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300 Guthrie St, Graham,
NC 27217



COMMERCIAL REAL ESTATE FOR SALE

300 GUTHRIE ST GRAHAM NC

PROPERTY

- 12,740 SF
- 0.78 Acres
- 1 Story
- 4 Warehouse rooms (3, prior to renovation)
- Zoned I-1 (Light Industrial)
- Originally built in 1966
- \$750,000 asking price for finished renovation

SUMMARY

A commercial building with brick and metal exterior on a lot of $\frac{3}{4}$ of an acre to be modernized and restored to functionality of using multiple warehouse spaces. This property is conveniently located in the center of Graham along the I-40 highway. The building has several entryways, including some large sized entries, for easy access and loading inventory. When driving into the lot, there are 2 main gravel driveways and some more space for parking, even for larger vehicles, or can be used for outside storage. There's also a transformer pole on the lot for controlled electrical voltage to the building.



Yessy Renderos

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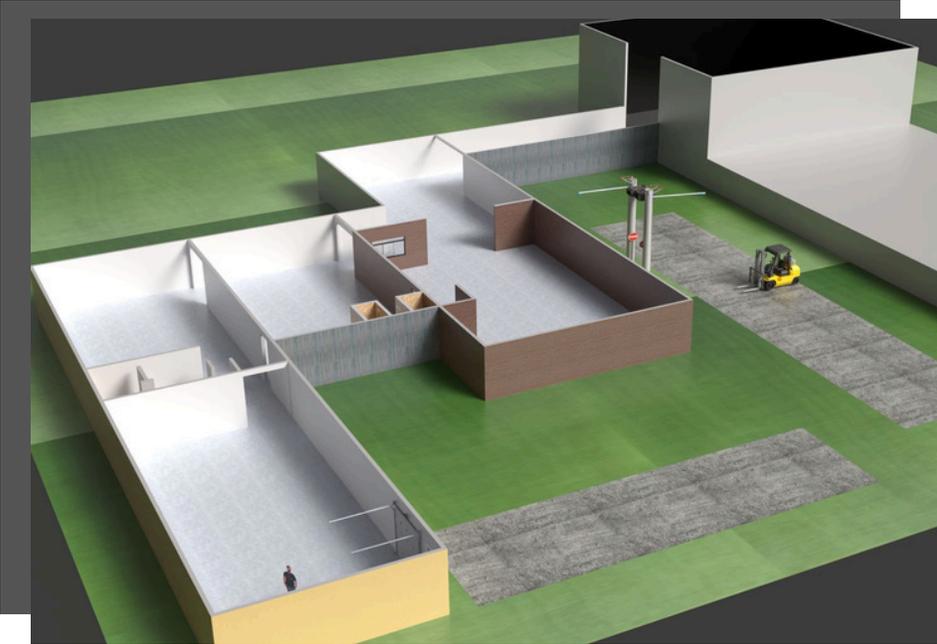
Adrian Salgado

UNDER RENOVATION!



