

# Investment Sale

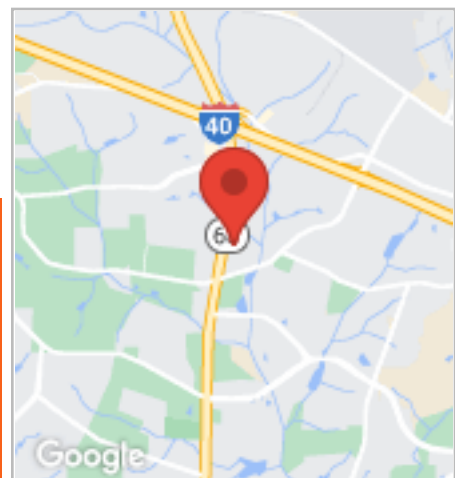
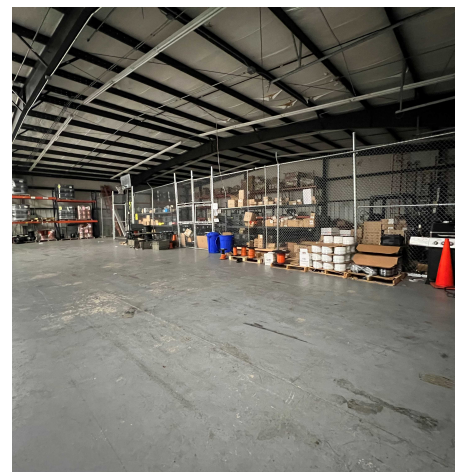
## 8000+/- SF Flex-Industrial

337 NORTH CAROLINA 68 N | GREENSBORO, NC 27409

**For Sale: \$2,000,000.00**

### Property Highlights

- 8,000+/- SF
- Industrial or Business
- Large Drive-In Door
- Dock Door
- 2000+/- SF of office
- Fenced secure outdoor storage



1912 Eastchester Dr Ste. 200  
High Point, NC 27265

[www.lindsayrealestateholdings.com](http://www.lindsayrealestateholdings.com)

**MARK LINDSAY**

Owner

(336) 886-1200

[mlindsay.lcp@gmail.com](mailto:mlindsay.lcp@gmail.com)

# TABLE OF CONTENTS

Bio	3
Property Description	4
Property Photos	5
Aerial Map	9
Location Maps	10
Regional Map	11
Demographics	12
Detailed Demographics	13

**MARK LINDSAY**

OWNER

O: (336) 886-1200

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mlindsay.lcp@gmail.com



Lindsay Commercial Properties  
1912 Eastchester Dr. Ste 200  
High Point, NC 27265

Office: 336-878-5171

Mlindsay.lcp@gmail.com  
Mark Lindsay, CCIM: Founder & President

### Why Choose Lindsay Commercial Properties?

...Because of our Team of Professionals and our Values.

Lindsay Commercial Properties was founded and built with a vision to BE the BEST for our clients through dedication to Excellence, and the integrity to DO the Best for our clients, through our Experience and Innovation.

Mark leads our firm as President and founder. With more than 17 years of experience in commercial Real Estate. He works with industrial,warehouse,manufacturing and shopping center properties, as well as site selections, 1031 tax-free exchanges and investment properties. Mark is a member of the National North Carolina and High Point Associations of Realtors; 2014 & 2020 Past President of HPRAR Board, Awarded Realtor of the Year in 2020, Political Affairs Award for providing outstanding Leadership in Realtor legislative and political issues and supporting RPAC in 2020, Past President of the HP Realtors Commercial Alliance (HPRCA) 2012, Past Board of Governors member for NC RCA; Current Director for Board of Directors of the High Point Association of Realtors, Member of the Community Services & Property Management Committees of HPRAR and NCR Property Management Division; RLI (Realtors Land Institute) working toward an ALC (Accredited Land Consultant) designation; CCIM (Certified Commercial Investor Member); as well as the Triad CIE (commercial information exchange) member.

Mark is a Veteran of the Gulf War, an Ironman athlete, marathoner, licensed avid Sky Diver and Scuba Diver. He is also a graduate of Clemson University with a BS degree in Electrical Engineering and holds NC Licenses for Commercial Contracting and Insurance.

As the founder, Mark strives to build and maintain relationships with clients, customers, and peers in the Real Estate field.

## PROPERTY DESCRIPTION

8000+/- SF Flex-Industrial  
337 North Carolina 68 N | Greensboro, NC 27409

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### Industrial or Business Investment Sale

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Outstanding opportunity on Hwy 68 just South of I-40 in Greensboro, NC.

