

# GREENSBORO INDUSTRIAL FOR SALE & LEASE

427 N. ENGLISH ST.  
GREENSBORO, NC 27405

±13,000sf flex industrial at Wendover  
Street/US-70 and US-29



13,012 SF

TOTAL BUILDING AREA

0.54 ACRES

LOT SIZE

\$648,000

SALE PRICING

\$4.88 | SF

LEASE RATE (NNN)



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# PROPERTY DETAILS

PIN: 7874691343

## PROPERTY SUMMARY

- **Location:** 427 N. English St.
  - Industrial district, NE Greensboro - Opportunity Zone
- **Structure:** Masonry and steel, 190' x 50' core (9,600 sq ft), 2 expansions +/- 1,200, +/- 2,000
- **Clear Heights:** 10'-18' FT
- **Access:** Close to US-70/Wendover Ave, 2.9 miles to I-40, 5 miles to I-85
- **Parking:** Shallow front yard, deep rear yard with alleyway access
- **Drive in Doors:** (3), with ability to convert into (1) dock

## LEASING STATUS

- Property delivered vacant
- Renovated with new building systems

## ZONING

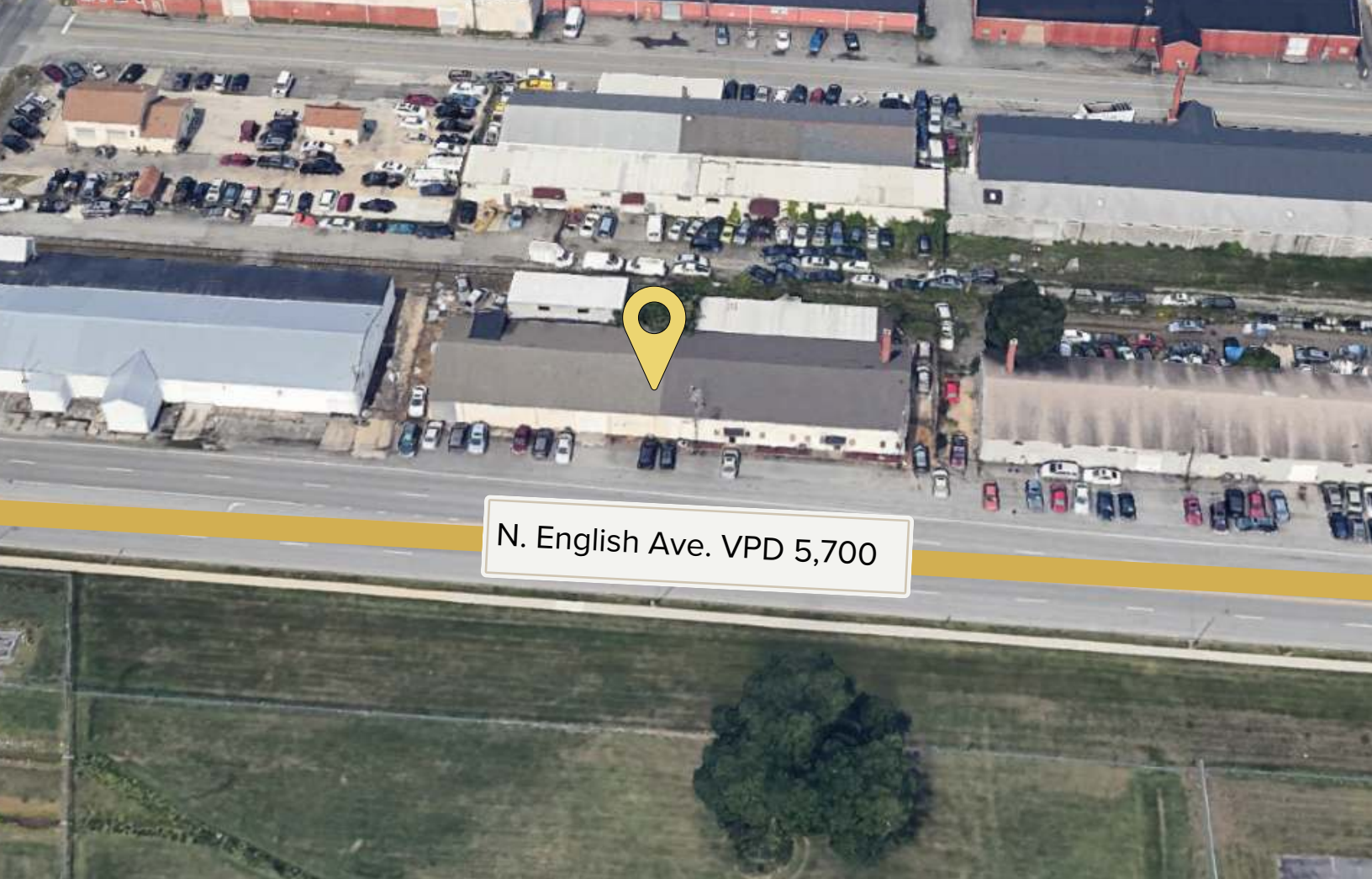
- Heavy Industrial; accommodate a wide range of assembling, automotive, fabricating, and manufacturing activities.



