

# FOR SALE

1000 E Butler Ave • Liberty, NC • 27298



## Commercial 181,024 Sqft

- Zoning: Industrial (I) & R-12 (Residential)
- Prime Location with Excellent Access
- Industrial or Commercial Development
- Large Parcel Offering Flexible Use Options

## 41.7 ACRES

Type	Industrial
Year Built	1965

**Sales Price : \$16,000,000**



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Keller Williams One

336-580-3432

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**Bill Warmath**

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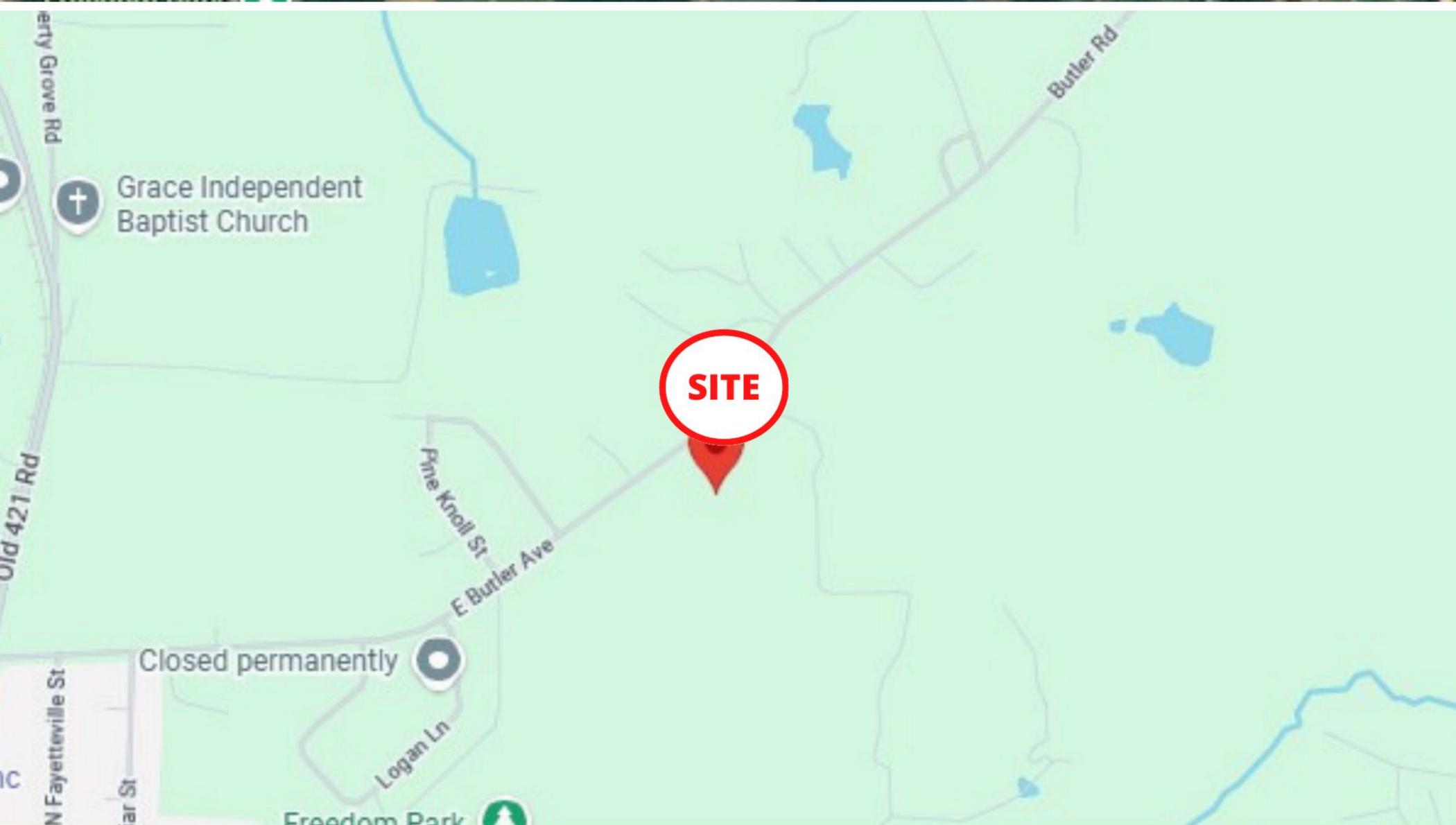
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LIBERTY, NC 27298**