8,000+/- SF (2,000 sf of office)  
1 dock door  
1 oversize drive-in door  
Fenced and secure outdoor storage area

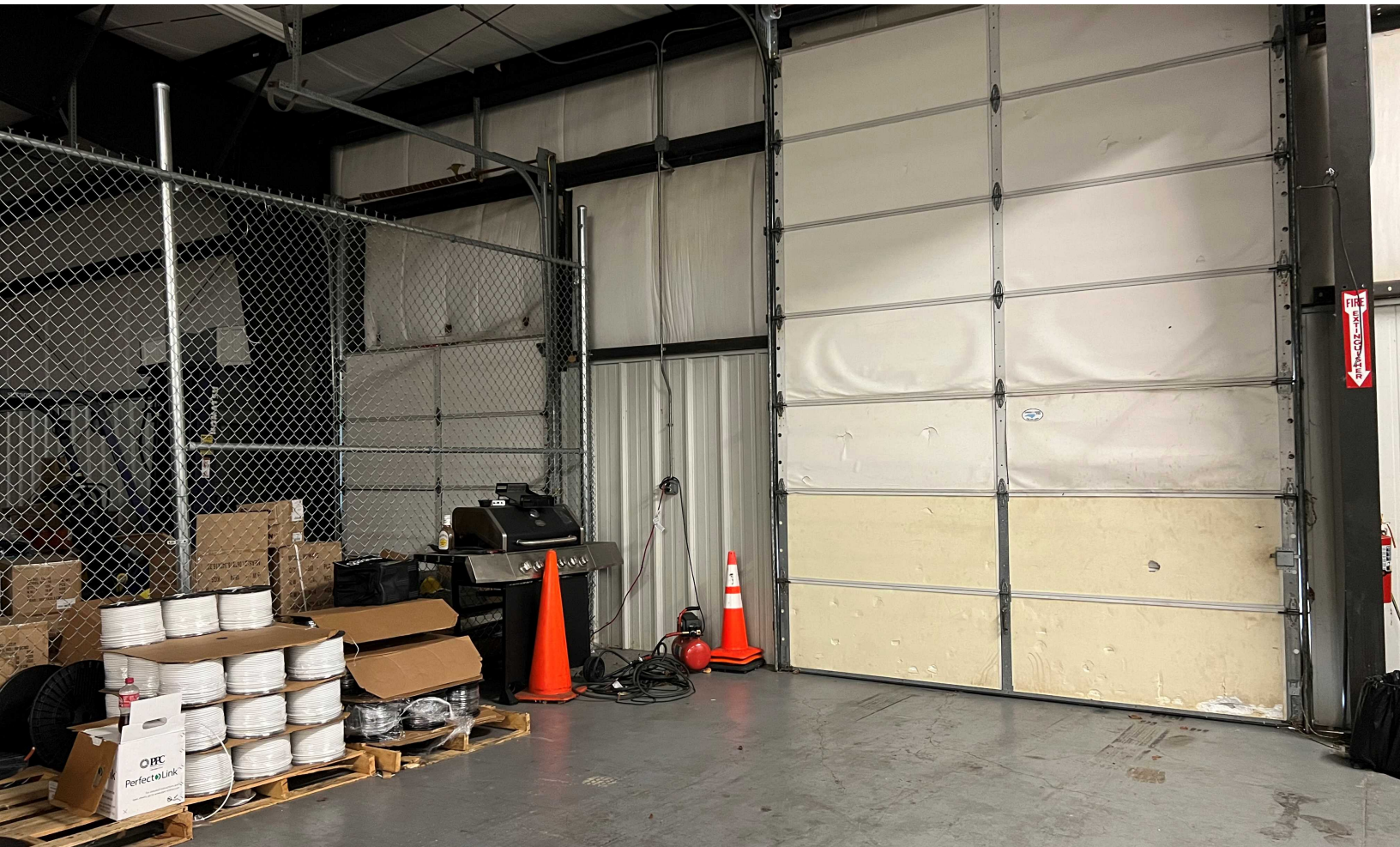
Exceptionally Clean and well-maintained.

\*Front one acre is being leased separately as build-to-suit and not included.

Contact :  
Mark 336-878-5171 mlindsay.lcp@gmail.com  
Jenn at 336-878-5175 onthemovewithjenn@gmamil.com

# PROPERTY PHOTOS

8000+/- SF Flex-Industrial  
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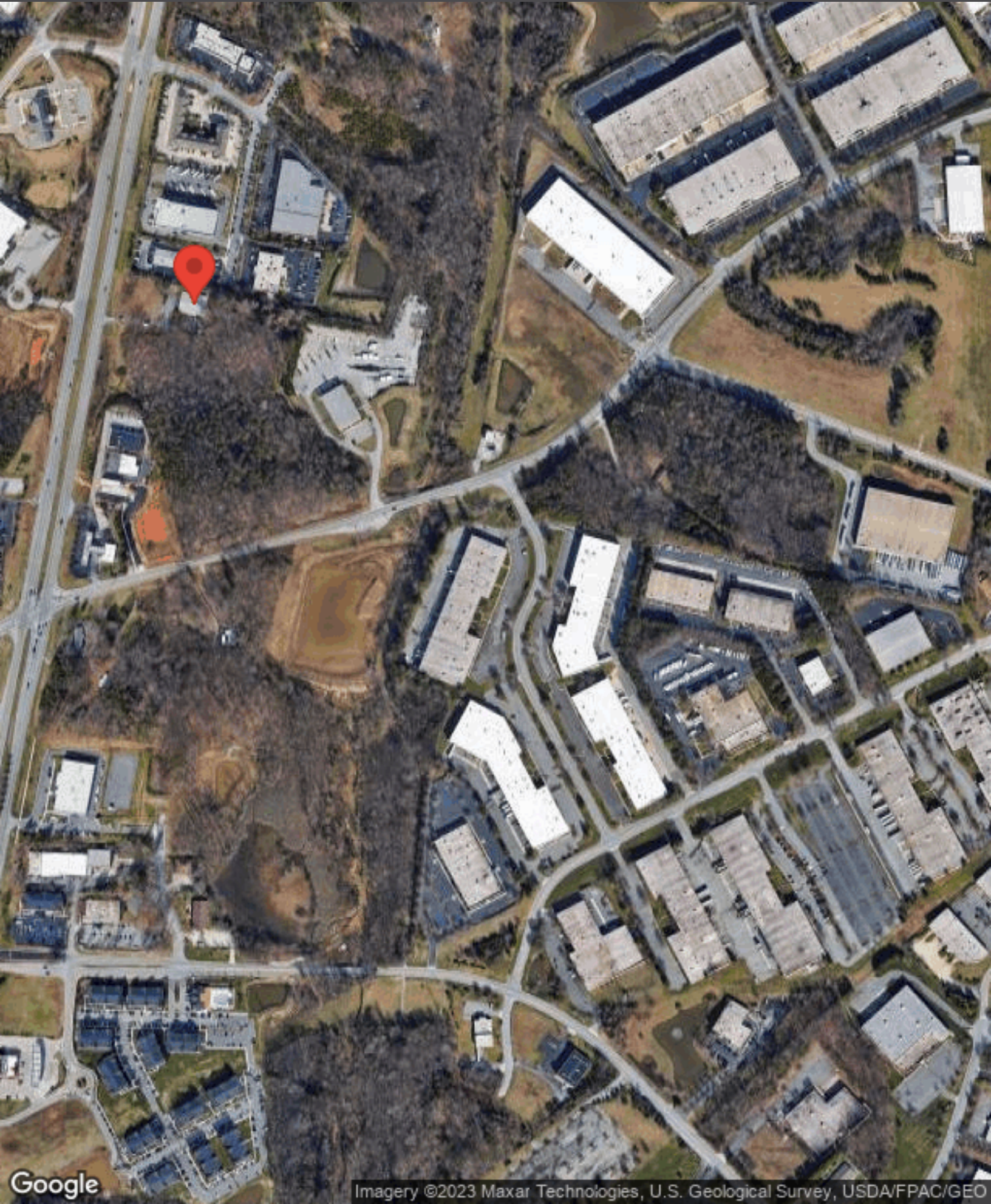
