



- (2) 10'x10' Garage Doors
- 13' Ceiling Height
- Exterior Loading & Docking Area

±9,500 SF
INDUSTRIAL / WAREHOUSE



827 N RALEIGH ST
GREENSBORO, NC 27405

Industrial / Warehouse Space For Lease 

827 N RALEIGH ST | GREENSBORO, NC 27405 | ± 9,500 SF INDUSTRIAL/WAREHOUSE FOR LEASE



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™



827 N RALEIGH ST

**GREENSBORO
NORTH CAROLINA 27405**

**±9,500 SF AVAILABLE
INDUSTRIAL/WAREHOUSE SPACE**

PROPERTY INFO

ADDRESS

827 N Raleigh St
Greensboro, NC 27405

ACREAGE (APPROX.)

± 0.54 acres

CURRENT ZONING

HI
Heavy Industrial

PROPERTY TYPE

Freestanding Structure

CURRENT USE

Storage Warehouse

BUILDING SIZE

± 9,500 SF (1,500 SF Office)

YEAR BUILT

1943

EFFECTIVE YEAR

1970

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2022 Total Population	12,910	72,331	163,349
2022 Avg. Household Income	\$41,677	\$61,631	\$73,358
2022 Total Households	3,560	26,986	62,400
2022 Daytime Population	15,167	107,603	203,904



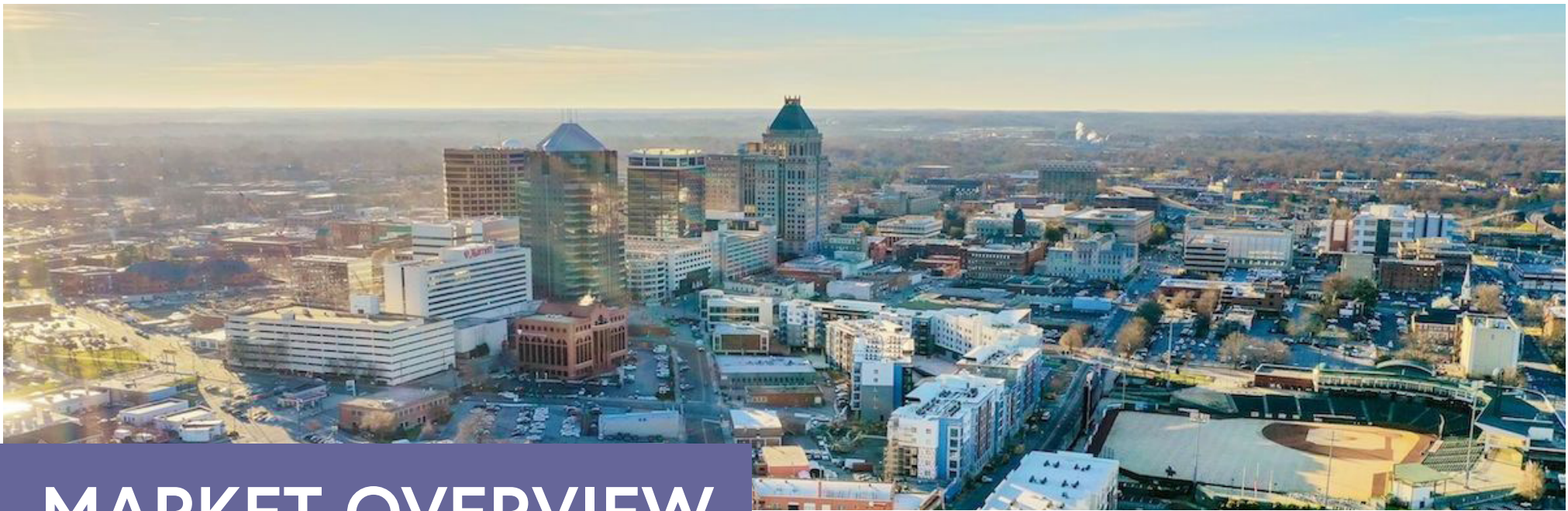
827 N RALEIGH ST

SPACE DETAILS

827 N Raleigh St

- \pm 9,500 SF
- \pm 1,500 SF Office
- (2) 10'x10' Garage Doors
- 13' Ceiling Height
- Exterior Loading & Docking Area
- Ample Parking in Front of Building
- 3-Phase Power





MARKET OVERVIEW

Greensboro, North Carolina

Located in Guilford County, Greensboro is the 3rd most populous city in North Carolina with 295,160 residents (2021). Greensboro is home to many international and national companies and serves as the Headquarters for Holda Aircraft Co., VF Corporation, Volvo Truck of North America, RF Micro Devices, the International Textile Group, NewBridge Bank, Cook Out, Biscuitville and Gilbarco Veeder-Root.

In December 2021, Toyota announced it will invest nearly \$1.29 billion into a battery manufacturing plant at the Greensboro-Randolph Megasite (adjacent to US-421/future I-685). The investment will create ±1,750 new jobs. In addition, in January 2022 Boom Supersonic (aircraft manufacturer) announced a \$500 million investment and 1,761 new jobs in a new manufacturing facility to be built at the Piedmont Triad International Airport.

Several 4-year Colleges and Universities are located in Greensboro; most notably, University of North Carolina at Greensboro, North Carolina A&T, Guilford College and Guilford Technical Community College. Nearby, High Point University was ranked the #1 Best Regional College in the South (US News & World Report, 2019).

Greensboro is also the headquarters for the ACC and The Greensboro Coliseum has hosted the ACC Men's Basketball Tournament 23 times over the years.