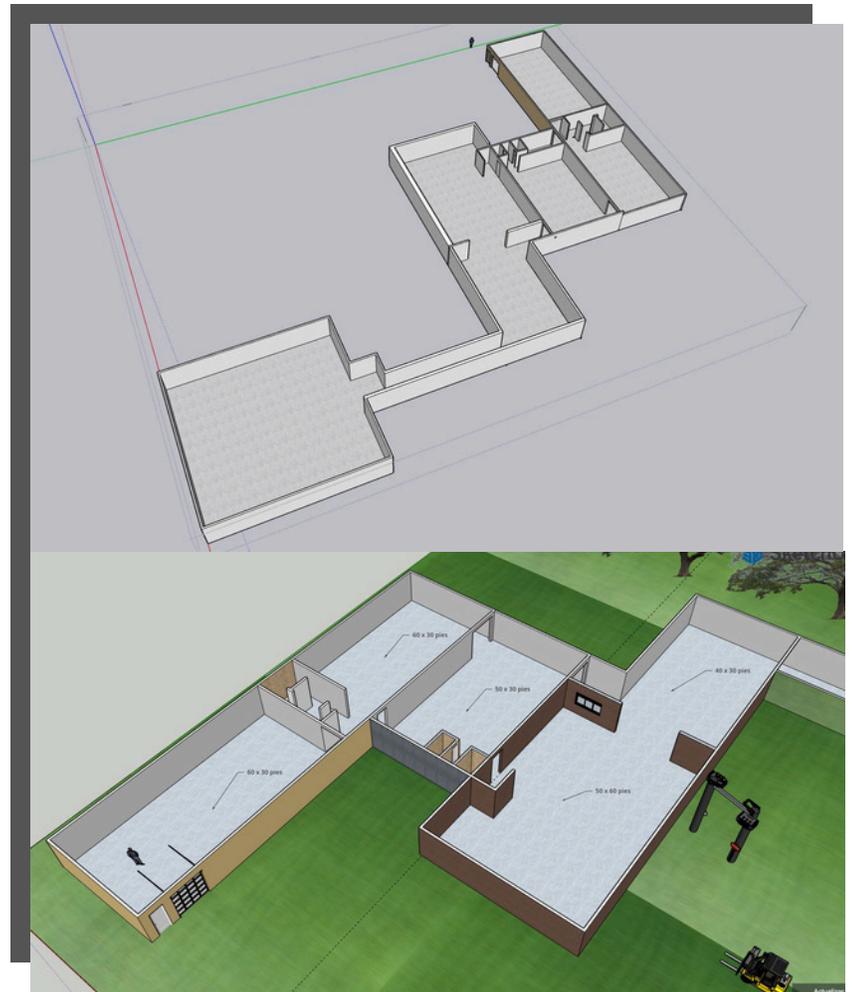
RENOVATION FEATURES

- New modern exterior brick walls
- Enclosed spaces for more space and square footage
- New restrooms
- Roof Repair
- Wall Repairs



OPPORTUNITY

Over 12,000 SF of floor space and the benefit of having 4 warehouse rooms all connected to each other on a single floor space makes this property a great business opportunity to distribute, store, or manufacture. Take advantage Graham's industrial growth while being in the center of downtown and located beside the I-40/85 corridor for the best customer traffic and highway access to other cities such as Durham, Raleigh, Chapel Hill, and Greensboro.



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Industrial Overview



INDUSTRIAL BUSINESSES IN THE AREA

Businesses

Accelerated Graphics, LLC - Offers vehicle wraps, signage, and industrial/commercial-application signage – potentially useful for light-industrial or commercial operations needing branding, fleet work, or signage.