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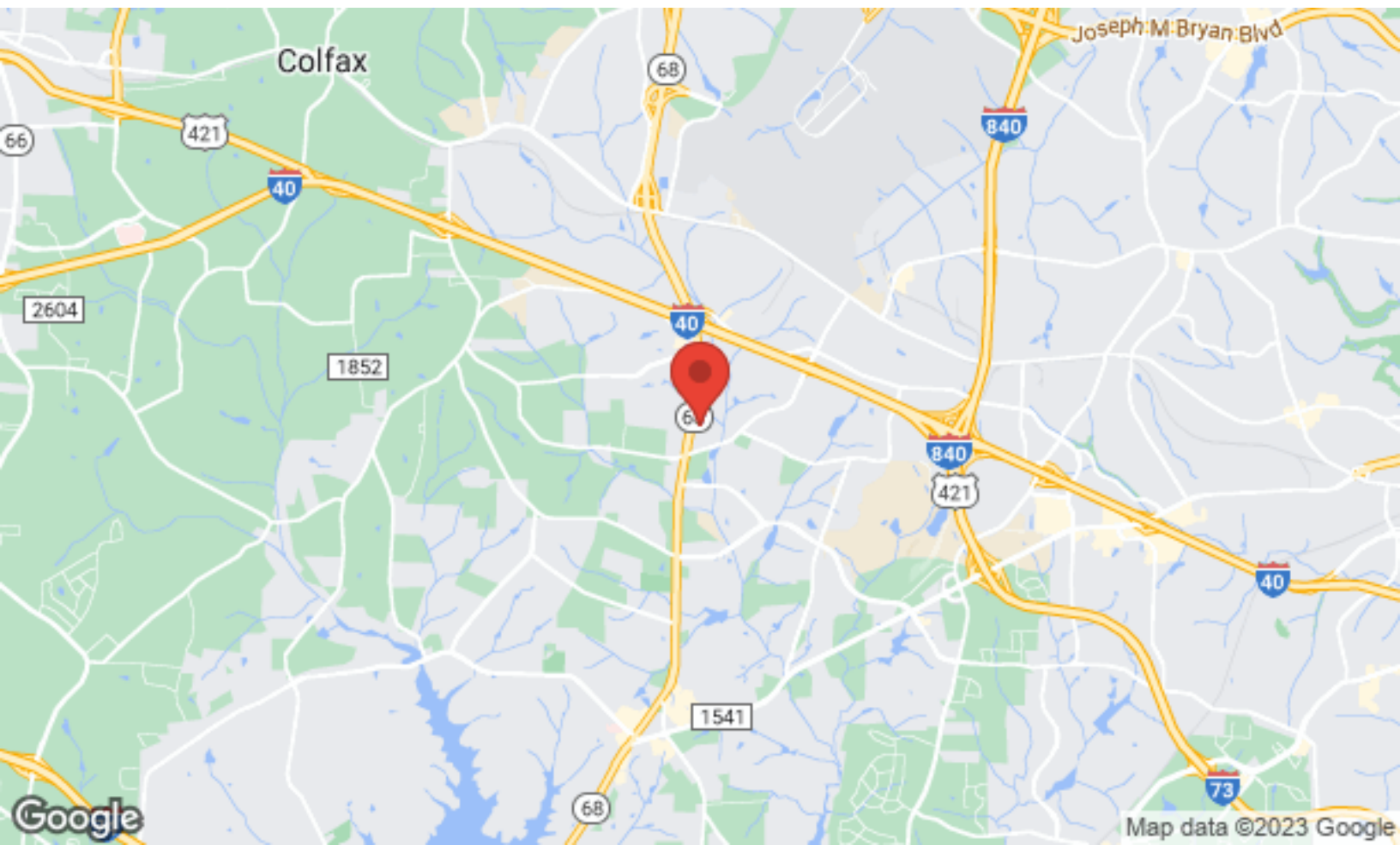
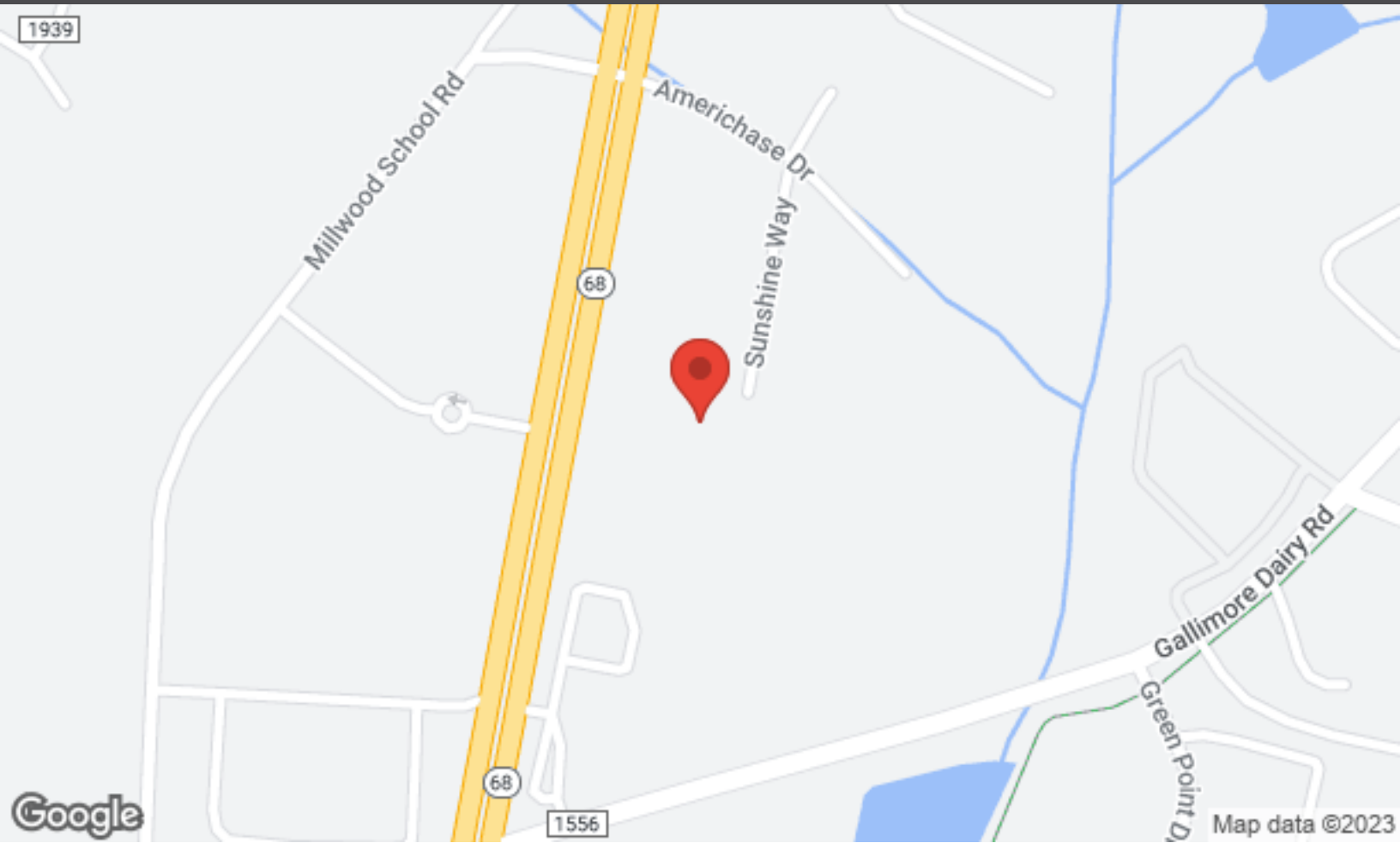
# AERIAL MAP

