

STNL Industrial Warehouse for Sale

Single Tenant Industrial NNN Offering

801 Warehouse St, Greensboro, NC 27405



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PROPERTY OVERVIEW

\$7,498,041

Asking Price

\$543,608

5 Year Avg. NOI

7.25%

Cap Rate

HI

Zoning

4.35 AC

Lot Size

138,959 SF

Total SF

PROPERTY OVERVIEW

Key Highlights

- Year Built: 1961 (original), 1984 (addition)
- Property is located in an “Opportunity Zone”.
- The single-story industrial, 138,959 SF industrial building **including**:
 - 5,118 SF of office space
 - Served by nine (9) loading dock positions.
 - Parking: 24 trailer stalls + 17 car stalls

Size & Basic Features

- Typical Bay Dimensions: 50' x 240'
- Clear Height: 10'6” – 22'10”
- Exterior Walls: Brick
- Sprinkler System: Dry

Roof Information

Structure: Metal

Loading & Dock Access

North Dock:

- Seven (7) 8'x10' dock-high doors with levelers

South Dock:

- Two (2) 8'x10' dock-high doors with levelers

RENT SCHEDULE & INVESTMENT METRICS

**Tenant: South Atlantic
Bonded Warehouse
Corporation**

Lease Type: NNN (Tenant
pays all expenses)

Lease Term: July 1, 2025 –
June 30, 2030

NOI & Pricing

Seller Credit: Seller will provide
\$12,969.00 per month to True
Up First Year NOI

Strong in-place income

Lease Year Rent Roll

Lease Year	Rate/SF	Annual NOI	Seller Credit	Total NOI
Year 1 07/2025-06/2026	\$2.63	\$365,462.17	\$12,969.00/ month	\$521,096.25
Year 2 07/2026-06/2027	\$3.75	\$521,096.25	—	\$521,096.25
Year 3 07/2027-06/2028	\$3.88	\$539,160.92	—	\$539,160.92
Year 4 07/2028-06/2029	\$4.02	\$558,615.18	—	\$558,615.18
Year 5 07/2029-06/2030	\$4.16	\$578,069.44	—	\$578,069.44

TENANT OVERVIEW



Current Lease Terms:

Address: 801 Warehouse Street,
Greensboro, NC 27405

Premises Size: 138,959 SF

Lease Term:

July 1, 2025 – June 30, 2030

Avg. Monthly Rent: \$45,300

Avg. Annual Rent: \$543,608

Lease Type: NNN

South Atlantic Companies

South Atlantic Companies has been a trusted name in the logistics industry since 1909. Leveraging over a century of experience and innovative technology, South Atlantic delivers comprehensive third-party logistics (3PL), warehousing, transportation, and contract packaging solutions across the Southeastern United States.

Third-Party Logistics (3PL):

South Atlantic manages end-to-end logistics for its clients, including warehousing, freight rate negotiation, software-driven transportation management, reporting, auditing, and more—ensuring seamless supply chain operations.

Warehousing Services:

Their facilities offer a full spectrum of warehousing capabilities including Cross Docking, Inventory Management, Contract Warehousing, Manufacturing Support, Reverse Logistics, Vendor Managed Inventory, and Value-Added Fulfillment.

Transportation & Trucking:

With a focus on efficiency and reliability, South Atlantic provides tailored trucking and logistics solutions to meet the unique needs of a wide range of industries.

Contract Packaging:

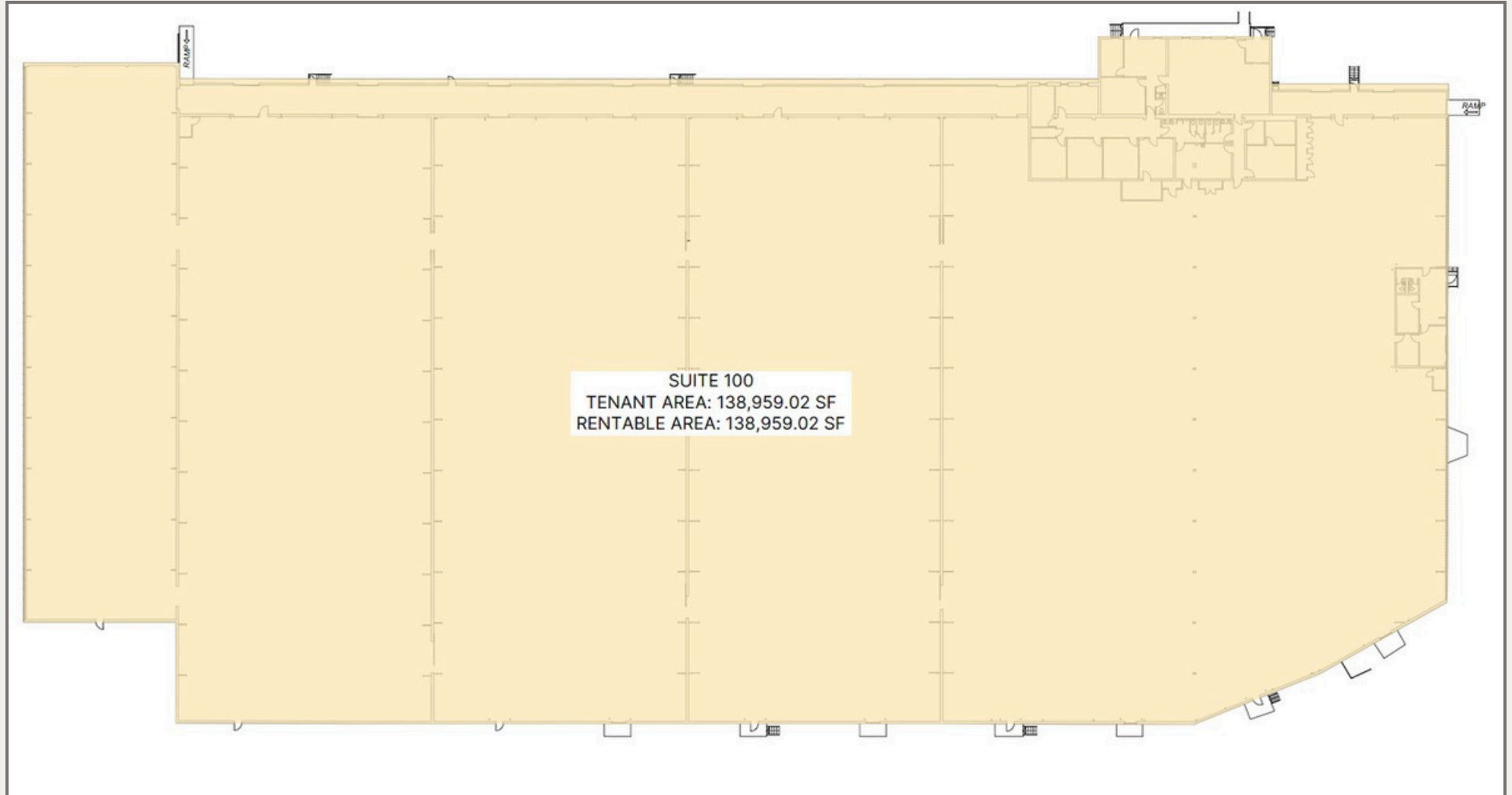
For over two decades, South Atlantic has operated a robust packaging division, powered by leading platforms such as Nulogy and PackManager, to support its high-volume, custom packaging services.

Development & Infrastructure:

