

INDUSTRIAL PROPERTY FOR LEASE

FOR LEASE – Flex Facility with Outdoor Yard

2641 Randleman Rd | Greensboro, NC 27406



Ethan Boyer

724.840.6674

ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Table of Contents

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



ETHAN BOYER
1724.840.6674 | ethan@cityplat.com

TABLE OF CONTENTS

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
FLOOR PLANS	6
LOCATION MAP	7
DEMOGRAPHICS REPORT	8
POTENTIAL USERS	9
CONFIDENTIALITY & DISCLAIMER	10

CITYPLAT
COMMERCIAL REAL ESTATE

Property Summary

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Positioned on a busy commercial/industrial corridor, this endcap space combines warehouse functionality with retail-front visibility — ideal for users needing both street presence and dock-height loading. With multiple access points and outdoor storage potential, it's one of the few mid-size flex options available in South Greensboro.

PROPERTY HIGHLIGHTS

- End cap unit totaling +-5,000 SF (two combined suites)
- End cap unit totaling +- 1,250 SF (single unit)
- 3 loading docks (of which one drive in) Ample outdoor storage / fenced yard potential
- Excellent signage & visibility
- Flexible LI zoning allows wide range of service, trade, and light-industrial uses
- Access with direct proximity to I-40/I-85
- Perfect for contractors, distributors, auto service, or light manufacturing
- Competitive lease rates, short or long-term options available

OFFERING SUMMARY

Lease Rate:	\$5,900 per month (NNN)
Number of Units:	2
Available SF:	+-5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,546	25,122	61,371
Total Population	8,242	65,654	157,933
Average HH Income	\$62,740	\$59,244	\$71,392

ETHAN BOYER

|724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Additional Photos

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Additional Photos

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



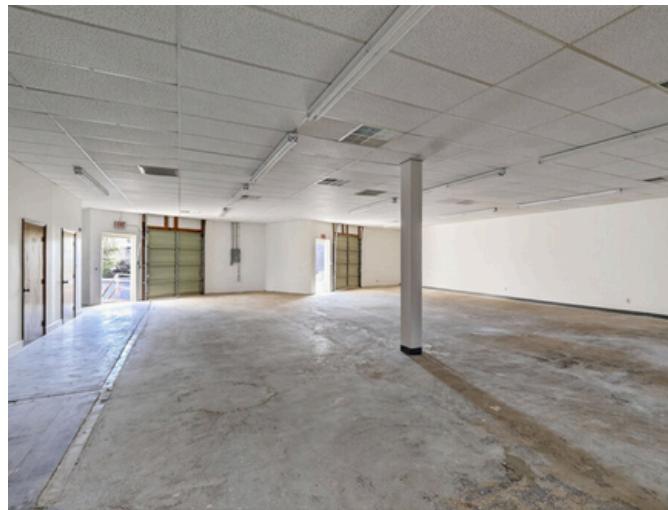
ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Additional Photos