8000+/- SF Flex-Industrial  
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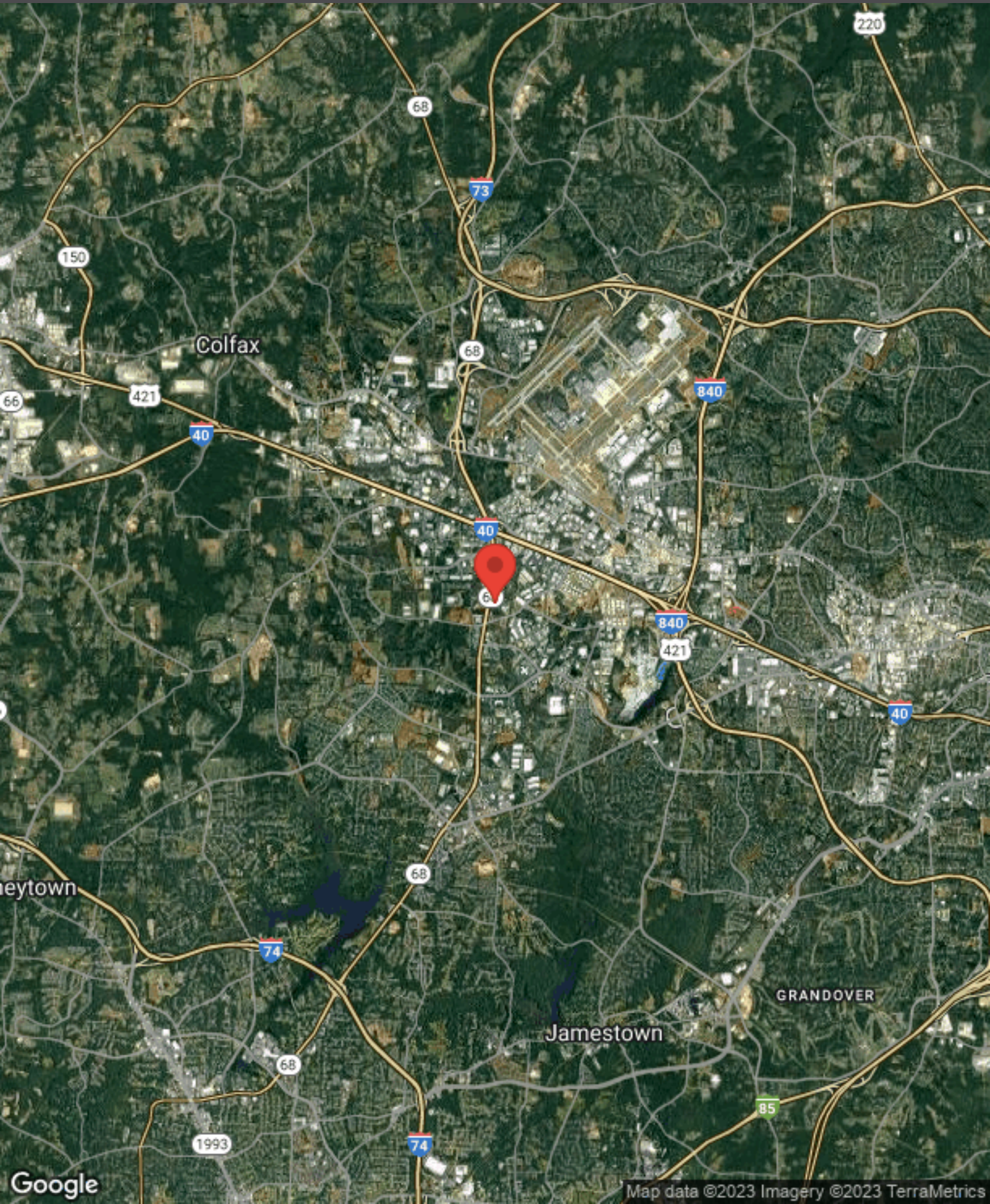
# LOCATION MAPS