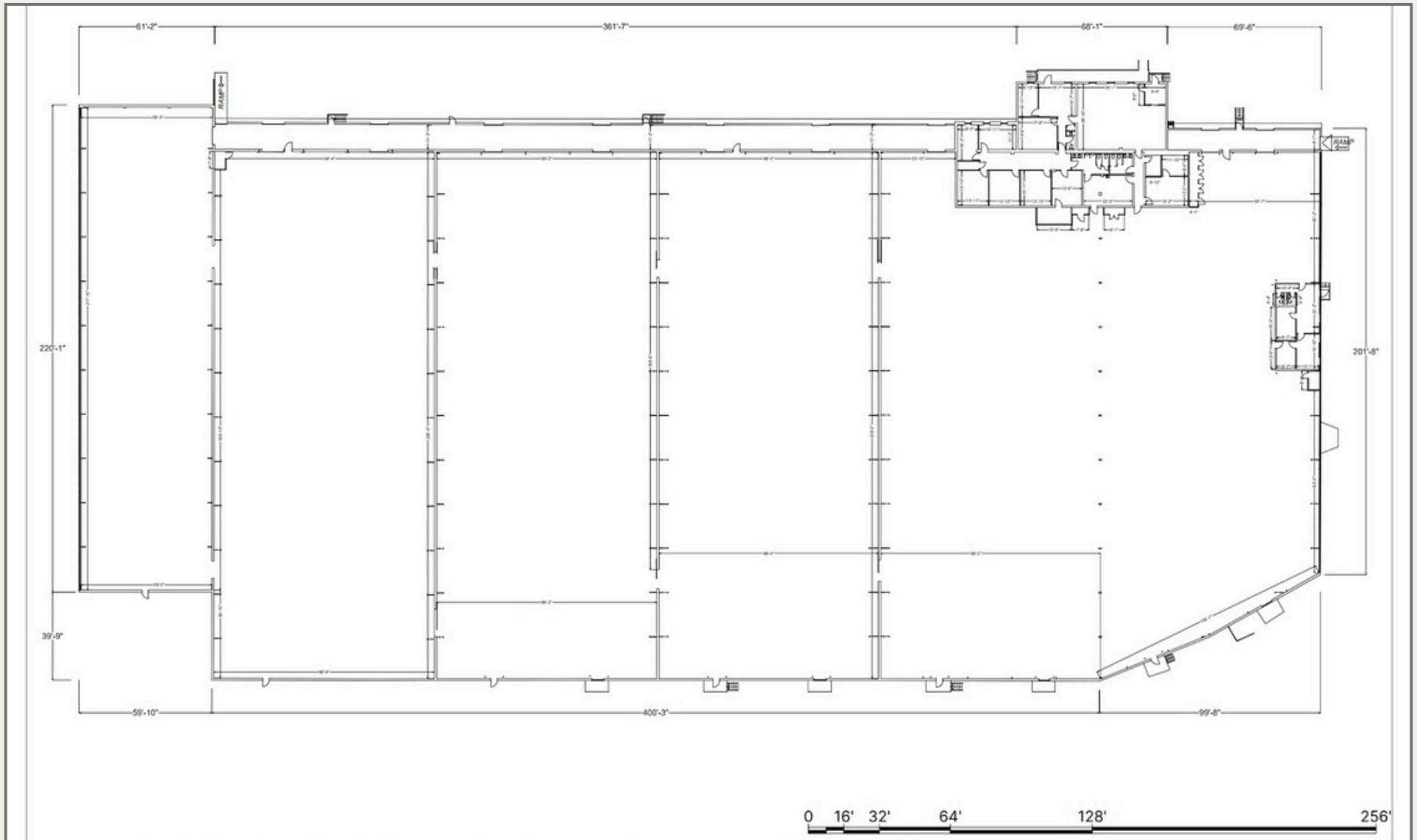
Beyond logistics, South Atlantic is actively involved in the development of commercial and industrial real estate across the Southeast—including warehouses, offices, and other industrial facilities.



BOMA FLOOR PLAN



BOMA FLOOR PLAN







Warehouse St.

Sullivan St

Location Map

Greensboro

801 Warehouse St.

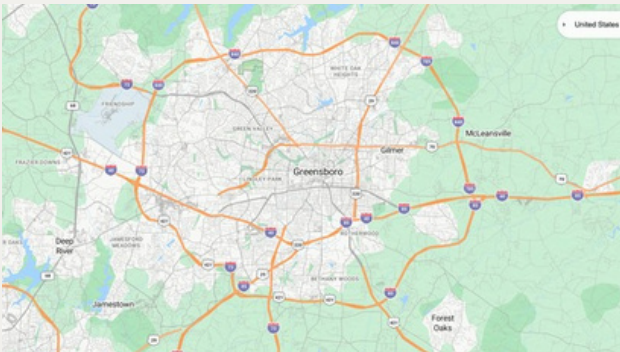


29

40

85

MARKET OVERVIEW - GREENSBORO, NC



Greensboro is the third-largest city in North Carolina and serves as a key anchor of the Piedmont Triad region, alongside Winston-Salem and High Point. Known for its deep-rooted history in textiles and manufacturing, Greensboro has rapidly evolved into a logistics and industrial hub due to its strategic location, workforce availability, and infrastructure investment.

As of early 2025, Greensboro's population exceeds 305,000, with the broader Triad MSA approaching 1.75 million residents. The city's central location in the state, along with direct access to Interstates 40, 85, 73, and 74, has positioned it as a regional distribution powerhouse, attracting major occupiers in e-commerce, 3PL, and light manufacturing.

Greensboro is home to Piedmont Triad International Airport (GSO), which hosts a growing air cargo and logistics sector and serves as a catalyst for continued industrial development. Nearby institutions such as the University of North Carolina at Greensboro, North Carolina A&T, and Guilford Technical Community College contribute to a skilled and affordable labor pool.

The city offers a favorable cost of doing business, consistent job growth, and an increasingly diversified economy. Submarkets such as Airport/West Guilford, East Greensboro, and Southeast Guilford are seeing heightened activity from developers and investors due to limited new supply and competitive lease-up rates.

With rental rates trending upward and demand outpacing speculative deliveries, Greensboro remains a compelling target for industrial investment in 2025, offering both value and growth upside compared to larger metro peers.

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