## CAPITAL IMPROVEMENTS

Structural and roof repairs, bathrooms, flooring, lighting, and repainting





N. English Ave. VPD 5,700

# MARKET OVERVIEW

**Greensboro, NC**, part of the Piedmont Triad region, boasts a diversified economy anchored by manufacturing, aerospace, logistics, and education. Key industries include textiles, automotive, aviation (notably Honda Aircraft Company), and distribution due to its strategic location along major interstates. The presence of institutions like the University of North Carolina at Greensboro and North Carolina A&T State University further fuels workforce development and economic growth.

## SUBMARKET SNAPSHOT

- **Vacancy Rate:** 1.8%, decreased by 2.3% in 12 months
- **Recent Activity:** 430,000 sq ft absorbed, 72,000 sq ft delivered
- **Total Availability:** 4.7%, including sublease space
- **New Supply:** None, despite a 7.7% average rent increase

## INDUSTRIAL WAREHOUSING SECTOR

- **Industrial Demand:** High demand in NE Guilford County, Airport/W Guilford, and South Greensboro submarkets due to proximity to I-40, I-85, and US-29
- **Rent Growth:** 7.0% year-over-year increase, outpacing national trends
- **Future Outlook:** Continued strong demand for industrial space and logistical capabilities in Greensboro

## DEMOGRAPHICS

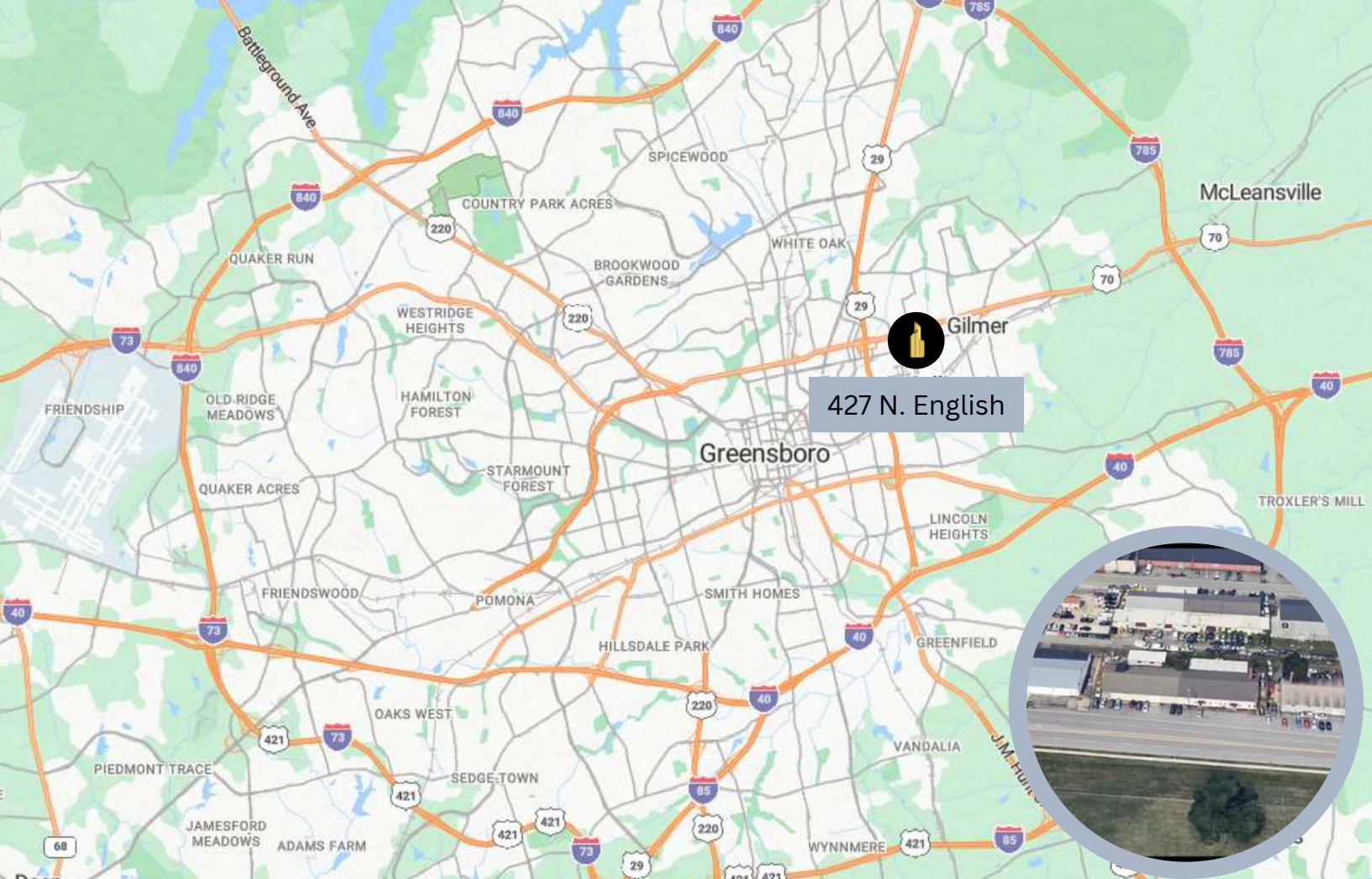
2028 data projection

5 Mile

2028 Total Population	\$159,937
2028 Median Household Income	\$44,783
Population Growth 2023-2028	+ 1.73%







# CONTACT US

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