8000+/- SF Flex-Industrial  
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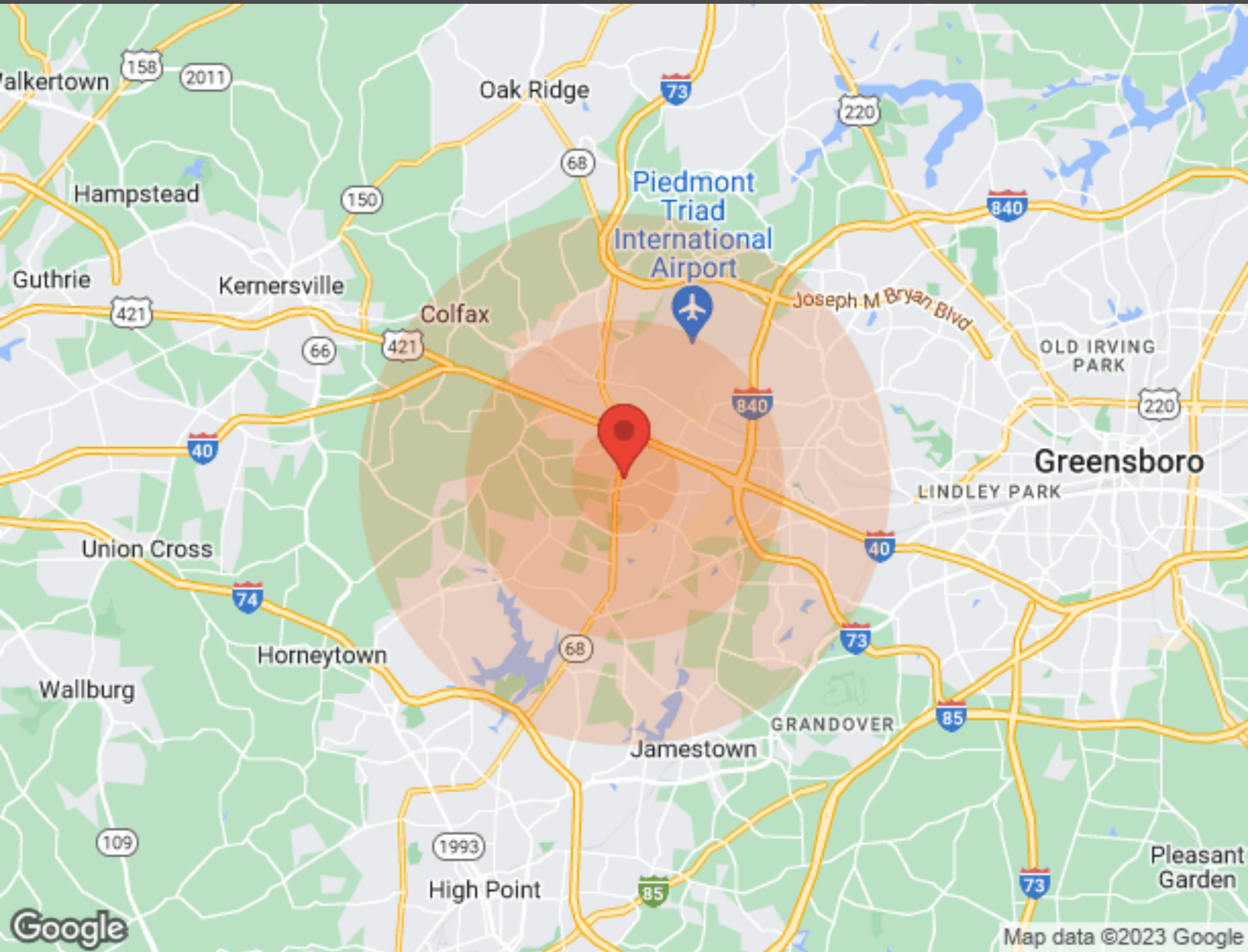
# REGIONAL MAP