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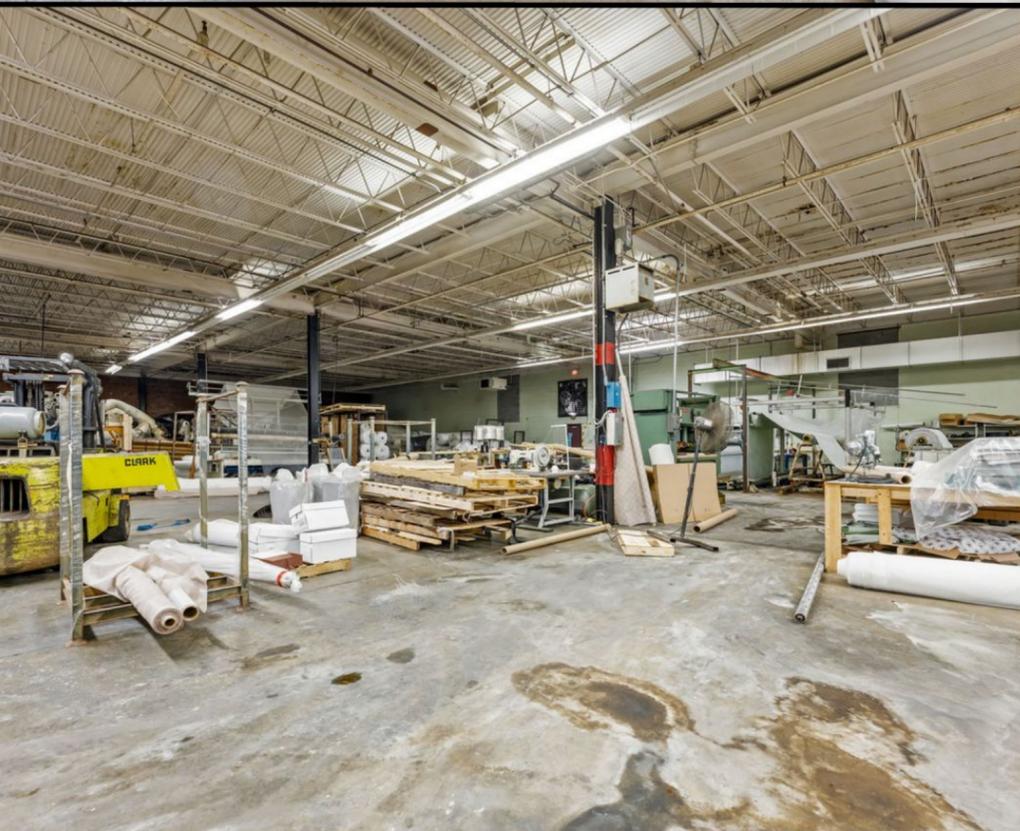
