



FOR SALE / LEASE

VACANT WAREHOUSE

1304 ROOSEVELT CT.

WHITSETT, NC 27377

TRIANGLE
COMMERCIAL REAL ESTATE

For more information:

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TriangleCRE.com

PROPERTY HIGHLIGHTS

1304 Roosevelt Ct.
Whitsett, NC 27377



This well-maintained industrial warehouse offers a total of 7,320 SF, including 5,880 SF of functional warehouse space and 1,440 SF of office area. The office portion features a reception area, several private offices, and a break room equipped with a kitchenette. The property also includes a spacious, fully fenced, and paved laydown yard, perfect for storage or staging. Access is convenient with one dock-high door and one drive-in door, providing flexibility for a range of industrial uses. It is conveniently located directly off I-40/85 between Greensboro and Burlington.

SALE DETAILS

PRICE	\$1,464,000
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LEASE DETAILS

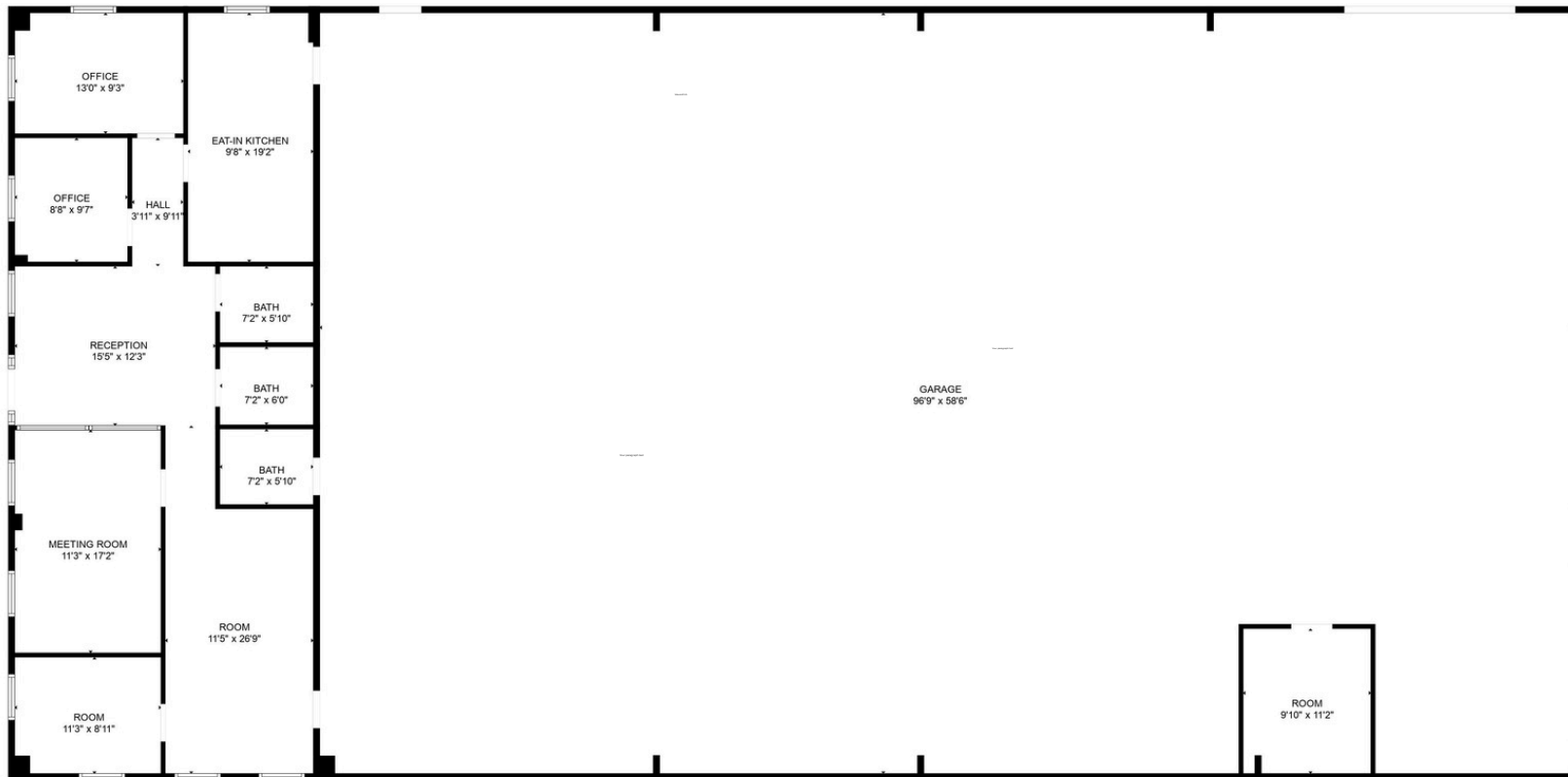
PRICE	\$9.50/SQFT NNN
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ADDITIONAL DETAILS