8000+/- SF Flex-Industrial  
337 North Carolina 68 N | Greensboro, NC 27409



# DEMOGRAPHICS

8000+/- SF Flex-Industrial  
337 North Carolina 68 N | Greensboro, NC 27409



Population	1 Mile	3 Miles	5 Miles
Male	N/A	11,250	45,398
Female	N/A	11,999	47,854
Total Population	N/A	23,249	93,252

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,512	16,739
Ages 15-24	N/A	2,990	11,532
Ages 55-64	N/A	2,755	11,975
Ages 65+	N/A	3,626	15,457

Race	1 Mile	3 Miles	5 Miles
White	N/A	13,983	62,481
Black	N/A	6,042	21,164
Am In/AK Nat	N/A	18	70
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	1,659	6,457
Multi-Racial	N/A	2,510	9,260

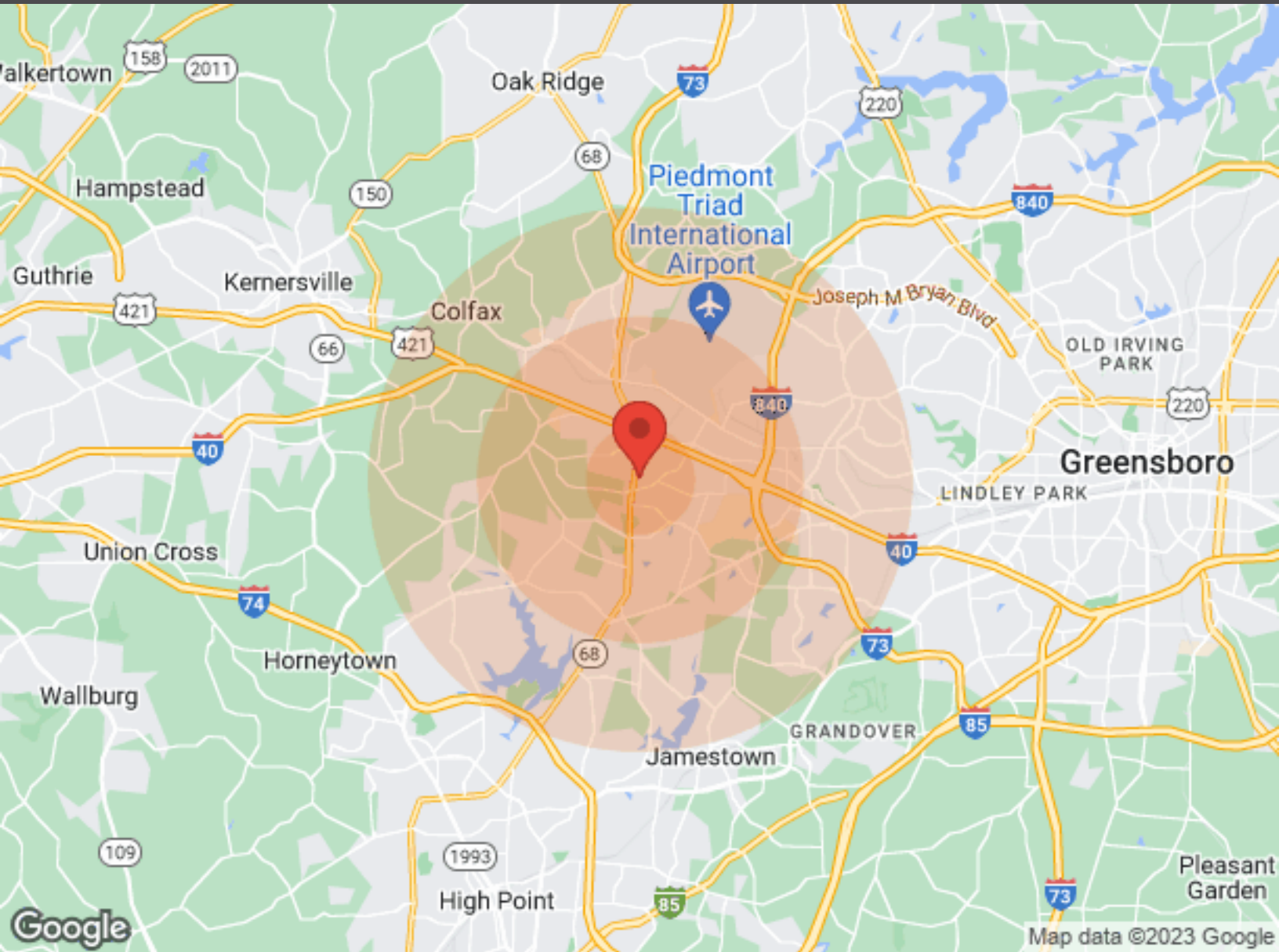
Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$46,272	\$60,389
< \$15,000	N/A	1,050	3,477
\$15,000-\$24,999	N/A	997	3,599
\$25,000-\$34,999	N/A	1,272	4,601
\$35,000-\$49,999	N/A	1,726	6,339
\$50,000-\$74,999	N/A	2,105	8,287
\$75,000-\$99,999	N/A	1,204	5,781
\$10,000-\$149,999	N/A	1,266	5,557
\$150,000-\$199,999	N/A	511	2,069
> \$200,000	N/A	292	1,230

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	10,992	45,057
Occupied	N/A	10,092	41,558
Owner Occupied	N/A	5,258	24,859
Renter Occupied	N/A	4,834	16,699
Vacant	N/A	900	3,499