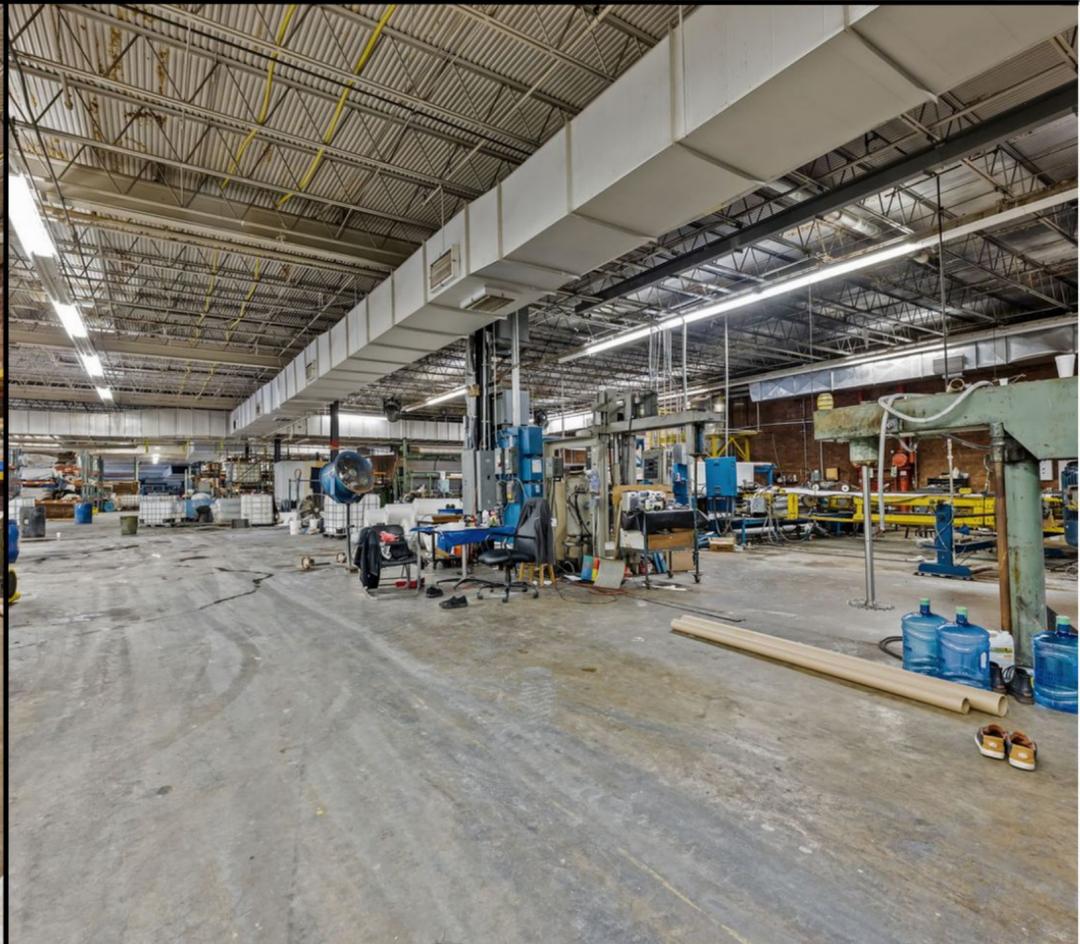
