

INDUSTRIAL PROPERTY FOR LEASE

FOR LEASE – Flex Facility with Outdoor Yard

2641 Randleman Rd | Greensboro, NC 27406



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Property Summary

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PROPERTY DESCRIPTION

Positioned on a busy commercial/industrial corridor, this endcap space combines warehouse functionality with retail-front visibility — ideal for users needing both street presence and dock-height loading. With multiple access points and outdoor storage potential, it's one of the few mid-size flex options available in South Greensboro.

PROPERTY HIGHLIGHTS

- End cap unit totaling +-5,000 SF (two combined suites)
- End cap unit totaling +- 1,250 SF (single unit)
- 3 loading docks (of which one drive in) Ample outdoor storage / fenced yard potential
- Excellent signage & visibility
- Flexible LI zoning allows wide range of service, trade, and light-industrial uses
- Access with direct proximity to I-40/I-85
- Perfect for contractors, distributors, auto service, or light manufacturing
- Competitive lease rates, short or long-term options available

OFFERING SUMMARY

Lease Rate:	\$12/SF (NNN)
Number of Units:	2
Available SF Unit B1:	+1,250 SF
Available SF Unit F-H	+5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,546	25,122	61,371
Total Population	8,242	65,654	157,933
Average HH Income	\$62,740	\$59,244	\$71,392

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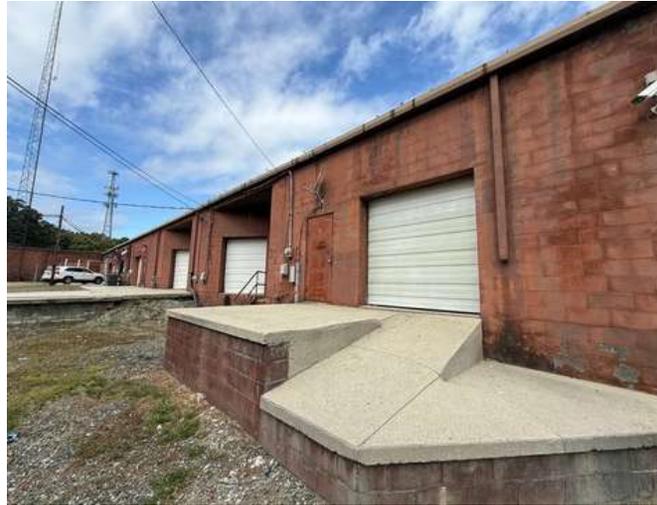
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Additional Photos

