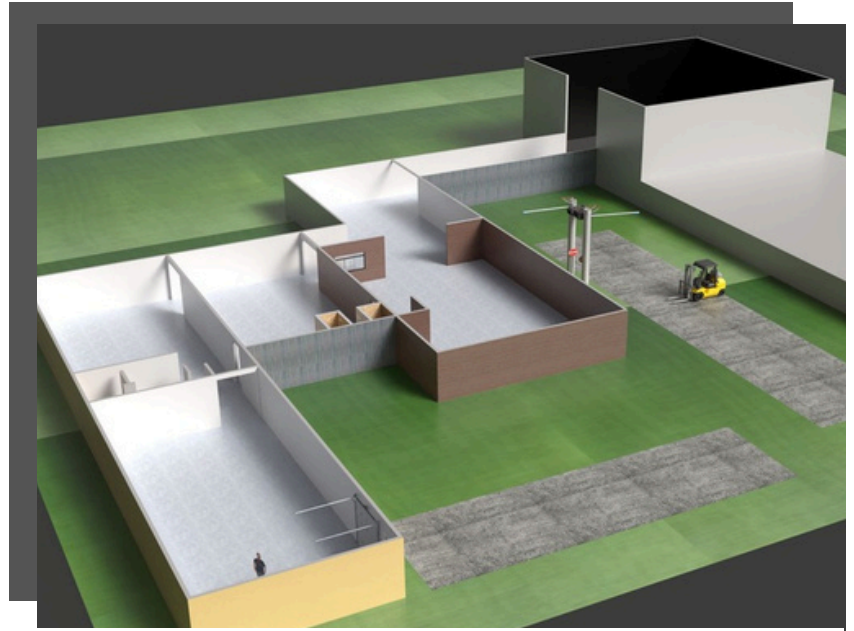


# UNDER RENOVATION!



## RENOVATION FEATURES

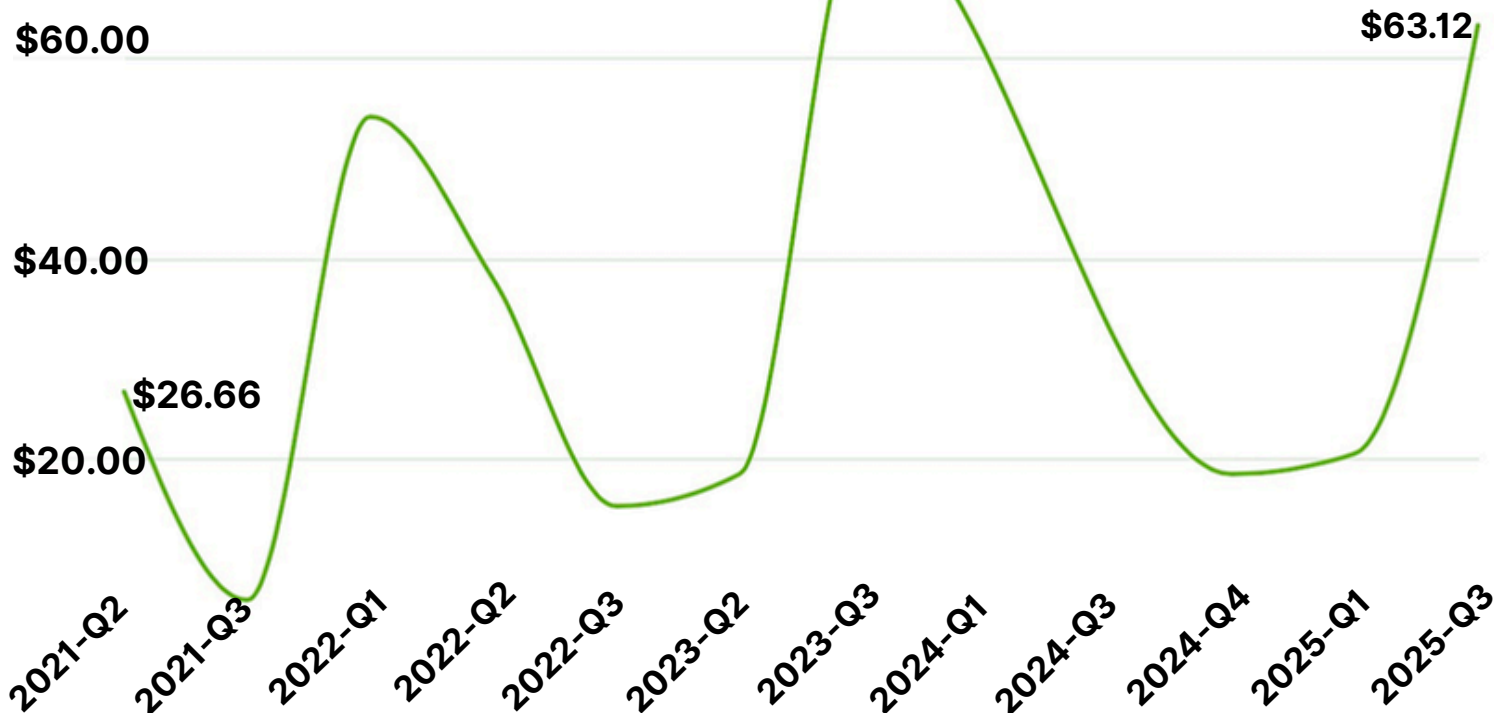
- New exterior brick walls
- Enclosed open spaces for more space and square footage
- Added restrooms
- Roof repairs
- Interior wall upgrade