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Additional Photos

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Additional Photos

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Additional Photos

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



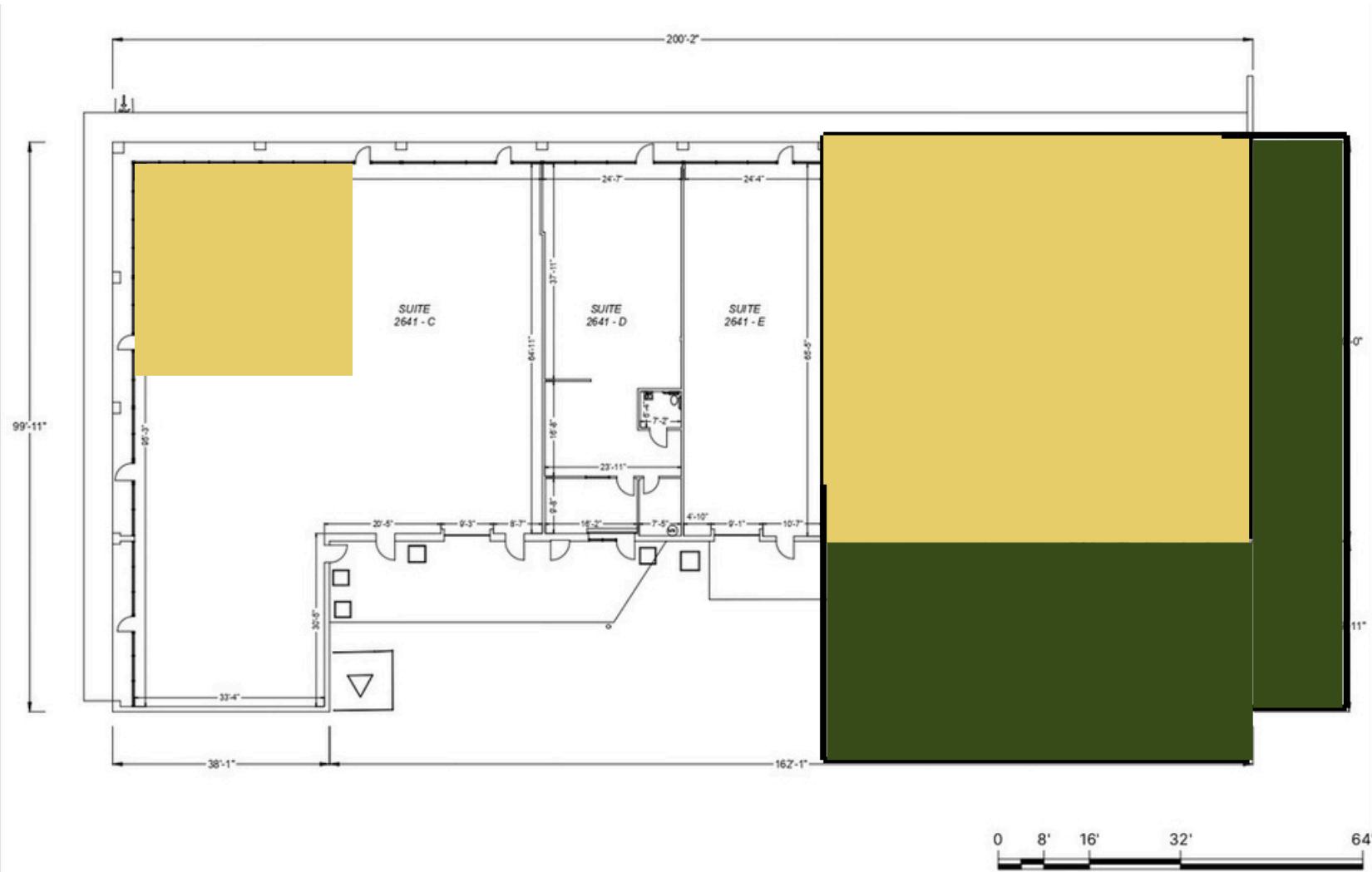
ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Floor Plans

