

# STNL Industrial Warehouse for Sale

Single Tenant Industrial NNN Offering

801 Warehouse St, Greensboro, NC 27405



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# PROPERTY OVERVIEW

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**\$6,995,000**

Asking Price

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**\$543,608**

5 Year Avg. NOI

**7.78%**

Cap Rate

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**HI**

Zoning

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**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

## **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.*



### **Current Lease Terms:**

Address: 801 Warehouse Street,  
Greensboro, NC 27405

*Premises Size: 138,959 SF*

*Lease Term:*

*July 1, 2025 – June 30, 2030*

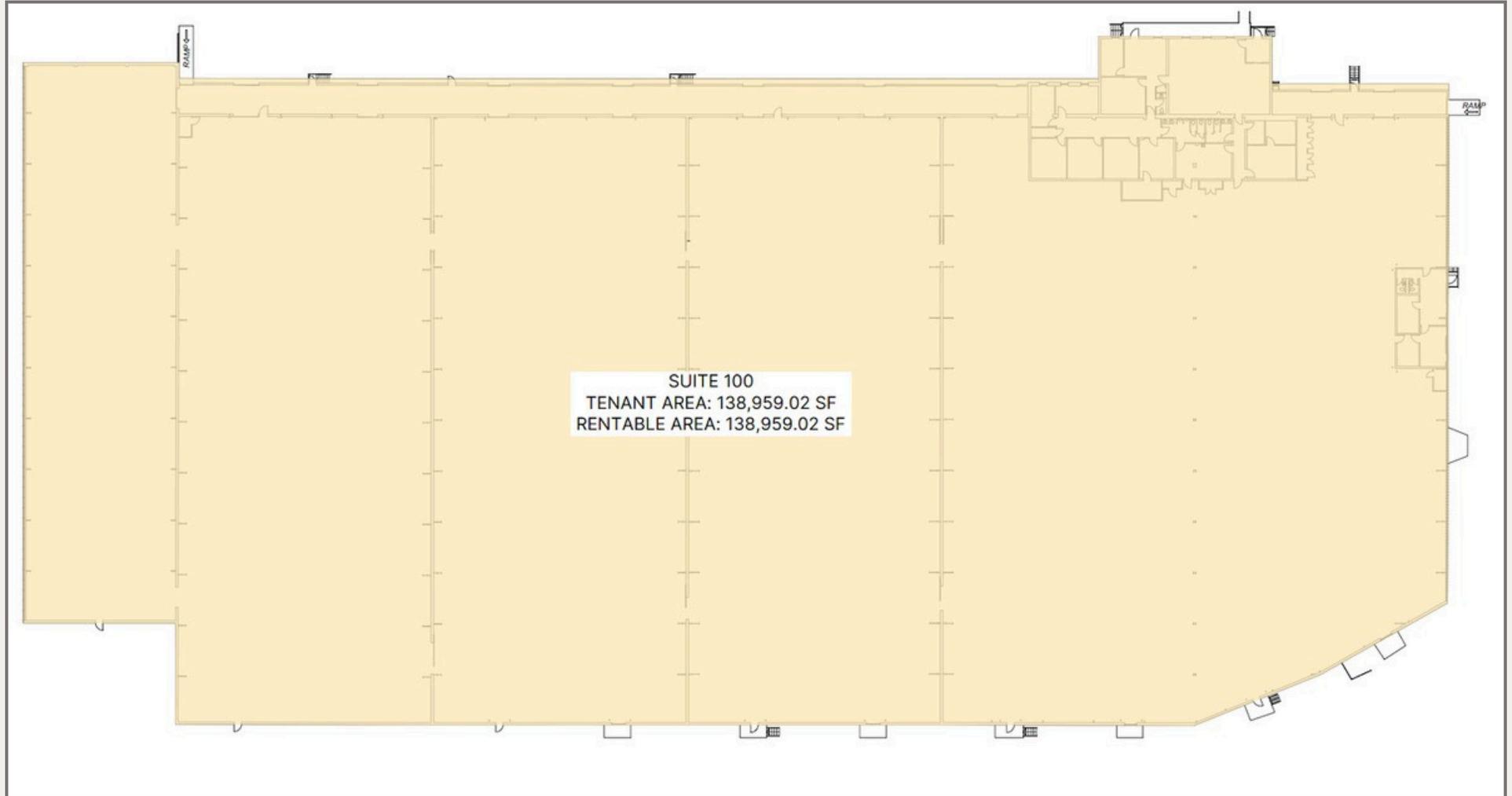
*Avg. Monthly Rent: \$45,300*

*Avg. Annual Rent: \$543,608*

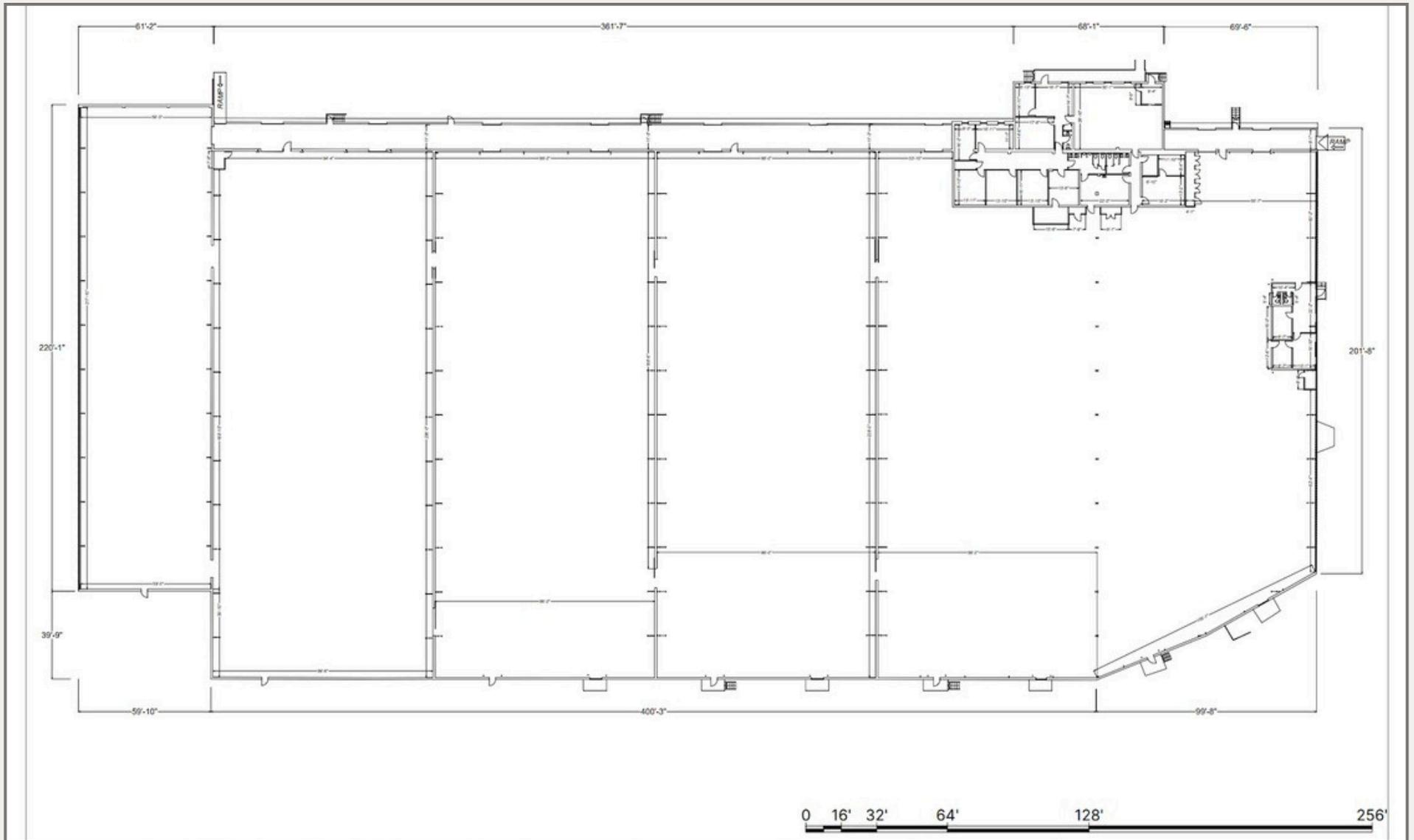
*Lease Type: NNN*



# BOMA FLOOR PLAN

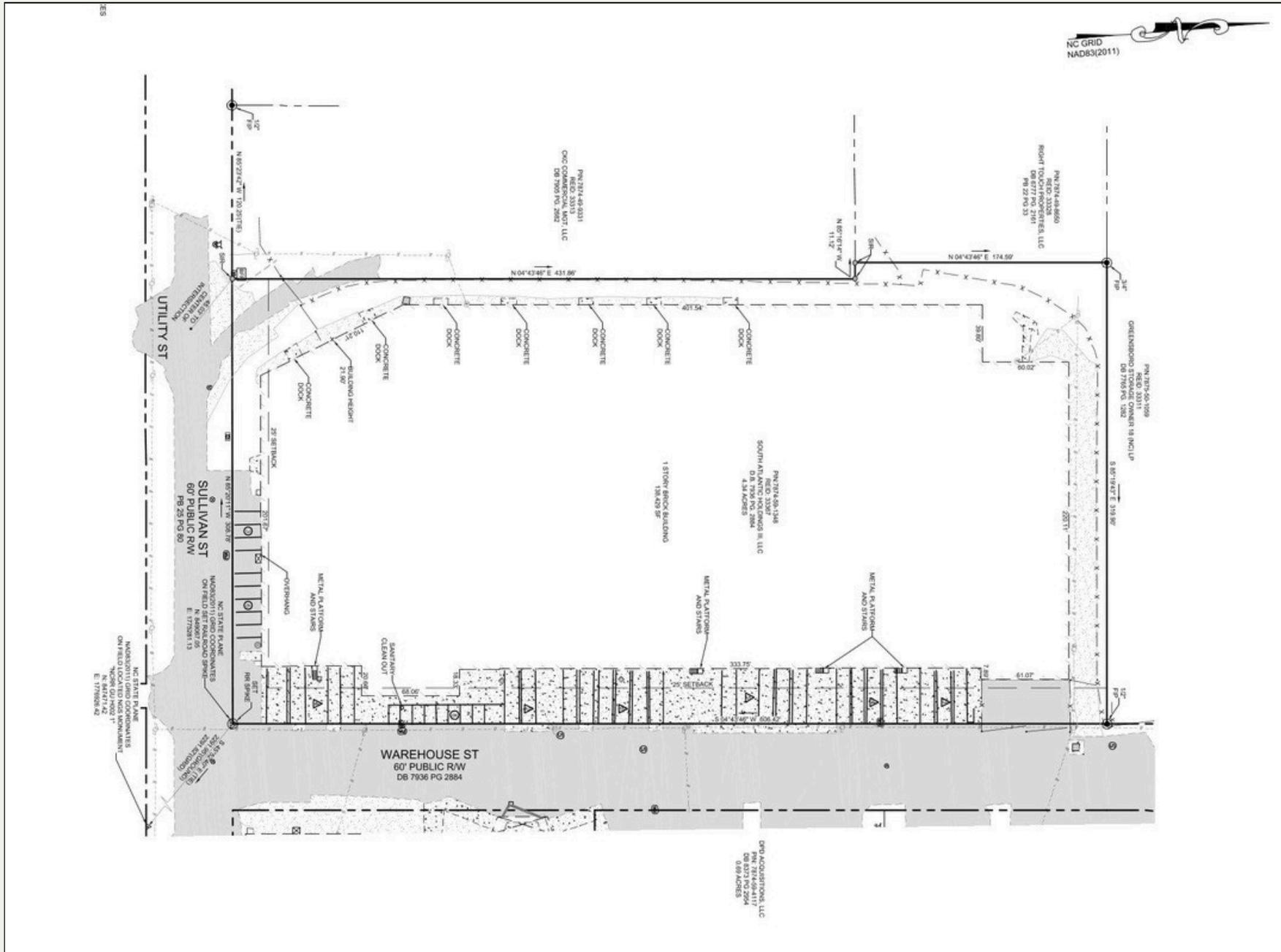


# BOMA FLOOR PLAN



# ALTA SITE PLAN

Source: ALTA/NSPS Survey – Fleming Engineering, April 2023





Warehouse St.

Sullivan St

Location Map

Greensboro

801 Warehouse St.

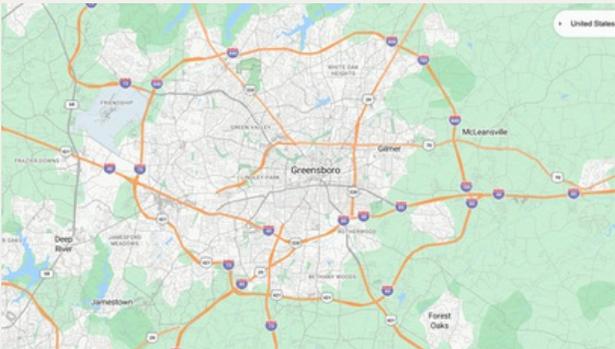


29

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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