### Sale Price per Sq Ft

Our Listing Price per Sq Ft: \$58.87

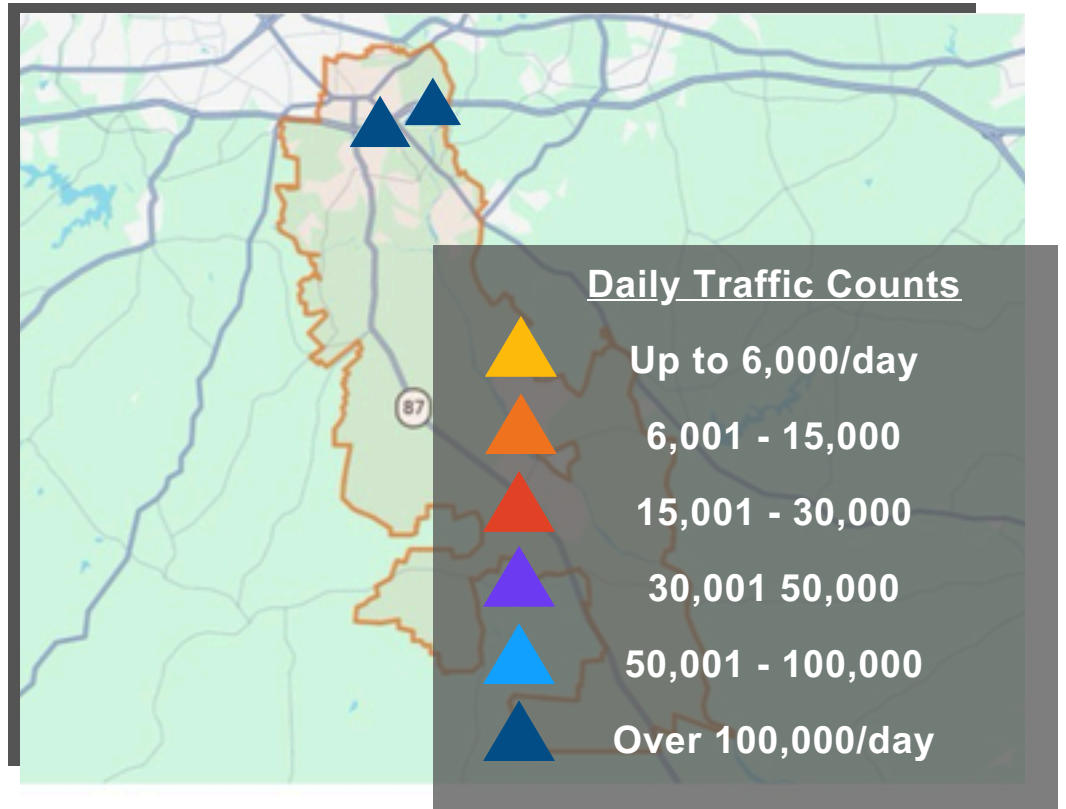
— Industrial



## I-40 HIGHWAY ACCESS TO NEARBY CITIES

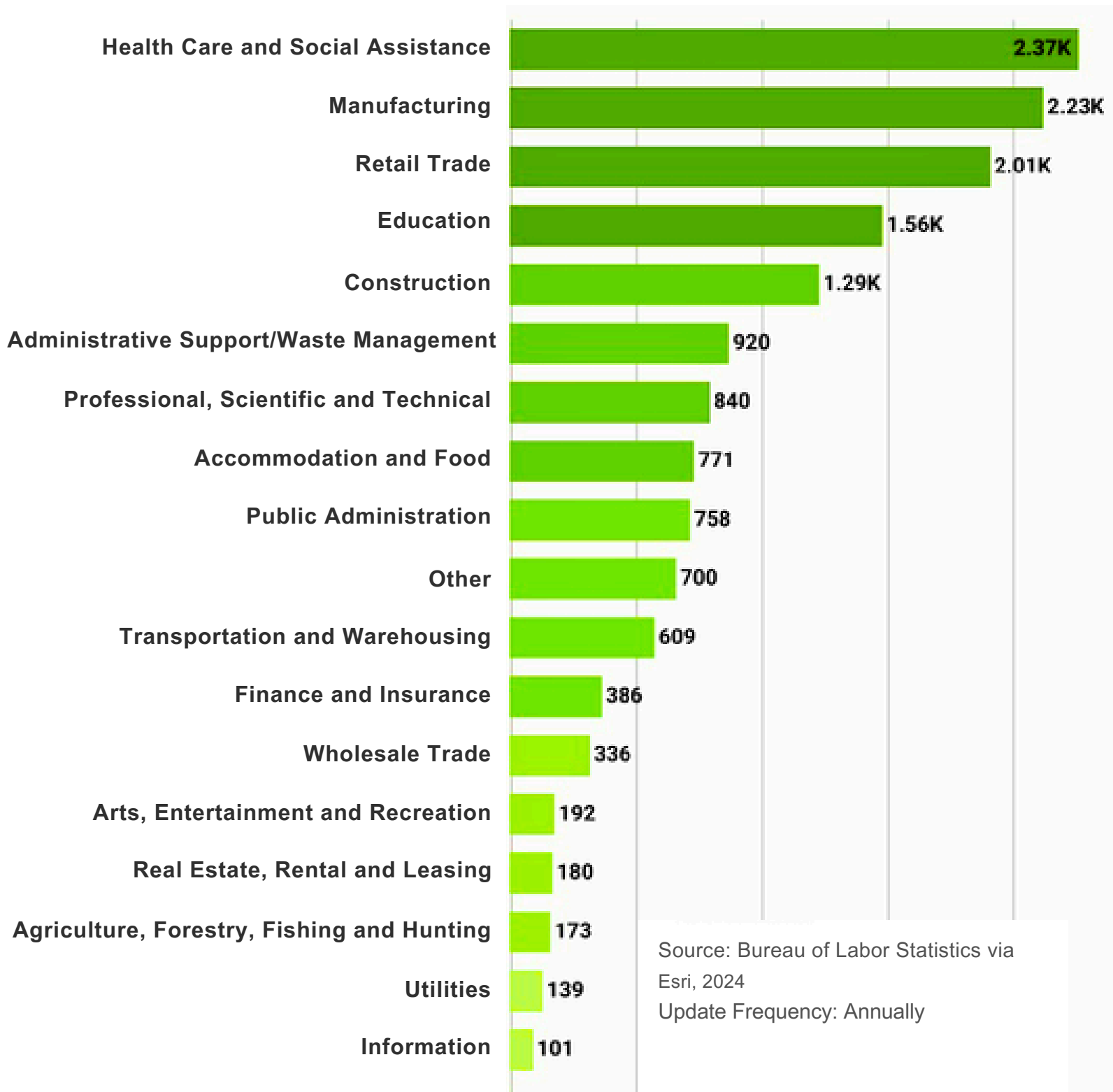


- Located between Greensboro and Raleigh
- Access to I-40 / I-85 corridor
- Within 1–1.5 hours of:
  - Charlotte
  - Raleigh
  - Greensboro
- Access to Piedmont Triad industrial base