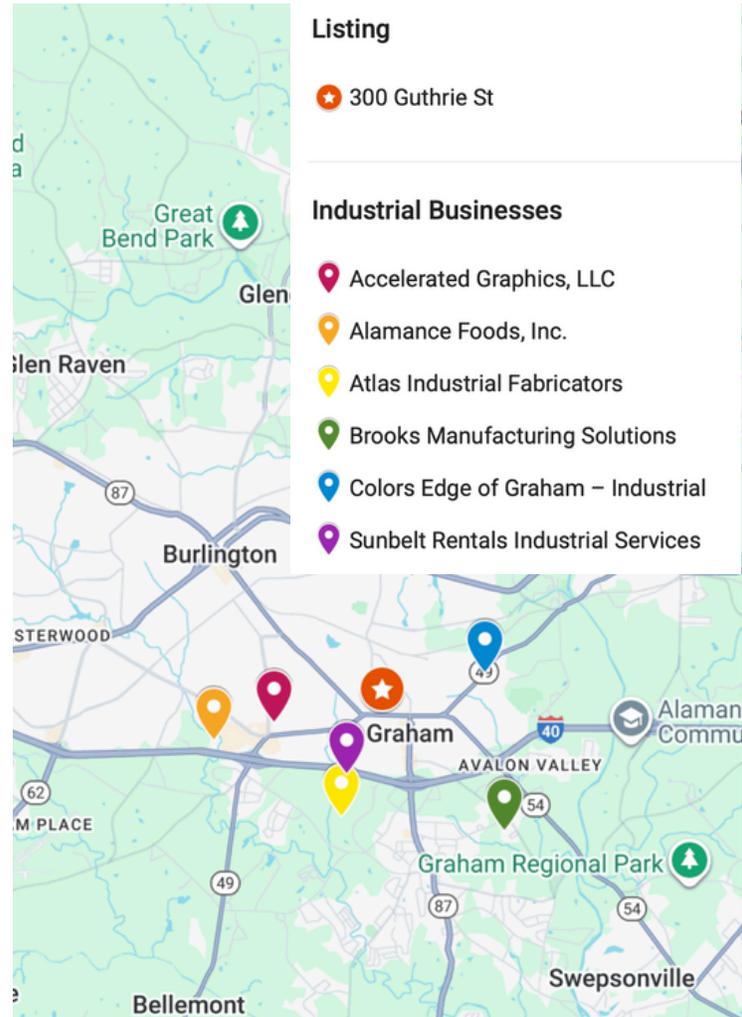
Alamance Foods, Inc. – Food-manufacturing & warehousing; recently expanded warehousing/production facilities in 2023 under a major project with significant job creation.

Atlas Industrial Fabricators - Full-service metal fabrication company. Services include heavy fabrication, on-site industrials services, and mechanical services for equipment repairs and refurbishment

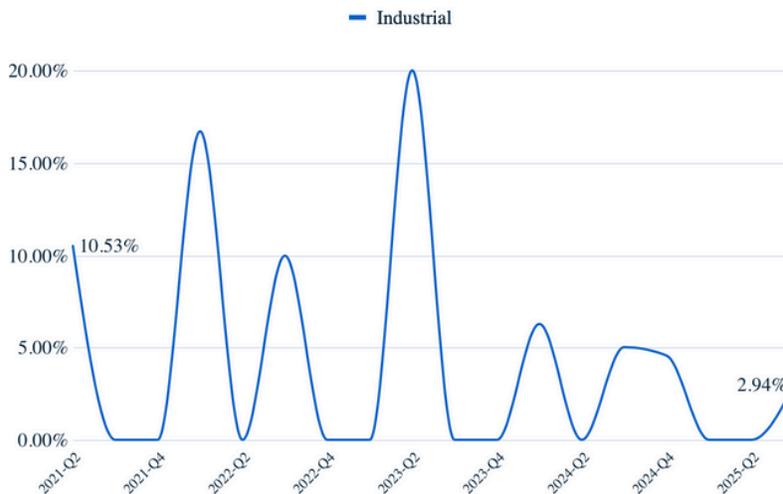
Brooks Manufacturing Solutions – Contract manufacturing / assembly , engineering and fabricating service, specializing in electrical control panels and providing customs solutions

Colors Edge of Graham - An automotive and industrial coating supplier proving professional-grade materials, equipment , and expertise for auto body repair shops and users

