

SALE

4450-4454 RAILROAD AVE
4450-4454 Railroad Avenue Harrisburg, NC 28075



PROPERTY DESCRIPTION

Located in the high demand Harrisburg flex/industrial market—where quality space is increasingly scarce—this three suite property offers a rare chance to secure functional, modern industrial space in one of the region's tightest submarkets. Harrisburg continues to attract service contractors, trade businesses, and small industrial operators, yet availability remains limited, making this asset especially valuable for both users and investors.

The building features three flexible suites, each equipped with drive in doors, allowing owners to lease individually or an owner occupant to control the entire property. The warehouses are fully insulated and climate controlled, supporting year round operations, while the climate controlled office areas provide comfortable administrative space.

The layout is ideal for HVAC, electrical, plumbing, flooring, and other service contractors, as well as small auto repair and service operations or general warehousing users seeking efficient access, functional space, and a professional setting.

Positioned in a strategic Harrisburg industrial corridor with quick access to major highways and the greater Charlotte region, the property delivers convenience, flexibility, and operational efficiency in a market where opportunities like this are increasingly hard to find.

OFFERING SUMMARY

Sale Price:	\$1,300,000
Price per sq ft:	\$259.22
Lot Size:	0.71 Acres
Building Size:	5,015 SF

Ryan Pilsy

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PROPERTY HIGHLIGHTS

- 5,015 Total SF
- 0.71 Total Acres
- GC Zoning (General Commercial Zoning – Harrisburg)
- Metal Construction and roof
- Asphalt Paved Lot
- Climate Controlled and Insulated Warehouses/Offices
- 4 drive in doors (10ft clearance, 16ft ceiling height)
- Separate Electric, Gas and HVAC
- Same water and Sewer
- 3 restrooms (1 in each unit)
- 240 AMP power in each unit
- Suite 4450 tenant occupied (Suites 4452/4454 Vacant)
- Parcel ID: 5507-74-1421-0000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	251	1,637
Total Population	384	813	4,861
Average HH Income	\$169,693	\$162,349	\$147,563

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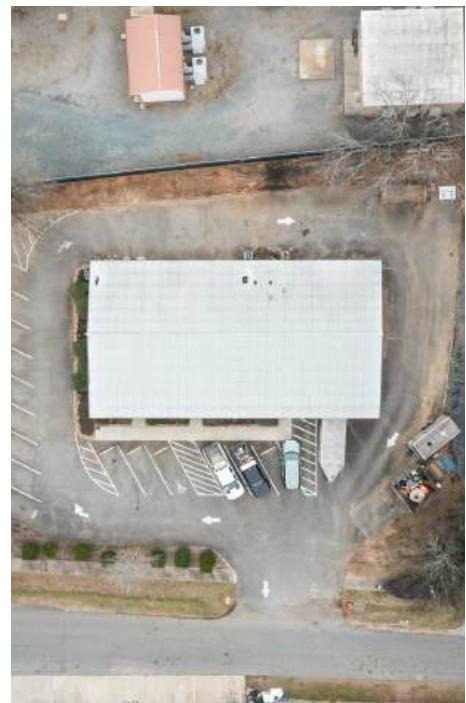
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BUILDING PHOTOS
4450-4454 Railroad Avenue Harrisburg, NC 28075



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4450 RAILROAD AVE

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SUITE 4450 HIGHLIGHTS

- 2,035 Total SF
- 2 Drive-in doors (10ft clearance, 16 ft ceiling height)
- 1 office/reception, storage room, restroom
- Climate Controlled Warehouse and Office
- Separate electric, gas and HVAC
- Same water and sewer
- Tenant occupied until May 31, 2028 (1 year renewal for 3 years).

