

INDUSTRIAL PROPERTY FOR LEASE

913 WASHINGTON ST

913 Washington St | Graham, NC 27253



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Graham, NC 27253

INDUSTRIAL PROPERTY FOR LEASE



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PROPERTY DESCRIPTION

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Prime fully conditioned +/- 9,600 sq ft industrial/warehouse opportunity in Graham's Washington Street corridor. This well-maintained facility includes approximately 2,000 sq ft of modern, air-conditioned office space seamlessly integrated into the footprint. In 2023, the property received a partial HVAC and ductwork replacement.

The warehouse offers high ceilings suitable for racking, distribution, or assembly, along with both a dock-high door and a drive-in grade door for versatile logistics. Three-phase power is in place, supporting manufacturing, fabrication, or heavy equipment needs.

Situated on ~0.67 acres (per public records), the property provides ample parking, truck maneuvering space, and exterior storage/staging capacity. The building is in turnkey condition, ready to serve a wide range of industrial or commercial users.

Located within a growing industrial submarket with excellent regional access to I-40/I-85, this asset combines efficient warehouse capacity with a functional office presence—ideal for owner-occupiers or investors seeking a versatile flex/industrial facility

LOCATION DESCRIPTION

Discover the vibrant city of Graham, NC, where the property is located. Nestled in the heart of Alamance County, this area offers a strategic location for Industrial/Warehouse/Distribution investors or tenants. With close proximity to major transportation routes including I-85 and I-40, the area provides efficient access for logistics and distribution operations. Home to a variety of businesses, Graham fosters a strong industrial community and offers a skilled workforce. Experience the convenience and potential that the location in Graham has to offer.

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PROPERTY SUMMARY

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INDUSTRIAL PROPERTY FOR LEASE



PROPERTY HIGHLIGHTS

- Prime +/- 9,600 sq ft industrial/warehouse opportunity
- Partial HVAC and ductwork replacement in 2023
- High ceilings for racking, distribution, or assembly - Dock-high door and a drive-in grade door for logistics versatility
- Three-phase power for manufacturing and heavy equipment
- Situated on ~0.67 acres with ample parking and truck maneuvering space
- Turnkey condition for industrial or commercial use
- Excellent regional access to I-40/I-85
- Occupancy Q1 2026

OFFERING SUMMARY

Date Available:	Immediate
Lease Rate:	\$8,500.00 per month (NNN)
Available SF:	9,692 SF
Lot Size:	0.67 acres
Office Space	+/- 2,000ft

SPACES	LEASE RATE	SPACE SIZE
913 Washington St	\$8,500 per month	9,692 SF

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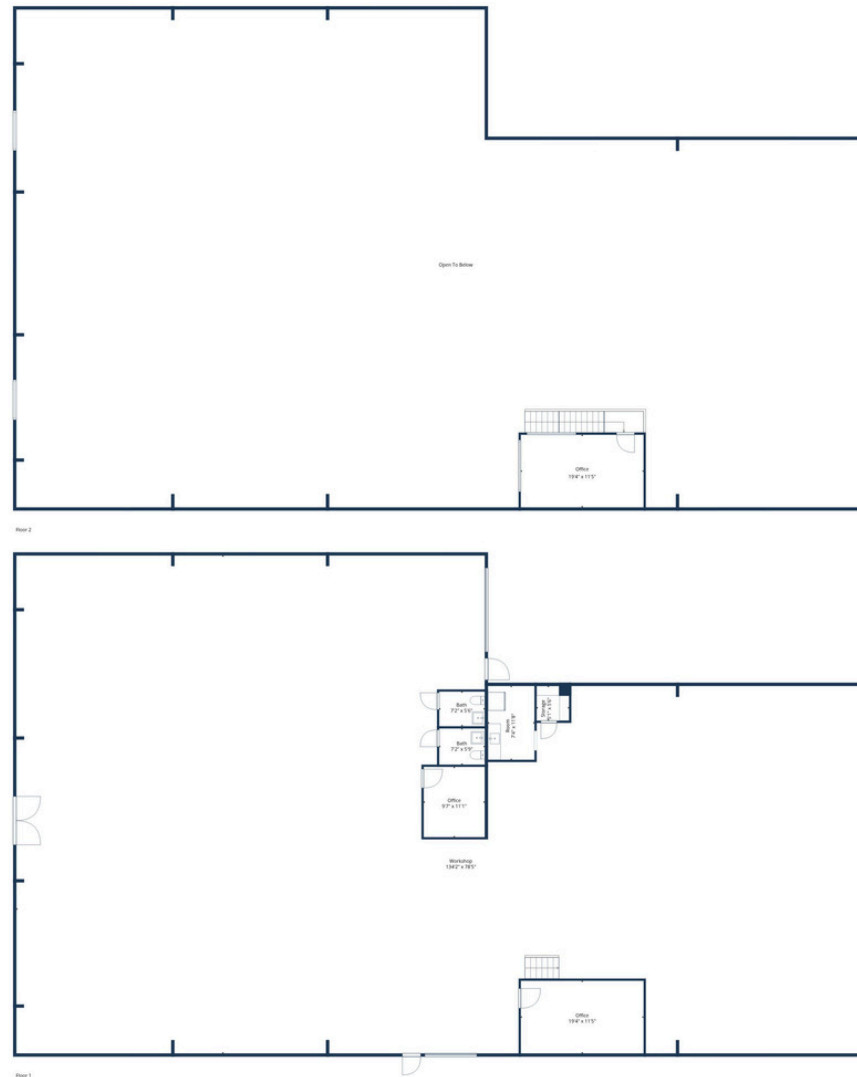
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FLOOR PLANS