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

## EMPLOYMENT COUNT BY INDUSTRY



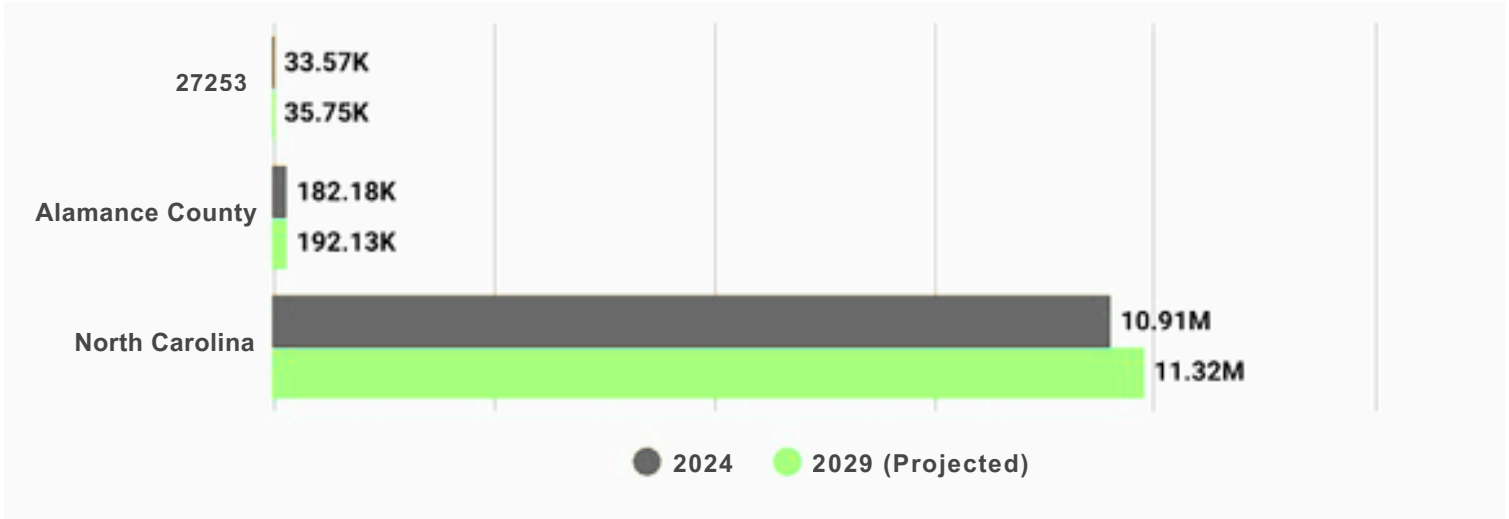
**STRONG WORKFORCE AND MANUFACTURING INDUSTRY!**