BUILDING:	±7,320 SF
WAREHOUSE:	± 5,880 SF
OFFICE:	± 1,440 SF
YEAR BUILT:	2004
ACRES:	1.56
DOCK DOORS:	1 - 10' x 10'
DRIVE INS:	1 - 10' x 12'
ELECTRICAL:	PHASE 3

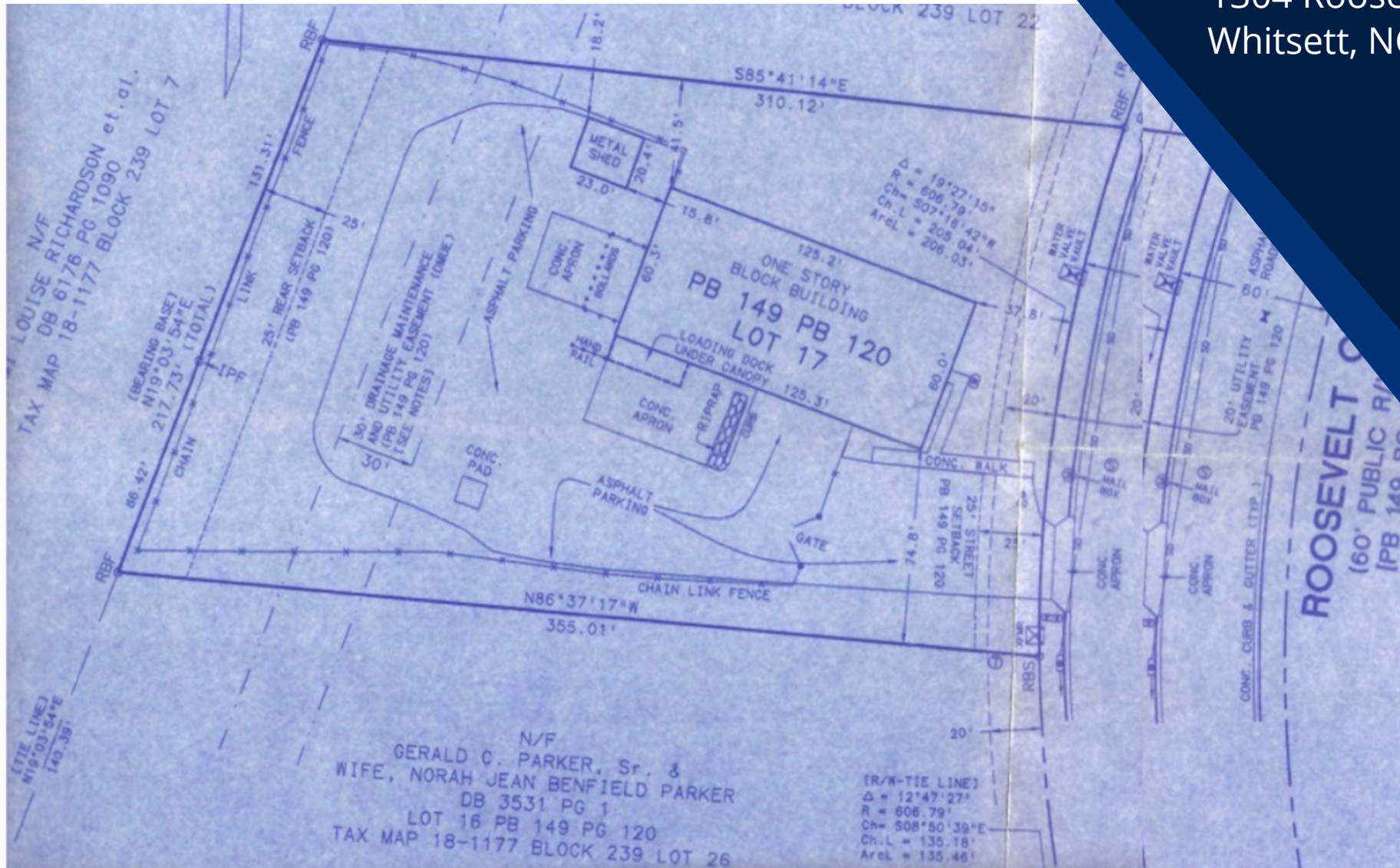
BUILDING FLOORPLAN

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SURVEY

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AREA OVERVIEW

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Whitsett, North Carolina, is a strategically located town in Guilford County, positioned along I-40 between Greensboro (15 miles west) and Durham (40 miles east). Situated in the heart of the Piedmont Triad, a key hub for industrial and logistics activity, Whitsett offers direct access to I-40 and I-85, connecting businesses to major markets across the Southeast.



Its prime location provides quick access to Research Triangle Park, Raleigh, and regional airports including Piedmont Triad International (25 miles) and Raleigh-Durham International (50 miles). The area is supported by a strong industrial base, with companies like Honda, Lenovo, and Pratt Industries nearby, and benefits from a skilled workforce drawn from local universities. For distribution and logistics operations, Whitsett is an attractive destination for businesses seeking cost-effective, well-connected industrial space in North Carolina.

AERIAL

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PHOTOS

1394 Roosevelt Ct.
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