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



Highlighted in green is potential fenced laydown yard

ETHAN BOYER

l724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Location Map

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE



ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

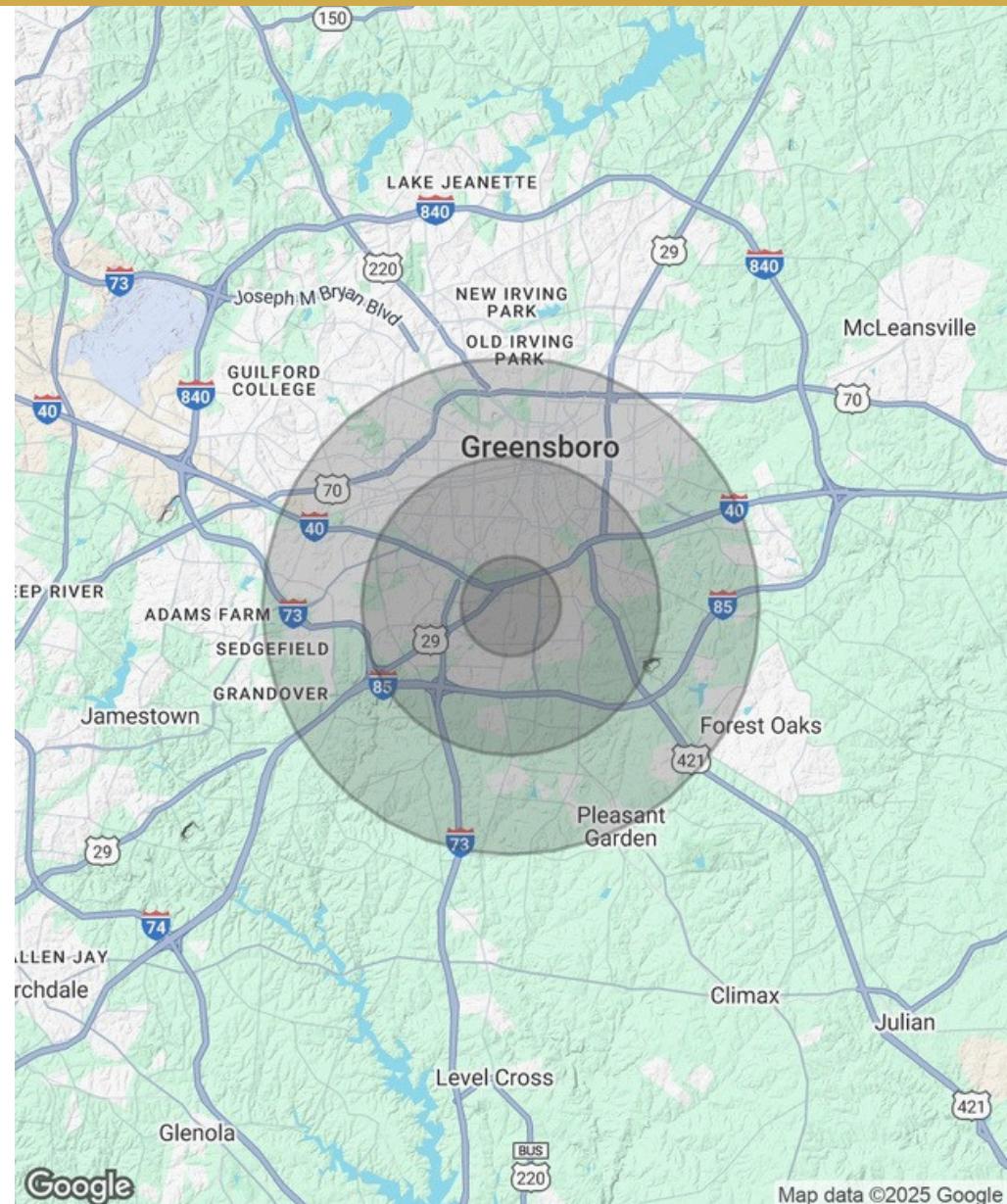
Demographics Report

Greensboro, NC 27406

INDUSTRIAL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,242	65,654	157,933
Average Age	38	37	37
Average Age (Male)	37	35	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households # of Persons per HH	3,546	25,122	61,371
Average HH Income Average House Value	2.3	2.6	2.6
	\$62,740	\$59,244	\$71,392
Demographics data derived from AlphaMap	\$136,773	\$196,038	\$250,066



Map data ©2025 Google

ETHAN BOYER

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Potential Users

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR LEASE

Comprehensive Tenant List

Distribution / Logistics

- Third-party logistics (3PL) providers
- Last-mile courier hubs (Amazon DSP, UPS Store distribution, etc.)
- Furniture / appliance delivery companies
- Beverage / restaurant supply distributors
- Regional parcel, HVAC, or plumbing supply depots

Contractor / Trade Services

- Electrical / plumbing / HVAC companies
- Landscape & irrigation contractors
- Roofing / siding / drywall contractors
- Masonry / concrete firms
- General contractors with equipment/trailer storage
- Paving, grading, or utility contractors needing yard space

Wholesale Retail Hybrid / Showroom

- Building materials supplier (tile, stone, flooring, cabinetry)
- Kitchen & bath showroom with warehouse
- Lighting or electrical supply wholesaler
- Office furniture or commercial interiors supplier
- Garden / landscape supply with outdoor display

Storage / Flex Uses

- Self-storage (indoor climate-controlled)
- Vehicle or trailer storage (screened)
- Contractor storage yards (tools, equipment, materials)
- Business record or document storage

Verification with City Required

Light Manufacturing/ Fabrication

- Metal, wood, or cabinet fabrication shops
- Custom signage or printing companies
- Plastics / composites prototyping
- Specialty packaging / assembly firms
- Furniture, fixtures, or millwork production

Equipment Sales & Services

- Tool / equipment rental (Sunbelt-type users)
- Small engine repair (non-retail)
- Fleet maintenance or commercial auto service
- Construction supply and materials yards

Wholesale Retail Hybrid / Showroom

- Building materials supplier (tile, stone, flooring, cabinetry)
- Kitchen & bath showroom with warehouse
- Lighting or electrical supply wholesaler
- Office furniture or commercial interiors supplier
- Garden / landscape supply with outdoor display

Specialty / Creative Uses

- Maker space / artisan studio collective
- Indoor recreation / training facilities (martial arts, cheer, gym, etc.)
- Data or IT equipment facility
- EV fleet charging & maintenance depot

ETHAN BOYER

l724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

Confidentiality & Disclaimer

Greensboro, NC 27406
INDUSTRIAL PROPERTY FOR 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

1724.840.6674 | ethan@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE