

INDUSTRIAL PROPERTY FOR SALE / LEASE

913 WASHINGTON ST

913 Washington St | Graham, NC 27253



Ethan Boyer
724.840.6674
ethan@cityplat.com

Nick Melfi
908.255.9698
nick@cityplat.com

TABLE OF CONTENTS

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



TABLE OF CONTENTS

PROPERTY DESCRIPTION	3
PROPERTY SUMMARY	4
FLOOR PLANS	5
ADDITIONAL PHOTOS	10
LOCATION MAP	14
DEMOGRAPHICS MAP & REPORT	15
CONFIDENTIALITY & DISCLAIMER	16

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

PROPERTY DESCRIPTION

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Prime fully conditioned 9,600 sq ft industrial/warehouse opportunity in Graham's Washington Street corridor. This well-maintained facility includes approximately 2,000 sq ft of modern, air-conditioned office space seamlessly integrated into the footprint. In 2023, the property received a complete HVAC and ductwork replacement, ensuring reliable and efficient climate control.

The warehouse offers high ceilings suitable for racking, distribution, or assembly, along with both a dock-high door and a drive-in grade door for versatile logistics. Three-phase power is in place, supporting manufacturing, fabrication, or heavy equipment needs.

Situated on ~0.67 acres (per public records), the property provides ample parking, truck maneuvering space, and exterior storage/staging capacity. The building is in turnkey condition, ready to serve a wide range of industrial or commercial users.

Located within a growing industrial submarket with excellent regional access to I-40/I-85, this asset combines efficient warehouse capacity with a functional office presence—ideal for owner-occupiers or investors seeking a versatile flex/industrial facility

LOCATION DESCRIPTION

Discover the vibrant city of Graham, NC, where the property is located. Nestled in the heart of Alamance County, this area offers a strategic location for Industrial/Warehouse/Distribution investors or tenants. With close proximity to major transportation routes including I-85 and I-40, the area provides efficient access for logistics and distribution operations. Home to a variety of businesses, Graham fosters a strong industrial community and offers a skilled workforce. Experience the convenience and potential that the location in Graham has to offer.

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- Prime 9,600 sq ft industrial/warehouse opportunity
- Complete HVAC and ductwork replacement in 2023
- High ceilings for racking, distribution, or assembly - Dock-high door and a drive-in grade door for logistics versatility
- Three-phase power for manufacturing and heavy equipment
- Situated on ~0.67 acres with ample parking and truck maneuvering space
- Turnkey condition for industrial or commercial use
- Excellent regional access to I-40/I-85
- Occupancy Q1 2026

OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$8,500.00 per month (NNN)
Available SF:	9,692 SF
Lot Size:	34,653 SF
Building Size:	9,692 SF

SPACES	LEASE RATE	SPACE SIZE
913 Washington St	\$8,500 per month	9,692 SF

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

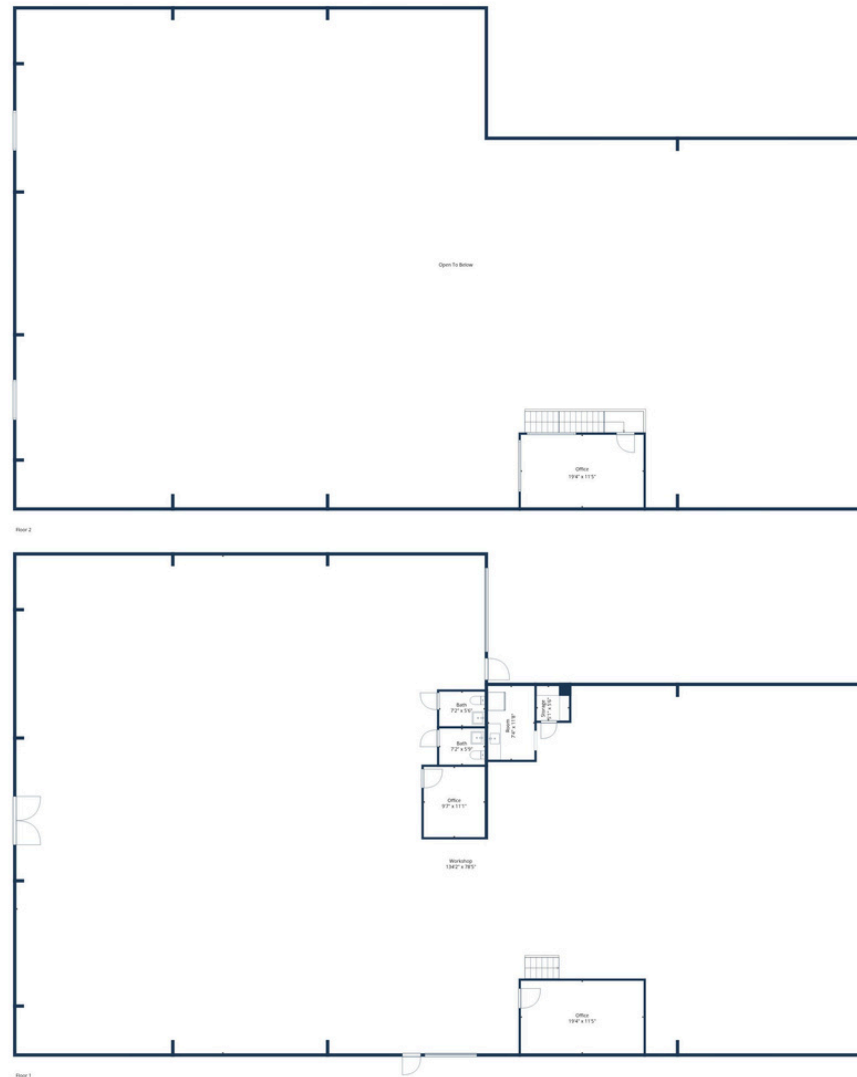
|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