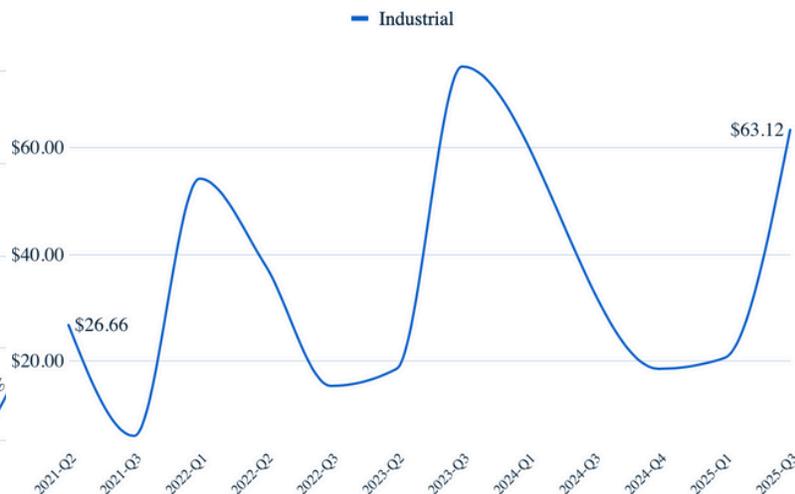
Sunbelt Rentals Industrial Services - National equipment rental company providing tools and machinery for construction, maintenance and other projects serving contractors, manufacturers , and facility operators



Absorption Rate



Sale Price per Sq Ft



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Permitted Uses



EXPLORE A VARIETY OF USES FOR PERMITTED BY THE CITY AND WHAT IS GREAT FOR THIS PROPERTY

Business Uses

- Vehicle Accessory and Supply Sales
- Vehicle assembling, painting, upholstering, rebuilding, reconditioning; body and fender work
- Vehicle body and fender repair conducted within completely enclosed building
- Vehicle Dealers/Rentals (new and used)
- Vehicle repair shops, not including body or fender repair
- Vehicle Towing Services
- Petroleum and Petroleum Products Storage/Sales, <100,000 gallons
- Truck and Utility Trailer Rental and Leasing
- Utility building sales, sales of storage sheds and trailers
- Manufacturing and Industry (assembling, compounding, repair or treatment of merchandise)
- Apparel and Finished Fabric Products
- Bakery Products
- Electrical Equipment
- Fabricated Metal Products
- Glass Products from Purchased Glass
- Heating Equipment and Plumbing Fixtures
- Manufactured Housing and Wood Buildings
- Medical, Dental and Surgical Equipment Millwork, Plywood and Veneer Pharmaceutical Products
- Photographic Equipment and Supplies
- Plastic Products
- Pottery and Related Products Sign manufacture, fabricating
- Lighting and Wiring Equipment

Business Type

- Office Space, Less than 5 employees Large Items Store (appliances, hardware, furniture)
- Retail/Service with Outside Plant/Equipment Storage
- Distribution Center
- Warehouse (general storage, enclosed, non-hazardous,
- Shops or Bulk Sales (with storage yard)

Business Establishments

- Billiard Halls, Bingo Games, Bowling Alleys, other public amusement establishments
- Convenience Store (with or without gasoline pumps >15 from property line)
- Day Care Center, Adult (less or more than 6)
- Day Care Center, Child meeting licensing and safety standards
- Equipment Rental, Leasing or Repair (with outside storage)
- Laboratories for testing and research
- Laundromat, Coin-Operated
- Motion Picture Production
- Massage Therapy, practitioner licensed by the State of NC
- Medical, Dental Laboratory or Related Office
- Pet Store/Grooming No Outside Animal Storage/Care
- Tattoo Business
- Theater (indoor)
- Restaurant (with drive-thru)
- Photography Studio
- Physical Fitness Center, Health Club, Gym
- Printing and Publishing operation/Photocopying
- School, music, art, martial arts, or dancing
- Self Storage
- Tire Sales

Other Types

- Animal Hospital/Commercial, with outdoor kennels or runs, provided all runs and pens are at least 50 ft. from any property line
- Contractors Offices,
- School, commercial, vocational
- Storage Yard
- Radio, Television Stations without Towers
- Public utility warehouses, storage yards, repair areas
- Food processing wholesale quantities, excluding slaughtering
- Post Office

An opportunity to explore! Give us a call!

WE WILL BE HAPPY TO TALK ABOUT THIS PROPERTY AND WHAT OPPORTUNITIES YOU CAN ACHIEVE