

1506 LEXINGTON AVENUE

THOMASVILLE, NC 27360

\$500,000 | ±22,178 SF | 2.70 Acres | ±\$22.55/SF



ASKING PRICE	BUILDING SIZE	SITE SIZE	PRICE / SF
\$500,000	±22,178 SF	2.70 Acres	±\$22.55

VALUE-ADD INDUSTRIAL / MANUFACTURING OPPORTUNITY

Opportunity to acquire approximately 22,178 SF of industrial/manufacturing space on 2.70 acres in Thomasville, NC. At approximately \$22.55/SF, the property offers substantial building area for an owner-user, manufacturer, warehouse operator, contractor, or investor prepared to renovate and reposition the facility.

PROPERTY HIGHLIGHTS

- Three loading dock doors
- Operational freight elevator
- Natural gas heat; no A/C
- No sprinkler system
- Office space and multiple restrooms
- Fenced grounds / additional storage areas
- Former manufacturing/industrial facility
- Vacant; delivery expected vacant
- Certain contents may be available separately

PROPERTY CONDITION

The property is being offered in its current condition and requires renovation. The roof has active leaks and deferred maintenance. A professional roofing contractor inspected the roof in August 2026 and prepared restoration/partial replacement and complete replacement proposals.

ROOFING INFORMATION

The contractor documented water intrusion and structural sagging in portions of the roof and noted that concealed substrate/decking or structural repairs may create additional cost. Detailed roofing proposals are available to prospective purchasers upon request.

OPPORTUNITY

With 2.70 acres, significant industrial square footage, three loading docks, and a working freight elevator, the property provides a flexible value-add opportunity that can be renovated around a buyer's operational needs.

LISTING CONTACT	CHASE SAUNDERS (336) 688-0419 Chasetheagent@gmail.com
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Information is believed reliable but not guaranteed. Prospective purchasers should independently verify building size, acreage, zoning, utilities, electrical service, property condition, permitted uses, and all other material facts. Roofing proposals are estimates and may exclude concealed or unforeseen conditions.