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4452 RAILROAD AVE

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SUITE 4452 HIGHLIGHTS

- 1,530 Total SF
- 1 Drive-in door (10ft clearance, 16ft ceiling height)
- 3 Offices, 1 reception, 1 restroom
- Climate Controlled Warehouse and Office
- Separate electric, gas and HVAC
- Same water and sewer
- Vacant

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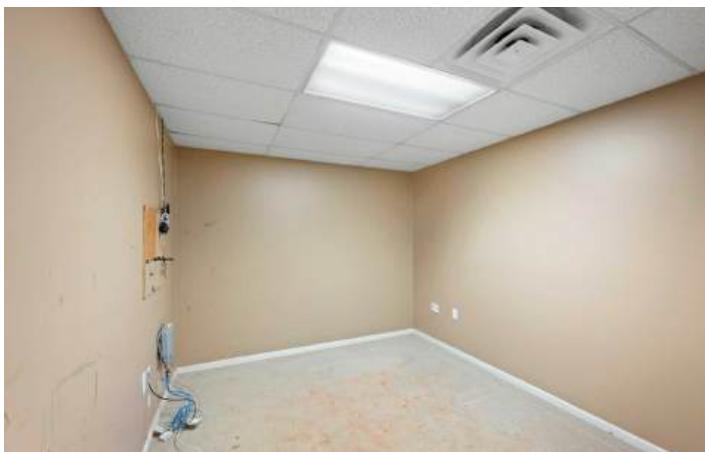


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4452 RAILROAD AVE PHOTOS

4450-4454 Railroad Avenue Harrisburg, NC 28075



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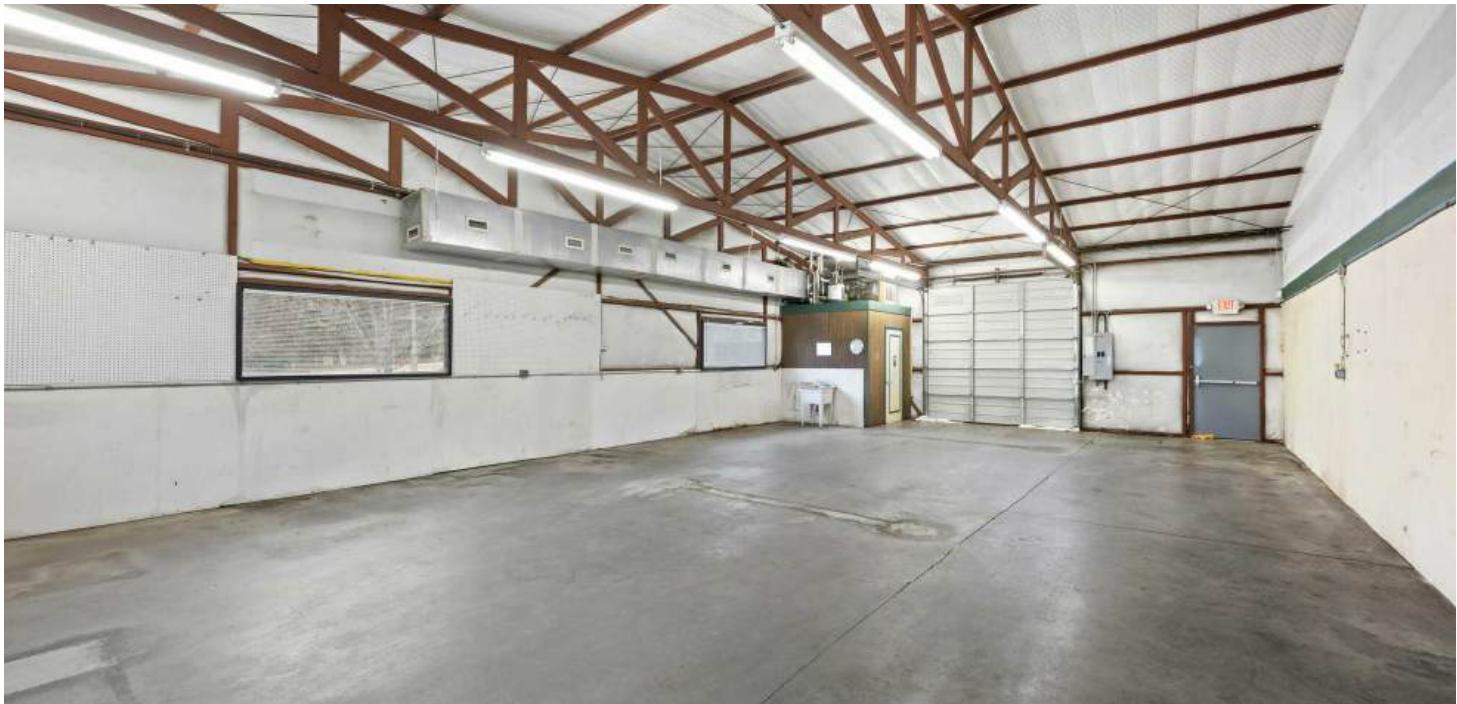