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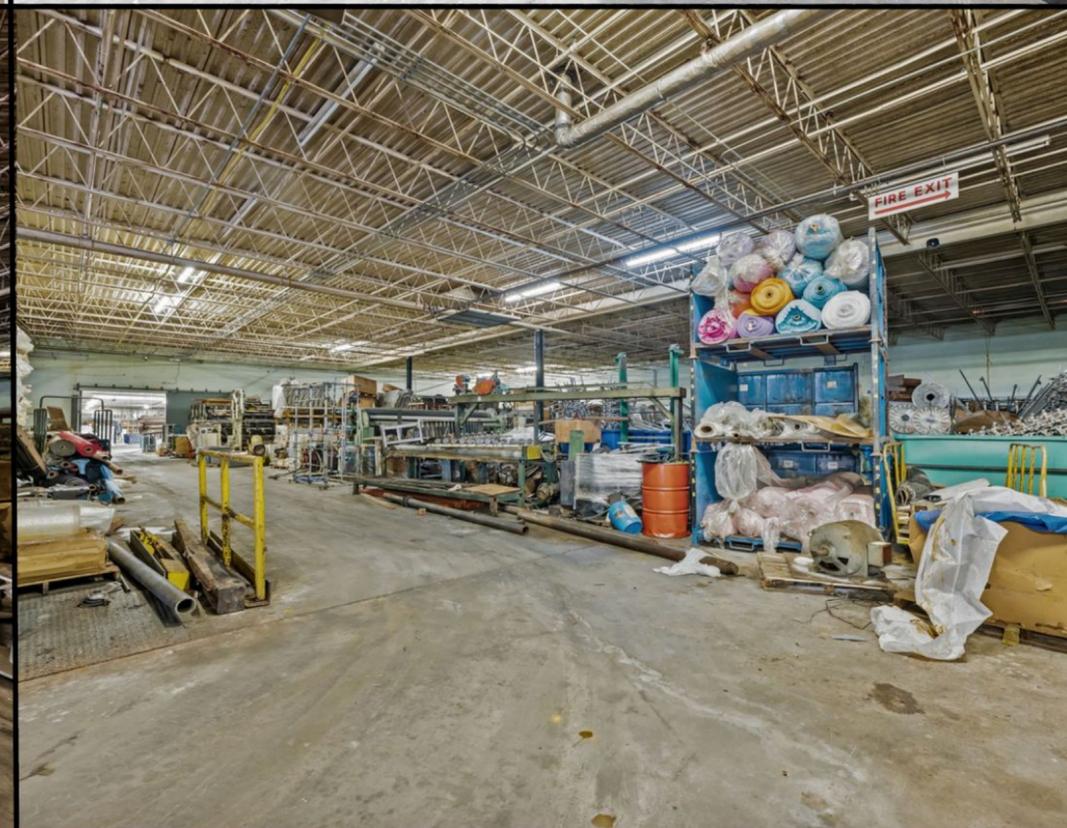