# Market Overview



## POPULATION & INCOME STATS

### Total Population



### Total Daytime Population



**STEADY POPULATION GROWTH!**

### Median Household Income



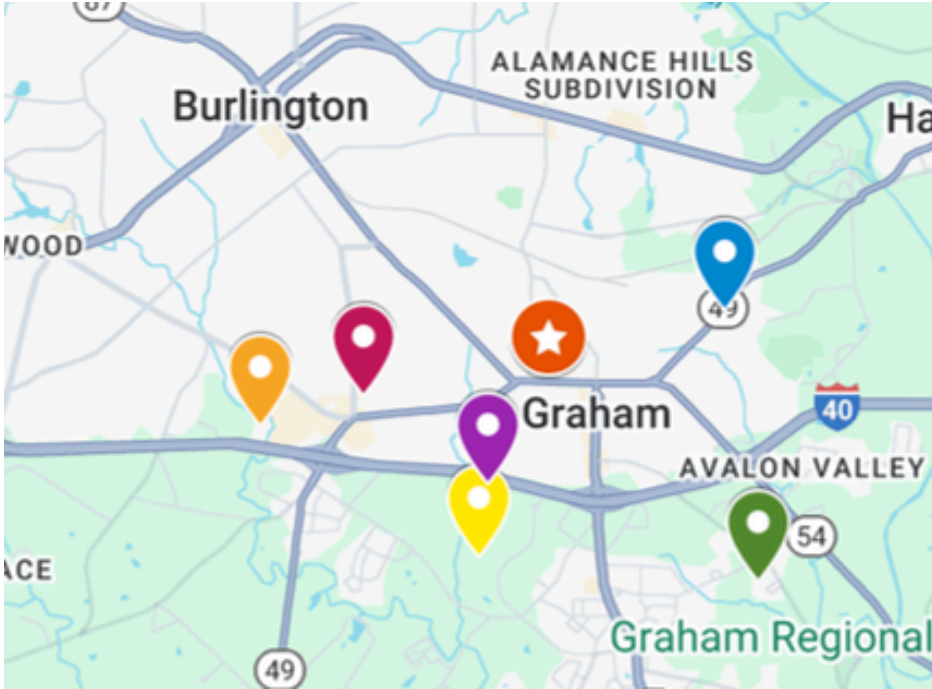
**STRONG WORKING TO MIDDLE CLASS MARKET!**

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

# Industrial Overview



## INDUSTRIAL BUSINESSES IN THE AREA



### Listing

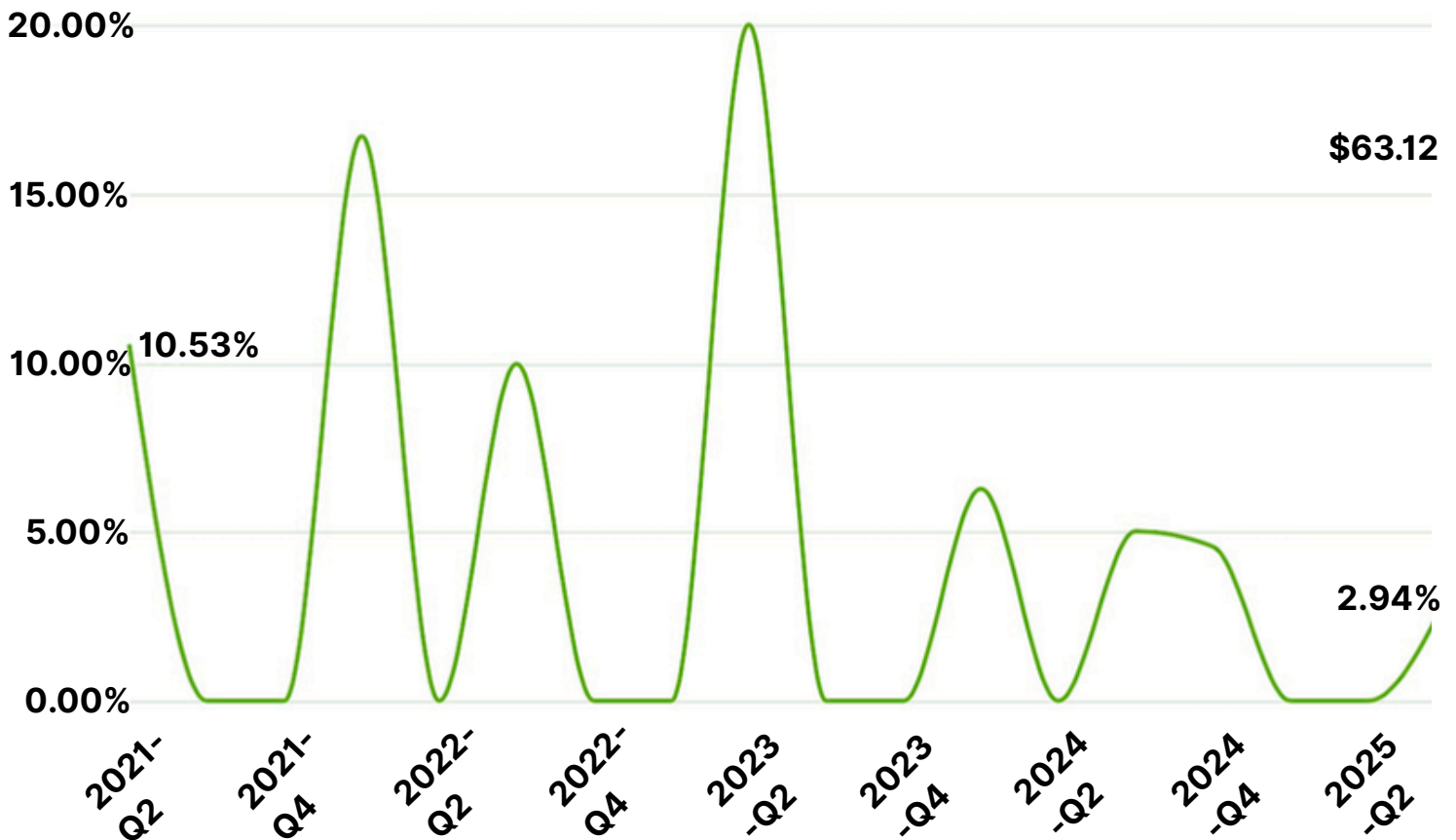
★ 300 Guthrie St

### Industrial Businesses

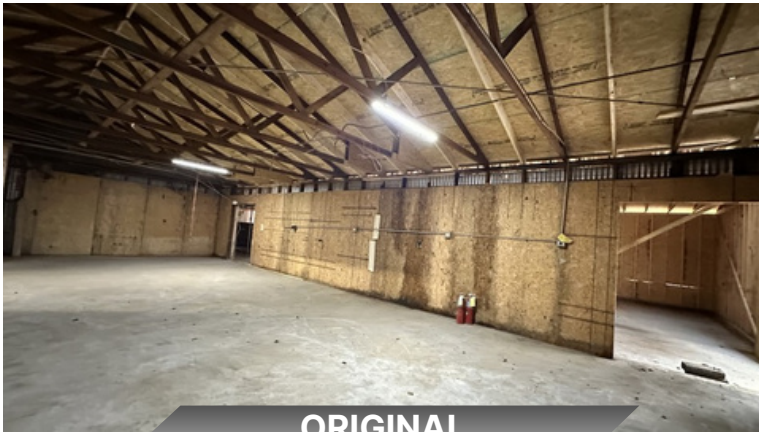
- 📍 Accelerated Graphics, LLC
- 📍 Alamance Foods, Inc.
- 📍 Atlas Industrial Fabricators
- 📍 Brooks Manufacturing Solutions
- 📍 Colors Edge of Graham – Industrial
- 📍 Sunbelt Rentals Industrial Services

### Absorption Rate

— Industrial



# VISUAL SNAPSHOTS



ORIGINAL



GYM



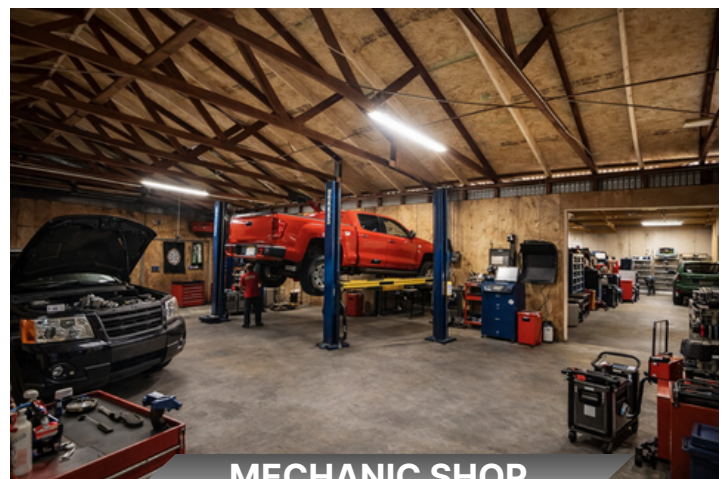
TAVERN



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**