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Total GLA: 9692 sq. ft | Total: 9692 sq. ft

Floor 1: 9446 sq. ft

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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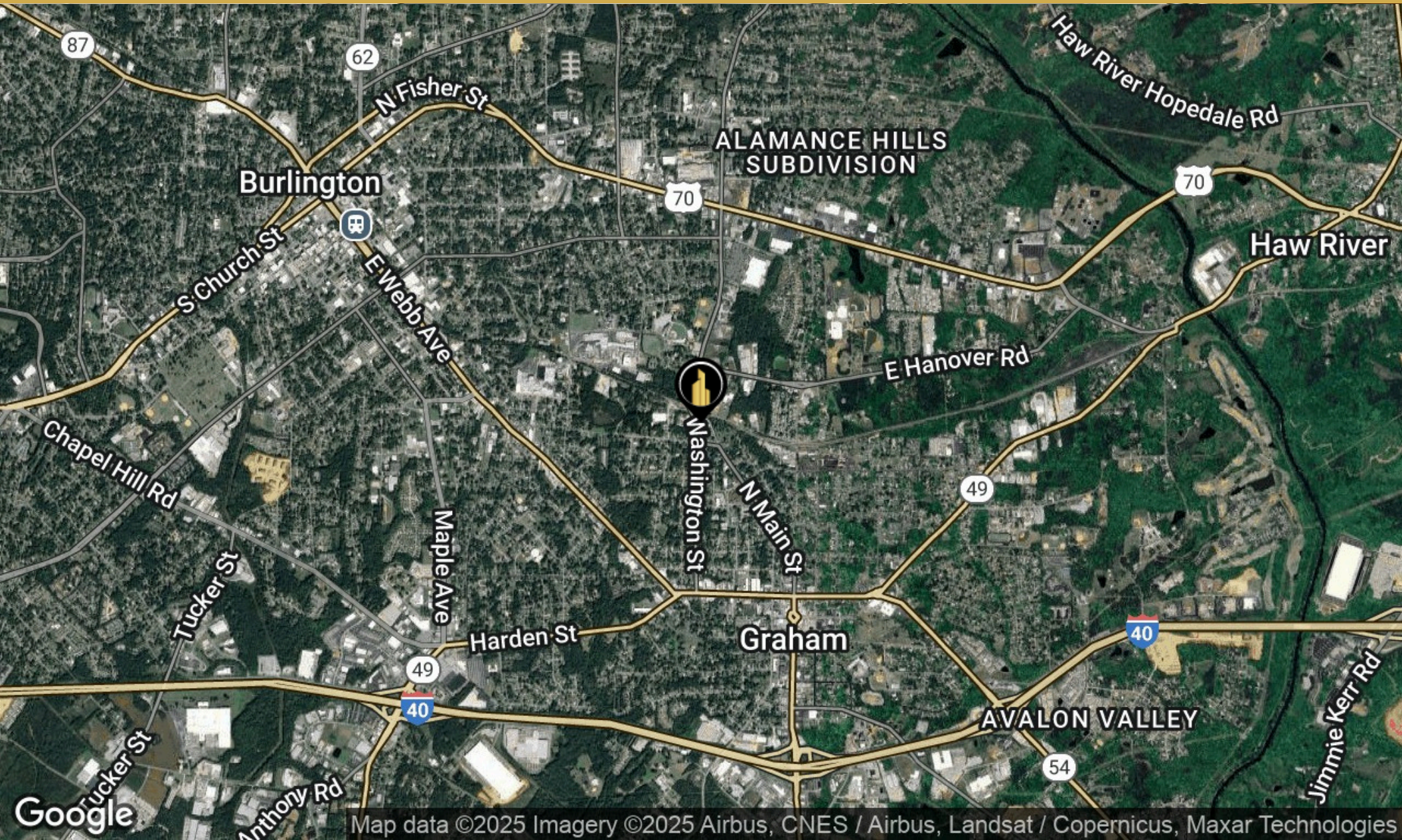
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LOCATION MAP