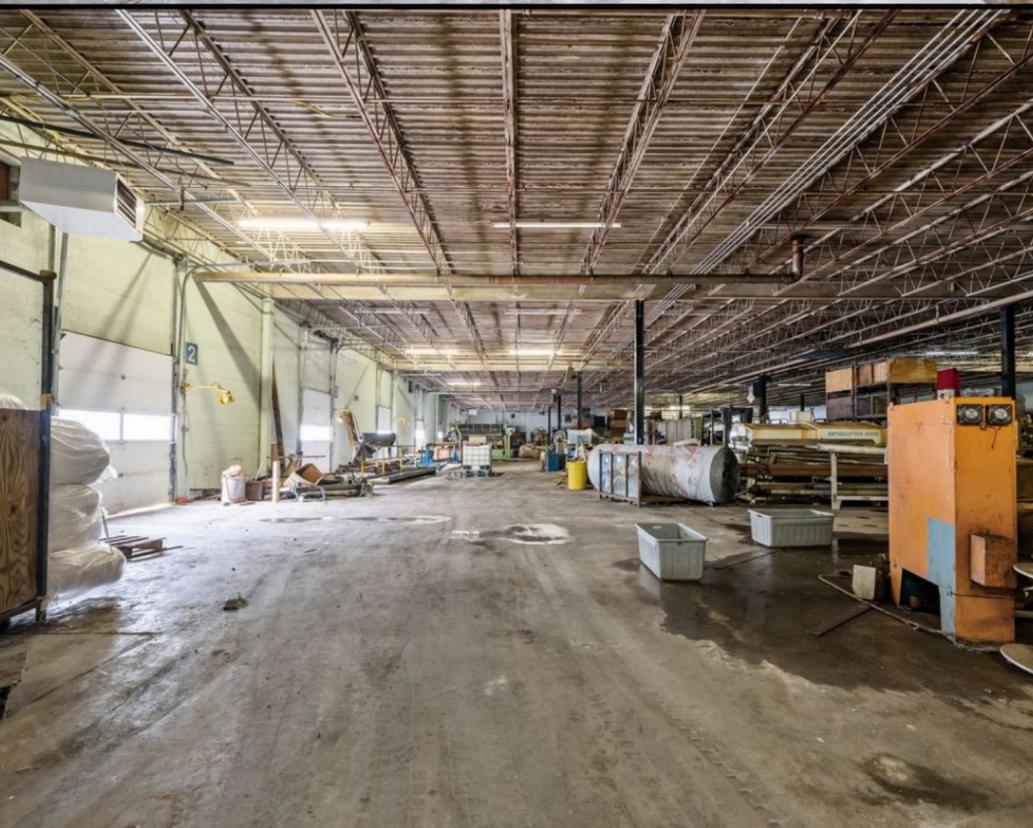
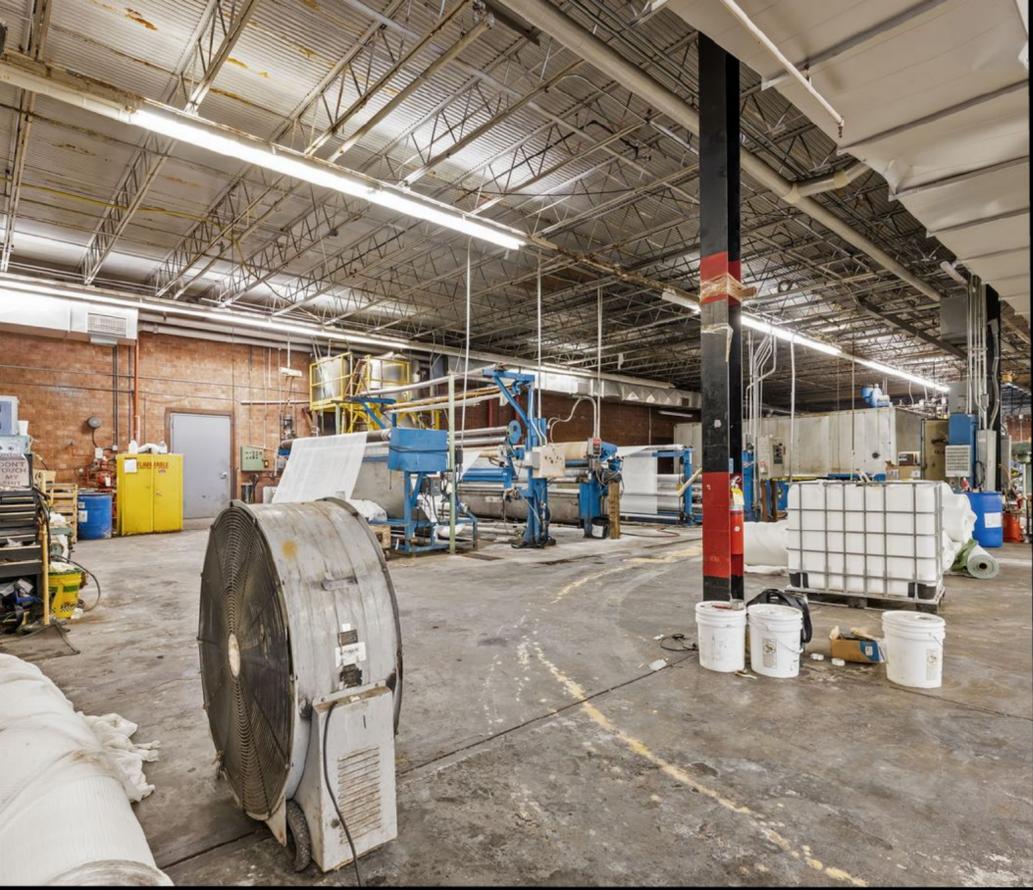