The Piedmont Triad

1.74M

RESIDENTS LIVE
IN THE PIEDMONT
TRIAD OF NC

US Census, 2020

20

4-YEAR COLLEGES,
UNIVERSITIES (11) &
TECHNICAL COLLEGES
(9)

Site Selection Magazine, 2020

800k

REGIONAL
WORKFORCE

Guilford County Economic Development Alliance

97.5k

STUDENTS
ENROLLED IN
COLLEGES &
UNIVERSITIES

Guilford County Economic Development Alliance

6th

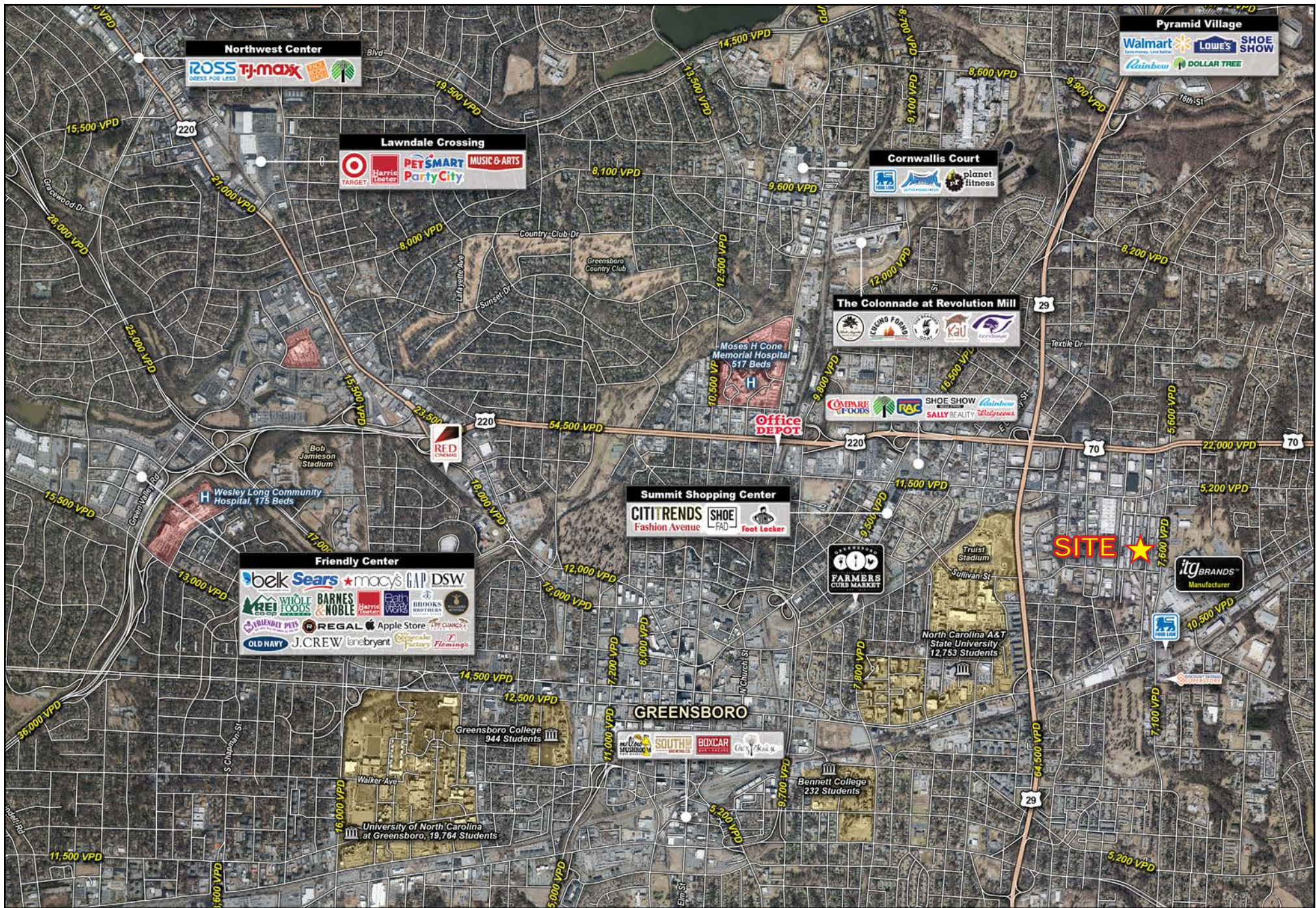
IN THE US FOR
CORPORATE FACILITY
INVESTMENTS:
GREENSBORO-HIGH
POINT MSA

Guilford County Economic Development Alliance

2nd

COUNTY FOR
MANUFACTURING
IN NC: GUILFORD
COUNTY - **TOP 10 IN
THE SOUTHEAST US**

Guilford County Economic Development Alliance



TRADE AREA AERIAL



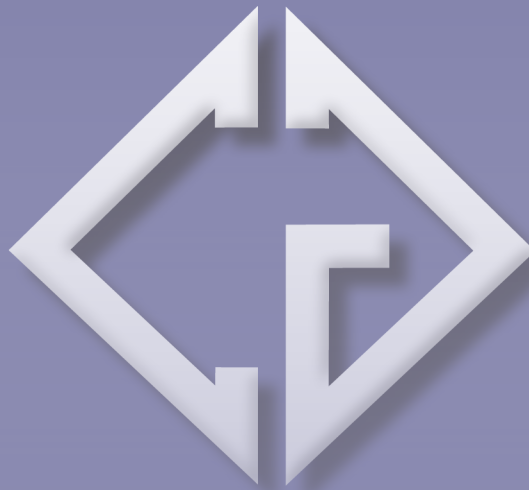


RETAIL AERIAL





PHOTOS



THE CHAMBERS GROUP

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