

INDUSTRIAL / FLEX • FOR LEASE



FOR LEASE

Industrial / Flex Facility with Outdoor Yard

2641 Randleman Rd | Greensboro, NC 27406



BASE RENT

\$10.00 / SF / YR

2,250 SF

Unit B1

TICAM (Est.)

\$2.86 / SF / YR

5,000 SF

Unit F&G

TOTAL COST

\$12.86 / SF / YR

1,799 SF

Unit H

Mark Lindsay, CCIM



336-692-5612 | MLindsay.LCP@gmail.com

Property Summary

2641 Randleman Rd | Greensboro, NC 27406



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Available Units Highlighted: Unit B1 (2,250 SF) | Unit F&G (5,000 SF / 2 Dock Doors) | Unit H (1,799 SF / 1 Dock Door)

PROPERTY DESCRIPTION

Positioned on a high-traffic commercial/industrial corridor in South Greensboro, this flex facility offers warehouse functionality combined with excellent street presence and Randleman Rd visibility. Three units available individually or combined, with dock-height loading, flexible LI zoning, and outdoor storage potential — just 0.5 miles from I-40 with easy access to I-85 and US-29/220.

PROPERTY HIGHLIGHTS

- Three available units — lease individually or combine
- 5,000 SF end-cap (F&G) with two dock-height loading doors
- 1,799 SF unit (H) with one dock-height loading door
- 2,250 SF flex/office unit (B1) with Randleman Rd storefront
- Flexible LI zoning — service, trade, light industrial
- Ample outdoor storage / fenced laydown yard potential
- 0.5 miles from I-40 | Access to I-85 & US-29/220
- Excellent signage and visibility on Randleman Rd
- Competitive lease rates — short or long-term options

OFFERING SUMMARY

Base Rent:	\$10.00 / SF / YR
TICAM (Estimated):	\$2.86 / SF / YR
Total Occupancy Cost:	\$12.86 / SF / YR
Unit B1:	2,250 SF
Unit F & G:	5,000 SF
Unit H:	1,799 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	3,546	25,122	61,371
Total Population	8,242	65,654	157,933
Avg. HH Income	\$62,740	\$59,244	\$71,392

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All information deemed reliable but not guaranteed. Prospective tenants to verify all information independently.



Available Spaces

2641 Randleman Rd. | Greensboro, NC 27406

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Unit B1

2,250 SF

No dock door

EST. MONTHLY **\$2,411/mo**

Street-facing flex/office unit with full-length storefront windows on Randleman Rd. Updated hardwood-style flooring throughout. Ideal for showroom, office/warehouse combination, or service business needing high street visibility.

- Full-length storefront windows
- Updated hardwood-style flooring
- Multiple private offices / open layout



Base Rent: **\$10.00 / SF / YR**

+ TICAM: **\$2.86 / SF / YR**

= Total: **\$12.86 / SF / YR**

Unit F & G

5,000 SF

Two dock-height loading doors

EST. MONTHLY **\$5,358/mo**

End-cap unit combining two suites for a total of 5,000 SF. Two dock-height loading doors with rear yard access. Mix of open warehouse floor, flex office/showroom, and storefront windows — ideal for distributors, contractors, or light manufacturing.

- Two dock-height loading doors
- End-cap location with outdoor yard access
- Mix of warehouse + office/showroom space



Base Rent: **\$10.00 / SF / YR**

+ TICAM: **\$2.86 / SF / YR**

= Total: **\$12.86 / SF / YR**

Unit H

1,799 SF

One dock-height loading door

EST. MONTHLY **\$1,927/mo**

Compact warehouse/flex unit with a dock-height loading door and open floor plan. Well-suited for a small distributor, specialty trade, auto-related use, or additional overflow storage.

- Dock-height loading door
- Open warehouse floor plan
- Easy access from rear service drive



Base Rent: **\$10.00 / SF / YR**

+ TICAM: **\$2.86 / SF / YR**

= Total: **\$12.86 / SF / YR**

Contact Mark Lindsay, CCIM to Schedule a Showing

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Aerial Views

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Unit locations: F&G (end-cap), H (dock), B1 (storefront)

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Interior Photos

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Unit B1 — 2,250 SF



Unit F & G — 5,000 SF



Unit H — 1,799 SF



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