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4454 RAILROAD AVE

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SUITE 4454 HIGHLIGHTS

- 1450 Total SF
- 1 Drive-in door (10ft clearance, 16 ft ceiling height)
- Open layout with 1 restroom
- Climate controlled Warehouse and Office
- Separate electric, gas and HVAC
- Same water and sewer
- Vacant

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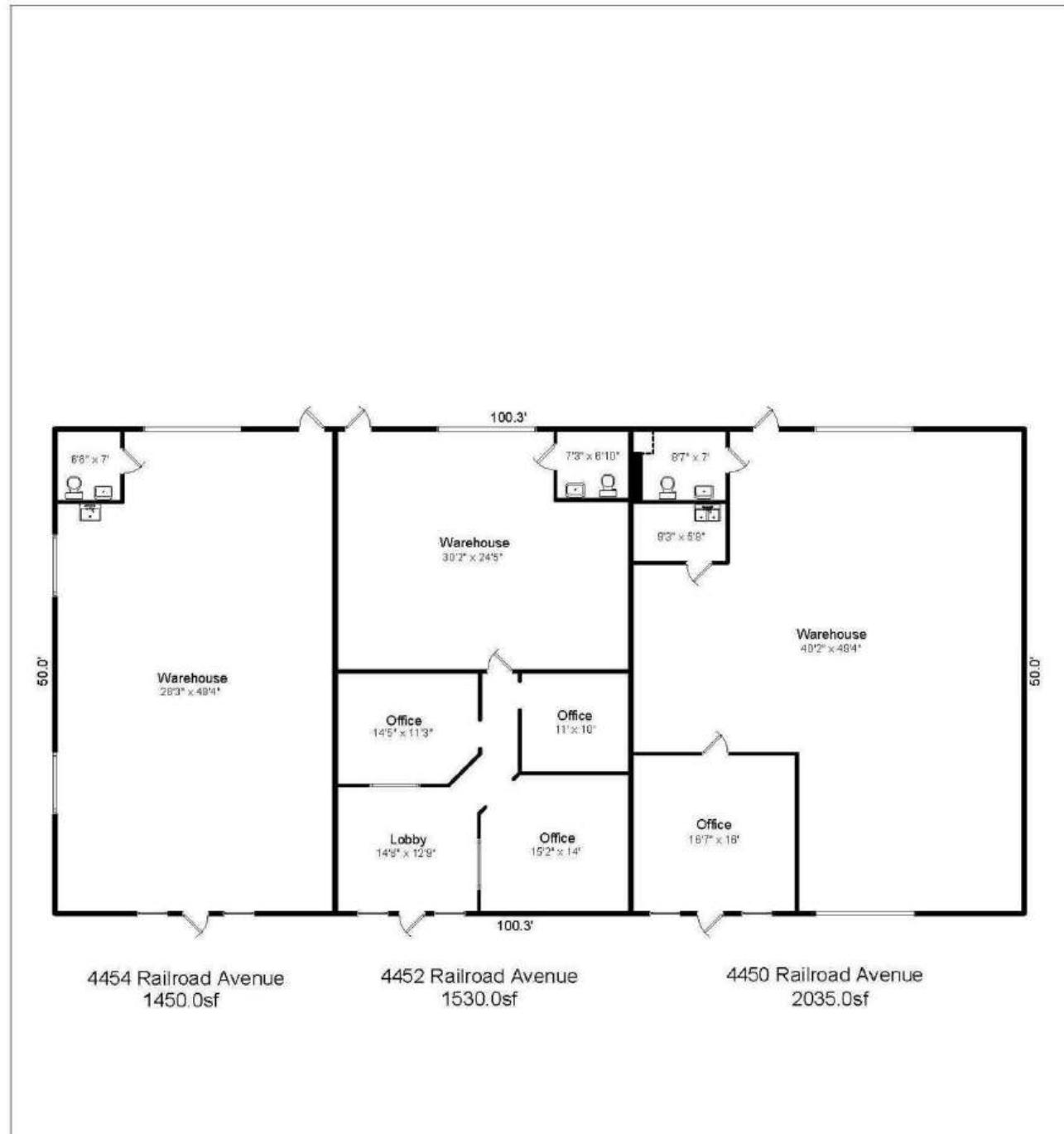
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COLDWELL BANKER
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4450, 4452 & 4454 Railroad Avenue (5015 sf GBA)



