

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

**±9,428 SF**  
INDUSTRIAL / WAREHOUSE



**827 N RALEIGH ST**  
Greensboro, NC 27405  
**FOR LEASE - CALL FOR PRICING**





# 827 N RALEIGH ST

**GREENSBORO  
NORTH CAROLINA 27405**

**±9,428 SF AVAILABLE  
INDUSTRIAL/WAREHOUSE SPACE**

## PROPERTY INFO

### ADDRESS

827 N Raleigh St  
Greensboro, NC 27405

### AVAILABLE SPACE

±9,428 SF

### ACREAGE

±0.54 AC

### CURRENT ZONING

HI: Heavy Industrial

### PROPERTY TYPE

Freestanding Structure

### EFFECTIVE YEAR:

1970

## Demographics

827 N Raleigh St	1-Mile	3-Mile	5-Mile
2025 Total Population	12,923	73,062	162,714
2025 Total Daytime Population	16,424	110,547	204,501
2025 Total Households	3,799	27,721	63,308
2025 Median Household Income	\$33,954	\$46,576	\$54,591





**827 N RALEIGH ST**

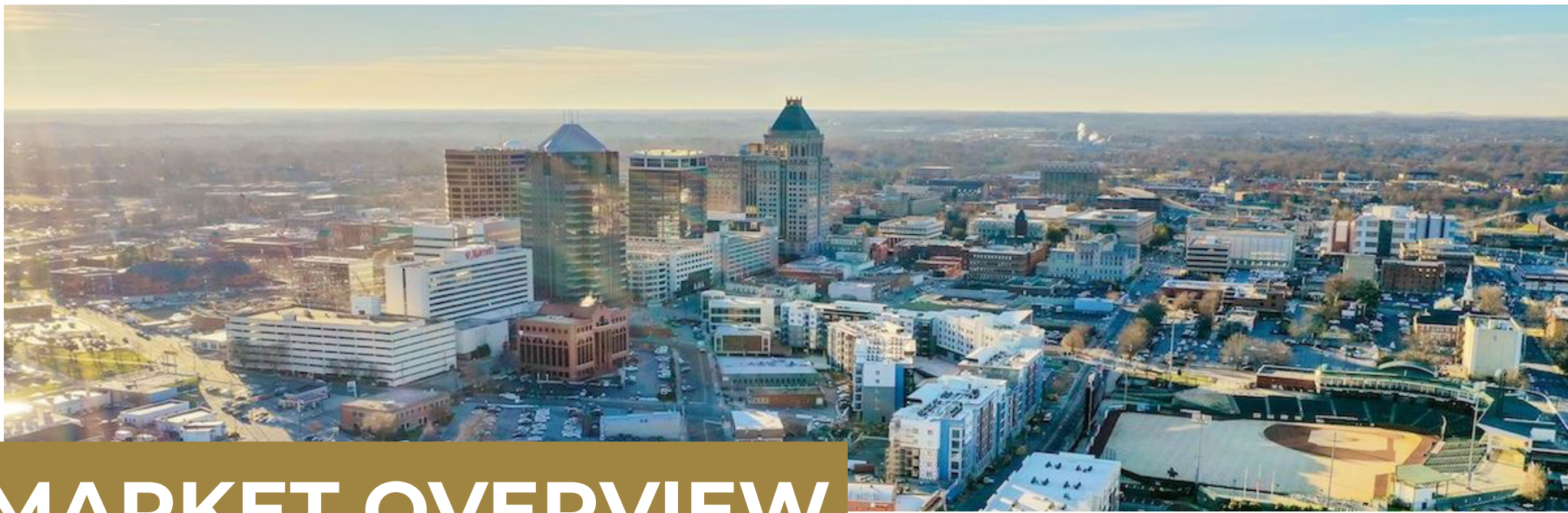
## SPACE DETAILS

### 827 N Raleigh St

- $\pm 9,428$  SF
- $\pm 1,500$  SF Office
- (x2) 10'x10' Garage Doors
- 13' Ceiling Height
- Exterior Loading & Docking Area
- Ample Parking in Front of Building
- 3-Phas 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*

97.5k

STUDENTS  
ENROLLED IN  
COLLEGES &  
UNIVERSITIES

*Guilford County Economic Development Alliance*

20

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

*Site Selection Magazine, 2020*

6<sup>th</sup>

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

*Guilford County Economic Development Alliance*

800k

REGIONAL  
WORKFORCE

*Guilford County Economic Development Alliance*

2<sup>nd</sup>

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

*Guilford County Economic Development Alliance*









**SITE AERIAL**





**SITE PHOTOS**