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Additional Photos

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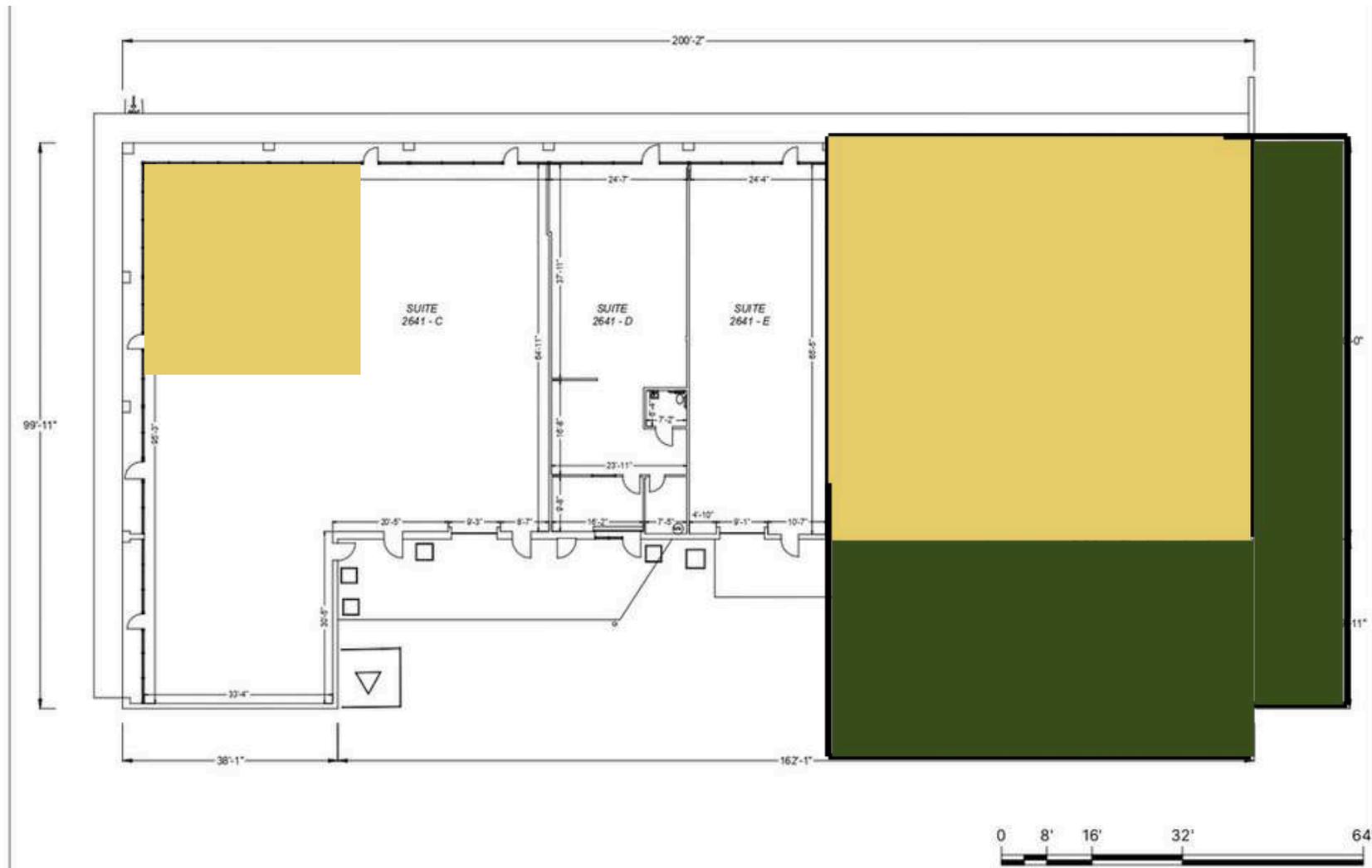
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Floor Plans

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Highlighted in green is potential fenced laydown yard