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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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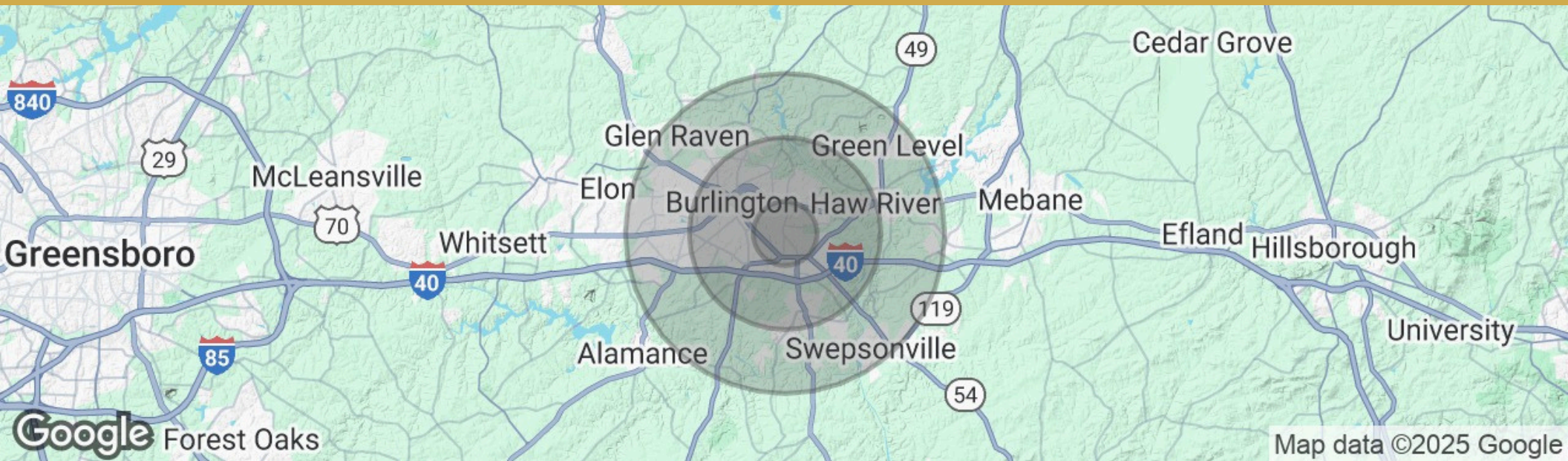
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DEMOGRAPHICS MAP & REPORT

Graham, NC 27253

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,178	52,340	89,908
Average Age	37	39	40
Average Age (Male)	36	37	38
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	3,617	21,254	36,226
Average HH Income Average House	2.5	2.5	2.5
Value	\$48,364	\$60,419	\$69,025
Demographics data derived from AlphaMap	\$146,073	\$189,531	\$223,852

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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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