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LOCATION MAP

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RETAILER MAP

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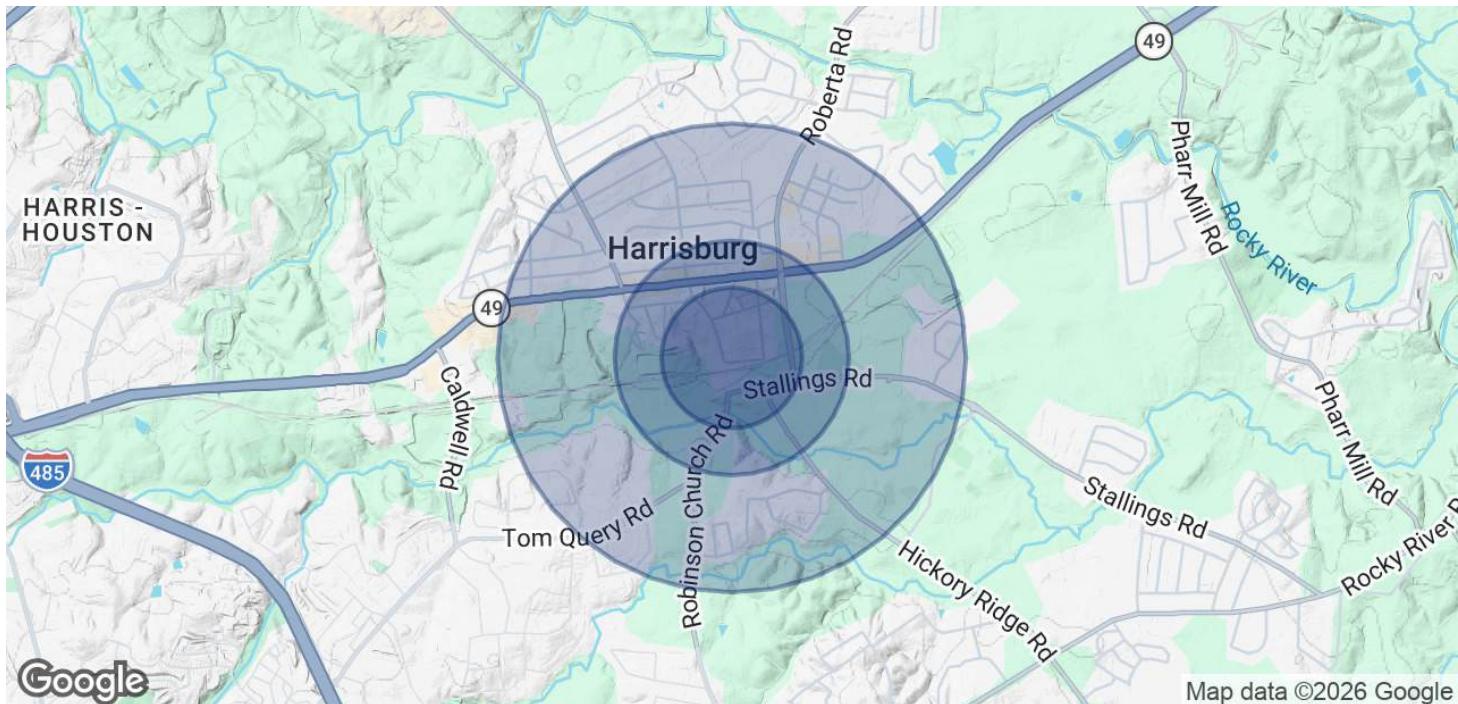
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**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	384	813	4,861
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	251	1,637
# of Persons per HH	3.4	3.2	3
Average HH Income	\$169,693	\$162,349	\$147,563
Average House Value	\$497,062	\$471,172	\$416,769

Demographics data derived from AlphaMap

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