FLOOR PLANS

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



Total GLA: 9692 sq. ft | Total: 9692 sq. ft

Floor 1: 9446 sq. ft

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

ADDITIONAL PHOTOS

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

ADDITIONAL PHOTOS

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



Ethan Boyer

[724.840.6674 | ethan@cityplat.com

Nick Melfi

[908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

ADDITIONAL PHOTOS

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

ADDITIONAL PHOTOS

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

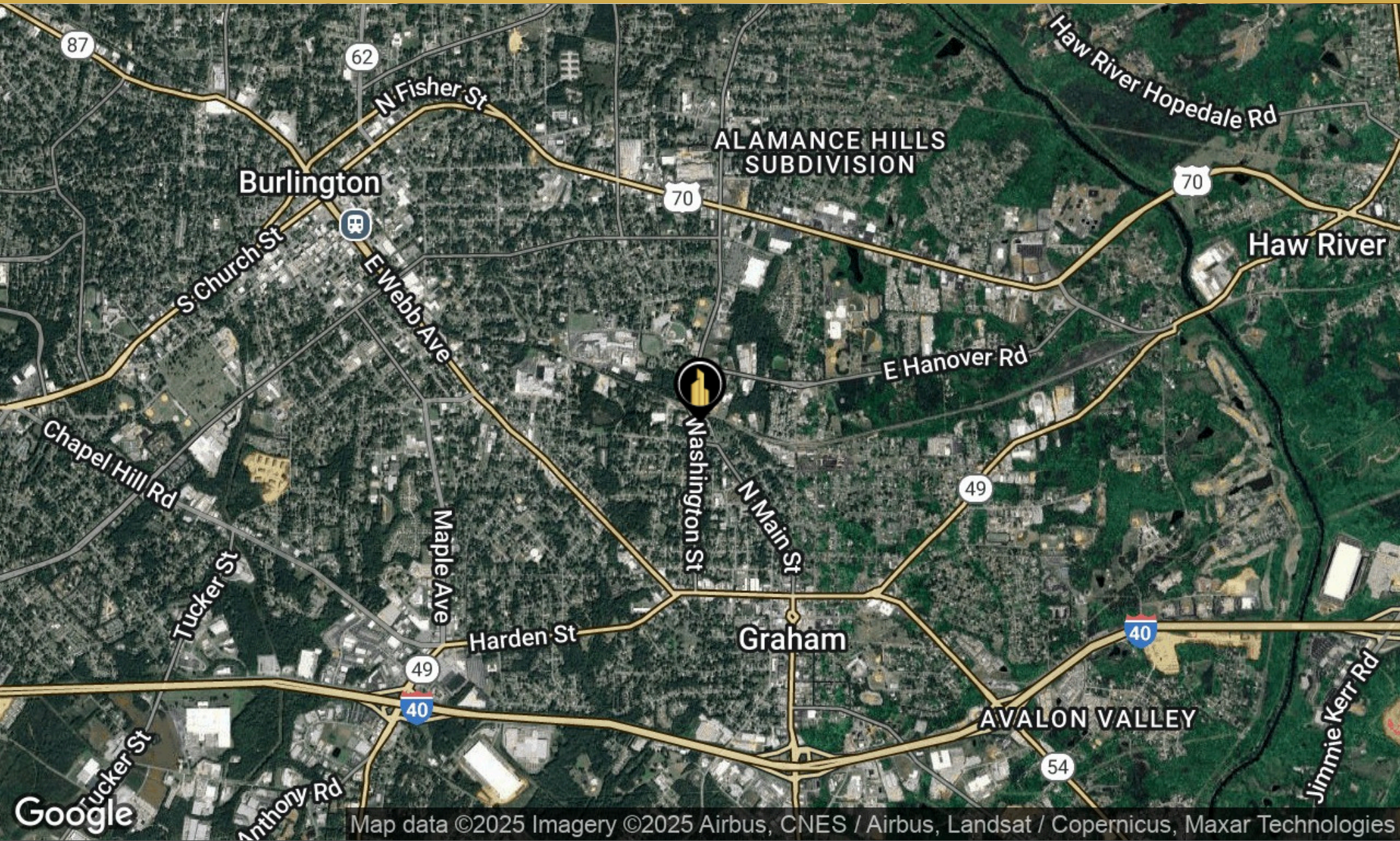
CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