# DETAILED DEMOGRAPHICS

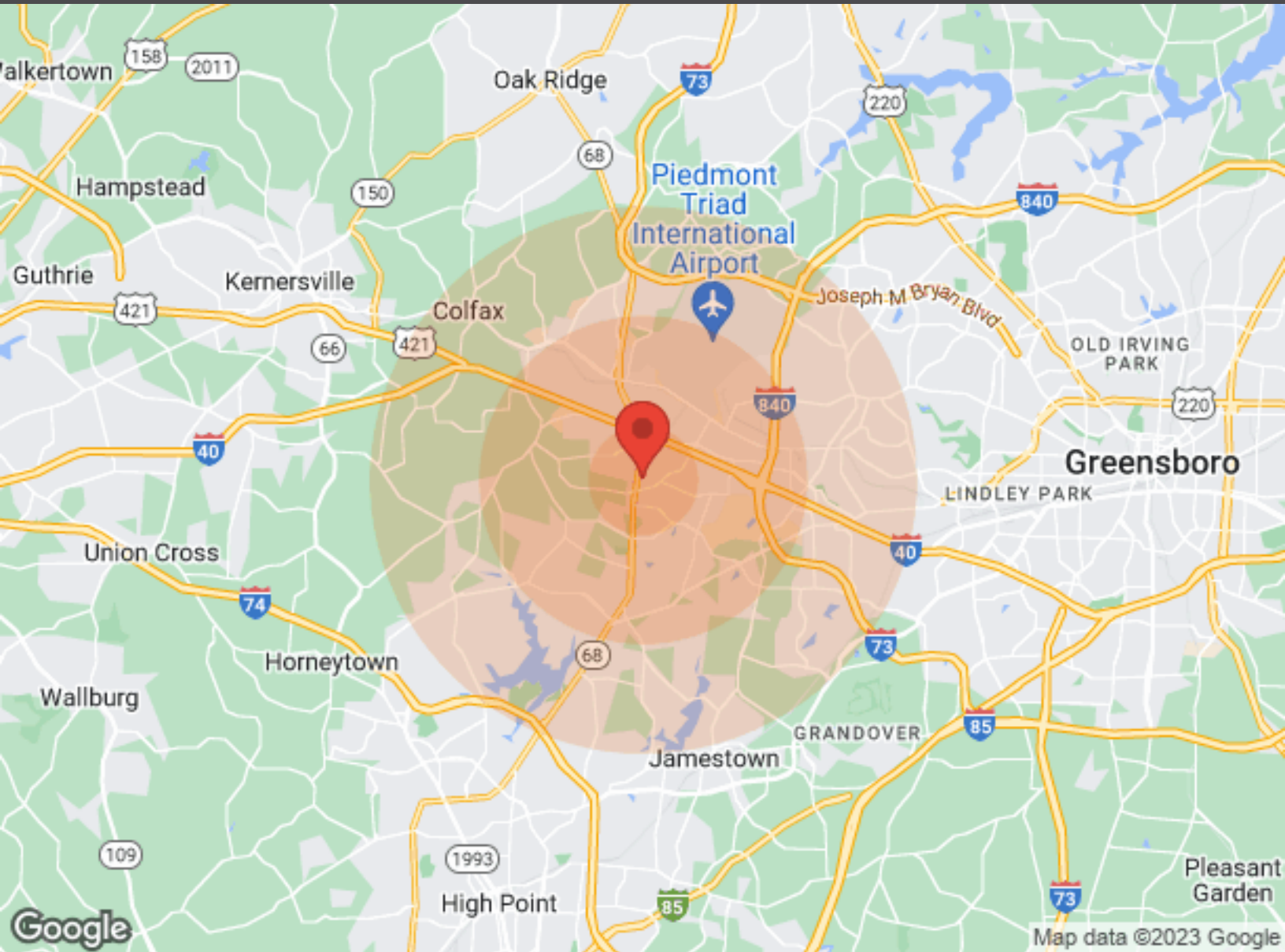
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Ages 0-4	N/A	1,262	4,670	Median	N/A	\$46,272	\$60,389
Ages 5-9	N/A	1,641	6,101	< \$10,000	N/A	733	2,080
Ages 10-14	N/A	1,609	5,968	\$10,000-\$14,999	N/A	317	1,397
Ages 15-19	N/A	1,570	5,945	\$15,000-\$19,999	N/A	421	1,472
Ages 20-24	N/A	1,420	5,587	\$20,000-\$24,999	N/A	576	2,127
Ages 25-29	N/A	1,311	5,297	\$25,000-\$29,999	N/A	550	2,097
Ages 30-34	N/A	1,379	5,506	\$30,000-\$34,999	N/A	722	2,504
Ages 35-39	N/A	1,595	6,114	\$35,000-\$39,999	N/A	502	2,130
Ages 40-44	N/A	1,736	6,742	\$40,000-\$44,999	N/A	652	2,369
Ages 45-49	N/A	1,726	6,994	\$45,000-\$49,999	N/A	572	1,840
Ages 50-54	N/A	1,619	6,896	\$50,000-\$60,000	N/A	756	3,858
Ages 55-59	N/A	1,462	6,403	\$60,000-\$74,000	N/A	1,349	4,429
Ages 60-64	N/A	1,293	5,572	\$75,000-\$99,999	N/A	1,204	5,781
Ages 65-69	N/A	1,088	4,525	\$10,000-\$124,999	N/A	897	3,770
Ages 70-74	N/A	861	3,456	\$125,000-\$149,999	N/A	369	1,787
Ages 74-79	N/A	626	2,537	\$150,000-\$199,999	N/A	511	2,069
Ages 80-84	N/A	451	1,842	> \$200,000	N/A	292	1,230
Ages 85+	N/A	600	3,097				