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Location Map

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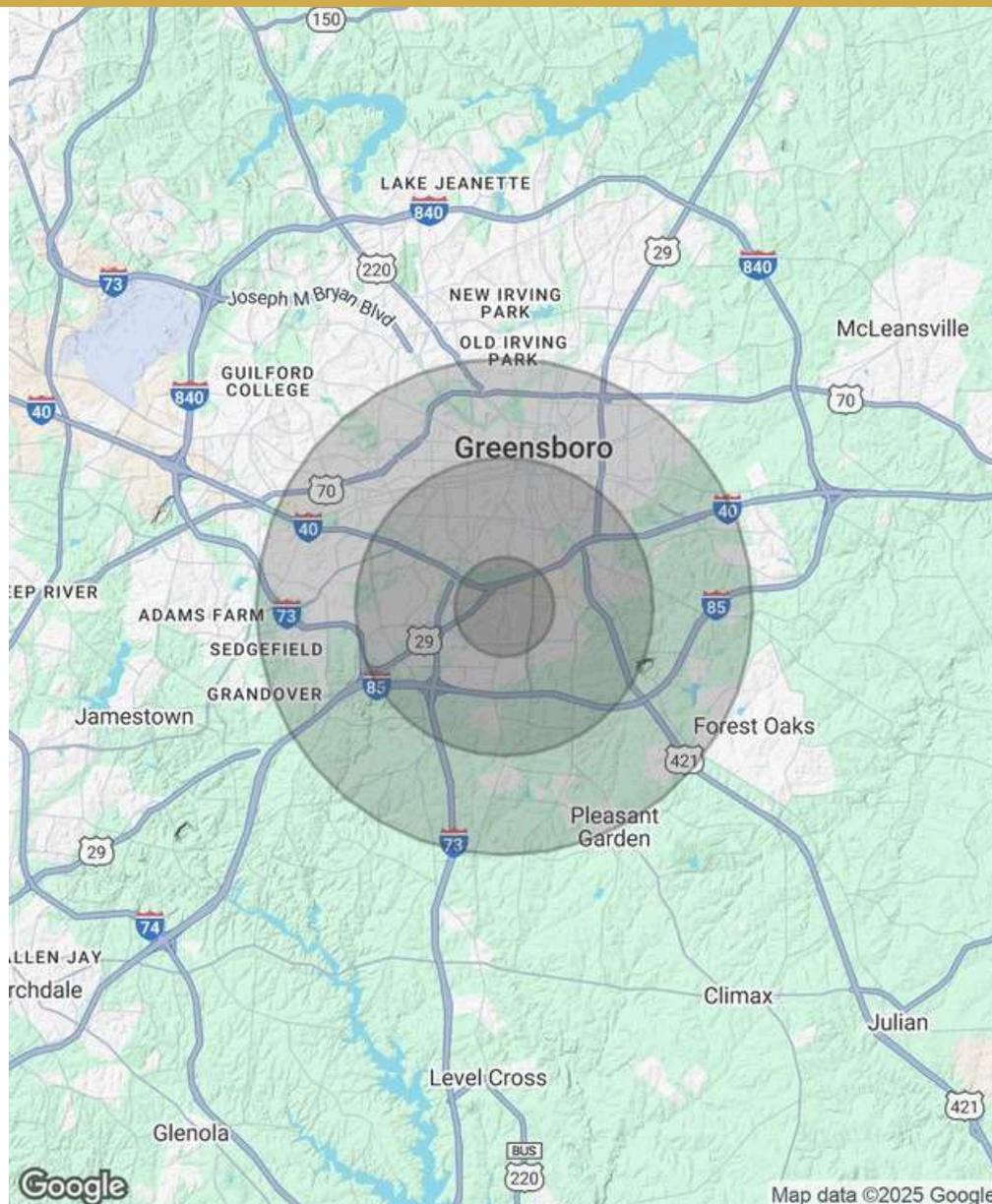
Demographics Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,242	65,654	157,933
Average Age	38	37	37
Average Age (Male)	37	35	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	3,546	25,122	61,371
Average HH Income Average House	2.3	2.6	2.6
Value	\$62,740	\$59,244	\$71,392
<i>Demographics data derived from AlphaMap</i>	\$136,773	\$196,038	\$250,066



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Potential Users

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Comprehensive Tenant List

Verification with City Required

Distribution / Logistics

- Third-party logistics (3PL) providers
- Last-mile courier hubs (Amazon DSP, UPS Store distribution, etc.)
- Furniture / appliance delivery companies
- Beverage / restaurant supply distributors
- Regional parcel, HVAC, or plumbing supply depots

Contractor / Trade Services

- Electrical / plumbing / HVAC companies
- Landscape & irrigation contractors
- Roofing / siding / drywall contractors
- Masonry / concrete firms
- General contractors with equipment/trailer storage
- Paving, grading, or utility contractors needing yard space

Wholesale Retail Hybrid / Showroom

- Building materials supplier (tile, stone, flooring, cabinetry)
- Kitchen & bath showroom with warehouse
- Lighting or electrical supply wholesaler
- Office furniture or commercial interiors supplier
- Garden / landscape supply with outdoor display

Storage / Flex Uses

- Self-storage (indoor climate-controlled)
- Vehicle or trailer storage (screened)
- Contractor storage yards (tools, equipment, materials)
- Business record or document storage

Light Manufacturing/ Fabrication

- Metal, wood, or cabinet fabrication shops
- Custom signage or printing companies
- Plastics / composites prototyping
- Specialty packaging / assembly firms
- Furniture, fixtures, or millwork production

Equipment Sales & Services

- Tool / equipment rental (Sunbelt-type users)
- Small engine repair (non-retail)
- Fleet maintenance or commercial auto service
- Construction supply and materials yards

Wholesale Retail Hybrid / Showroom

- Building materials supplier (tile, stone, flooring, cabinetry)
- Kitchen & bath showroom with warehouse
- Lighting or electrical supply wholesaler
- Office furniture or commercial interiors supplier
- Garden / landscape supply with outdoor display

Specialty / Creative Uses

- Maker space / artisan studio collective
- Indoor recreation / training facilities (martial arts, cheer, gym, etc.)
- Data or IT equipment facility
- EV fleet charging & maintenance depot

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Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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