LOCATION MAP

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

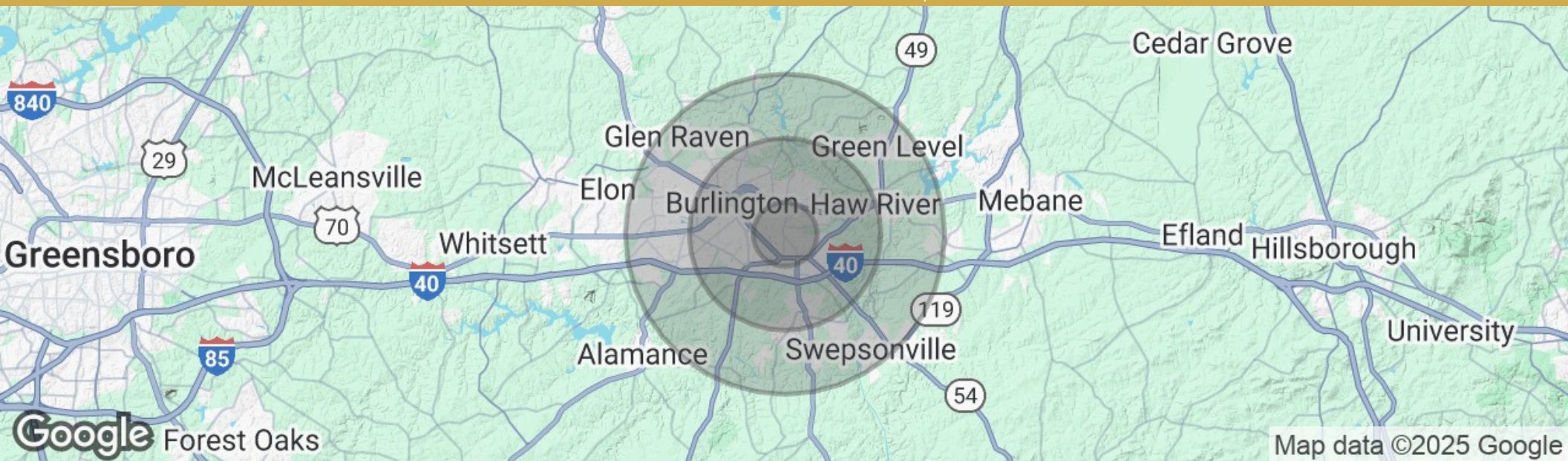
CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville , Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

DEMOGRAPHICS MAP & REPORT

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,178	52,340	89,908
Average Age	37	39	40
Average Age (Male)	36	37	38
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	3,617	21,254	36,226
Average HH Income Average House	2.5	2.5	2.5
Value	\$48,364	\$60,419	\$69,025
Demographics data derived from AlphaMap	\$146,073	\$189,531	\$223,852

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

CONFIDENTIALITY & DISCLAIMER

Graham, NC 27253

INDUSTRIAL PROPERTY FOR SALE / LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from City Plat its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither City Plat its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. City Plat will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. City Plat makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. City Plat does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

Ethan Boyer

|724.840.6674 | ethan@cityplat.com

Nick Melfi

|908.255.9698 | nick@cityplat.com

