

FOR SALE \$15,000,000 | FOR LEASE \$5.25/SF NNN | ~200,000 SF | RANDLEMAN, NC

1 & 3 Parrish Drive Randleman, NC 27317

1 Parrish: ~150,000 SF Manufacturing | 17 Dock Doors | Heavy Power | Executive Office | Built 1983

3 Parrish: ~50,000 SF Warehouse & Distribution | 30 Dock Doors | 18' Ceilings | Built 2002



FOR SALE	FOR LEASE	TOTAL BUILDING SF
\$15,000,000	\$5.25/SF NNN	~200,000 SF
<i>Both Parcels — Turnkey Manufacturing & Distribution Complex</i>	<i>Triple Net 1 Parrish + 3 Parrish Available</i>	<i>150,000 SF (1 Parrish) + 50,000 SF (3 Parrish)</i>

A rare opportunity to acquire or lease a **two-building industrial complex totaling ~200,000 SF** in one of Randleman, NC's most strategic locations. **1 Parrish Drive** is a premier, exceptionally maintained 150,000 SF manufacturing facility featuring heavy power, 17 dock doors, outstanding interior lighting, and a well-appointed executive office suite. **3 Parrish Drive** — constructed circa 2002 — delivers 50,000 SF of modern warehouse and distribution space with 30 dock doors, an oversize drive-in door, 18-foot clear heights, heavy power, and a two-story office component. Positioned minutes from major interstates and surrounded by blue-chip industrial neighbors, this complex offers an experienced local workforce and immediate access to the Triad's full distribution network.

PROPERTY HIGHLIGHTS — 1 & 3 PARRISH DRIVE

❖ ~200,000 SF Complex	150,000 SF manufacturing + 50,000 SF warehouse on adjacent parcels	❖ 47 Total Dock Doors	17 docks at 1 Parrish + 30 docks at 3 Parrish — serious throughput
❖ Heavy Power — Both Buildings	Robust electrical infrastructure ready for manufacturing & logistics	❖ 18' Clear Heights (3 Parrish)	Oversize drive-in door — suits racking, robotics & tall inventory
❖ Executive Office Suite	Well-appointed offices at 1 Parrish — move-in ready from day one	❖ Exceptional Maintenance	1 Parrish built 1983 and maintained to like-new standard throughout
❖ Outstanding Lighting	High-bay LED-quality illumination throughout production/warehouse floor	❖ Experienced Workforce	Deep local talent pool in Randleman & surrounding Randolph County

AERIAL VIEW — 1 & 3 PARRISH DRIVE COMPLEX



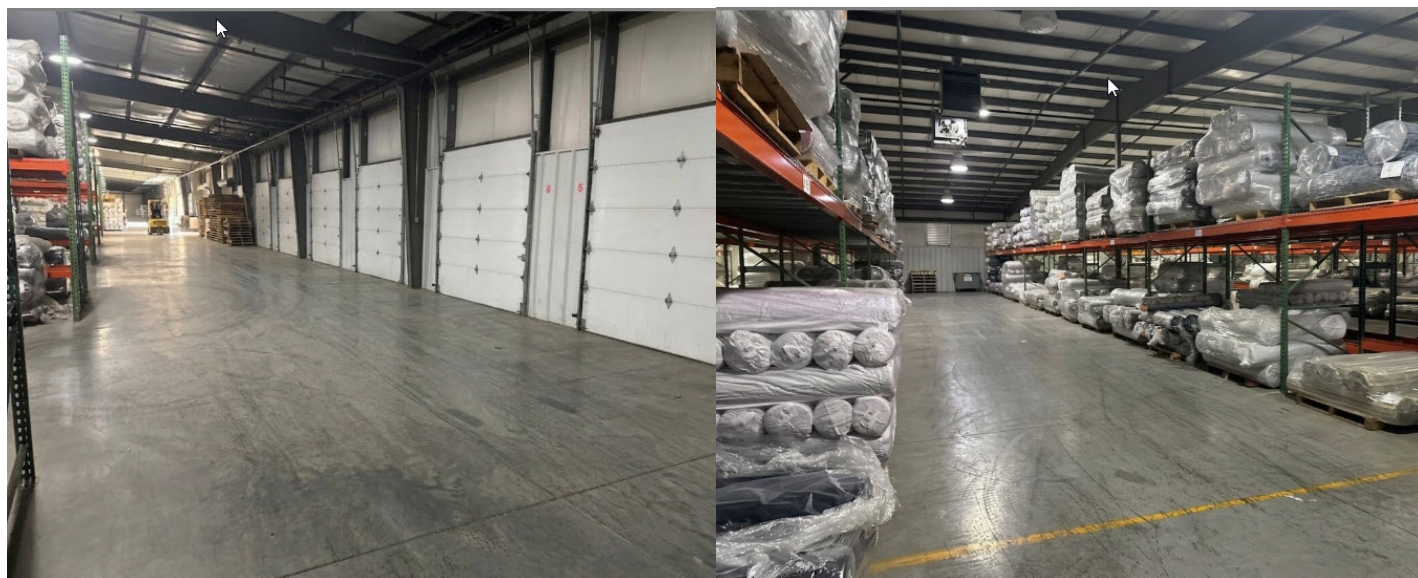
Two-building industrial complex at 1 & 3 Parrish Drive. Combined ~200,000 SF of manufacturing, warehouse, and distribution space in Randleman, NC.

1 PARRISH DRIVE — ~150,000 SF

Premier Manufacturing Facility | Built 1983 | Renovated & Exceptionally Maintained

Building Size	~150,000 SF	Dock Doors	17 Dock-High Doors
Year Built	1983 / Renovated Periodically	Power	Heavy Power — Manufacturing Grade
Lighting	Outstanding Interior Illumination	Office	Executive Office Suite
Condition	Exceptionally Well Maintained — Showroom Quality	Use	Manufacturing / Industrial / Warehouse

INTERIOR PHOTOGRAPHY — 1 PARRISH DRIVE



Interior views — 1 Parrish Drive. Outstanding lighting, clean production floors, and exceptional maintenance standard throughout.

1 Parrish Drive represents the gold standard in maintained industrial space. Since its 1983 construction, the facility has been upgraded and maintained with meticulous care — delivering an industrial environment that rivals far newer buildings in cleanliness, utility, and operational readiness. The executive office suite is a standout feature for manufacturing operations that require professional client-facing space adjacent to the production floor.

3 PARRISH DRIVE — ~50,000 SF

Modern Warehouse & Distribution | Built circa 2002 | 30 Dock Doors | 18' Ceilings

Building Size	~50,000 SF	Dock Doors	30 Dock-High Doors
Year Built	circa 2002	Drive-In Door	Oversize Drive-In Door
Clear Height	18' Clear Height	Power	Heavy Power
Office	Minimal Office — 2 Stories	Use	Warehouse / Distribution / Logistics

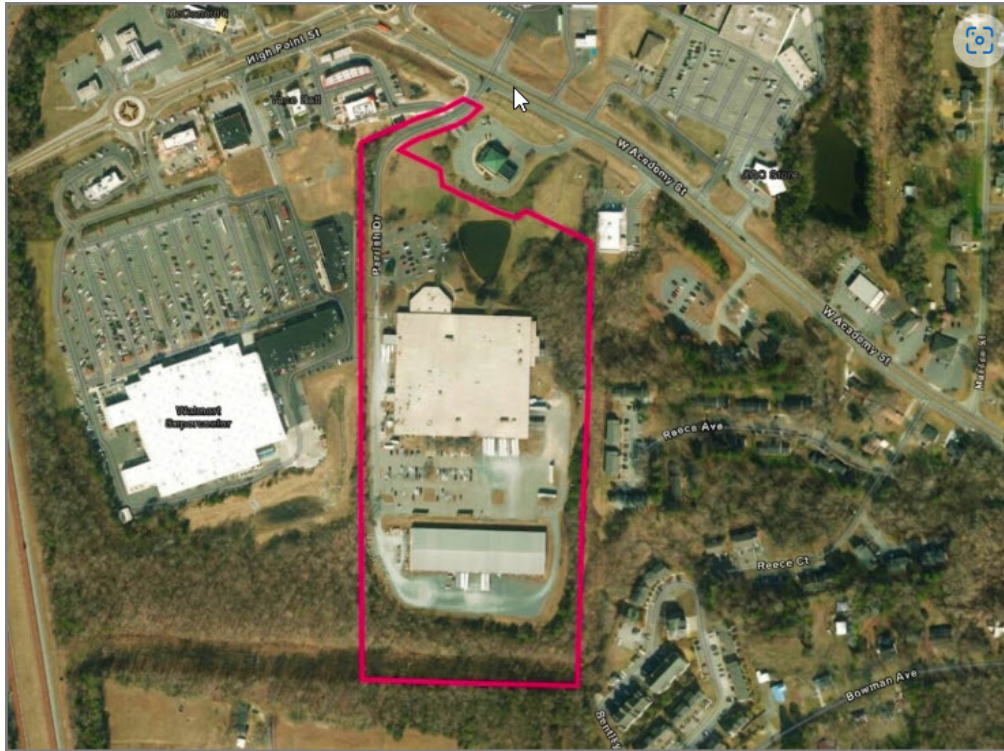
3 PARRISH DRIVE — WAREHOUSE & DISTRIBUTION



3 Parrish Drive — modern warehouse and distribution center with 30 dock-high doors, oversize drive-in, 18' clear heights, and heavy power throughout.

Constructed circa 2002, 3 Parrish Drive is optimized for high-throughput distribution and logistics operations. With **30 dock doors** — nearly double the industry standard for a 50,000 SF facility — the building supports simultaneous multi-carrier receiving and shipping. The **oversize drive-in door** accommodates oversized equipment and machinery. At **18' clear height**, the facility supports multi-level racking and modern fulfillment configurations. Minimal two-story office keeps usable floor space maximized while still providing necessary administrative area.

PARCEL MAP — 1 & 3 PARRISH DRIVE, RANDLEMAN, NC



MARKET NEIGHBORS

- ❖ **Ross Distribution Center** — 1.7 million SF — minutes away
- ❖ **Toyota Battery Manufacturing** — major regional employer
- ❖ **Siemens Locomotive** — established industrial anchor
- ❖ **350-Unit Apartment Development** — currently under construction
- ❖ Rapidly developing industrial & mixed-use corridor
- ❖ Deep, experienced manufacturing workforce throughout Randolph County
- ❖ Minutes to US-220 (Future I-73) and US-311 interchange

TRANSPORTATION ACCESS

- ❖ **US-220 / Future I-73** — direct access from Randleman
- ❖ **US-311 / NC-62** — key regional east-west connector
- ❖ **I-85 & I-40** — 20–30 minutes north via Greensboro
- ❖ **Greensboro PTI Airport** — major cargo & passenger hub
- ❖ **Charlotte Douglas Airport** — 90 minutes south via I-85
- ❖ **Triad Rail Network** — freight rail connections nearby
- ❖ Full Triad coverage: High Point, Greensboro, Winston-Salem

CONTACT US — SCHEDULE A PRIVATE TOUR OR INSPECTION**LISTING BROKER****Mark Lindsay, CCIM**

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Lindsay Commercial Properties

PROPERTY SUMMARY**1 & 3 Parrish Drive**

Randleman, NC 27317

- ❖ For Sale: **\$15,000,000**
- ❖ For Lease: **\$5.25/SF NNN**
- ❖ 1 Parrish: **~150,000 SF** | Built 1983
- ❖ 3 Parrish: **~50,000 SF** | Built 2002
- ❖ Total Dock Doors: **47** (17 + 30)
- ❖ Zoning: **Industrial**
- ❖ County: **Randolph County, NC**

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