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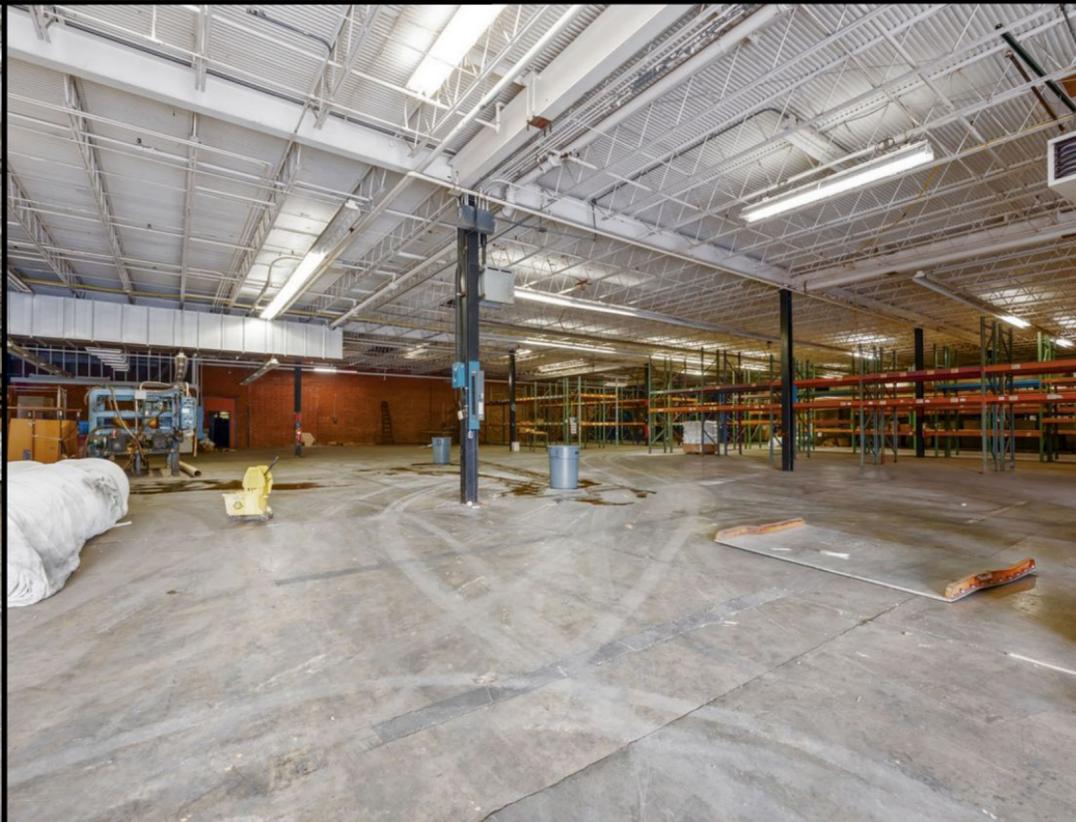
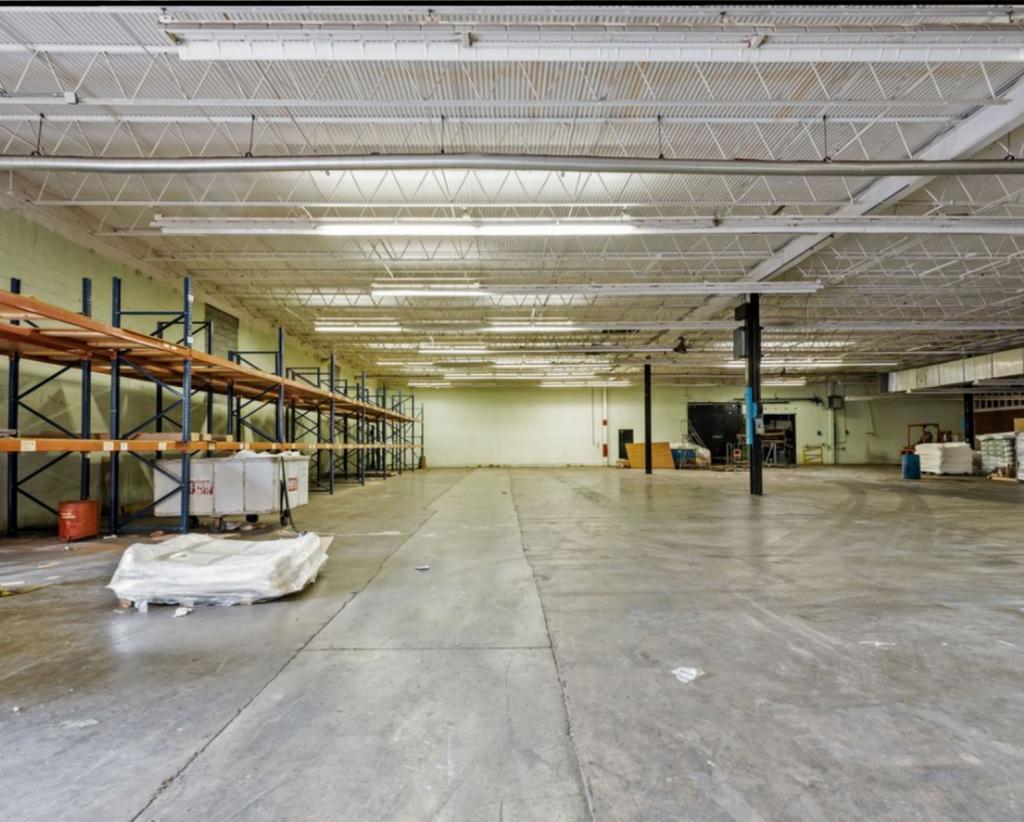
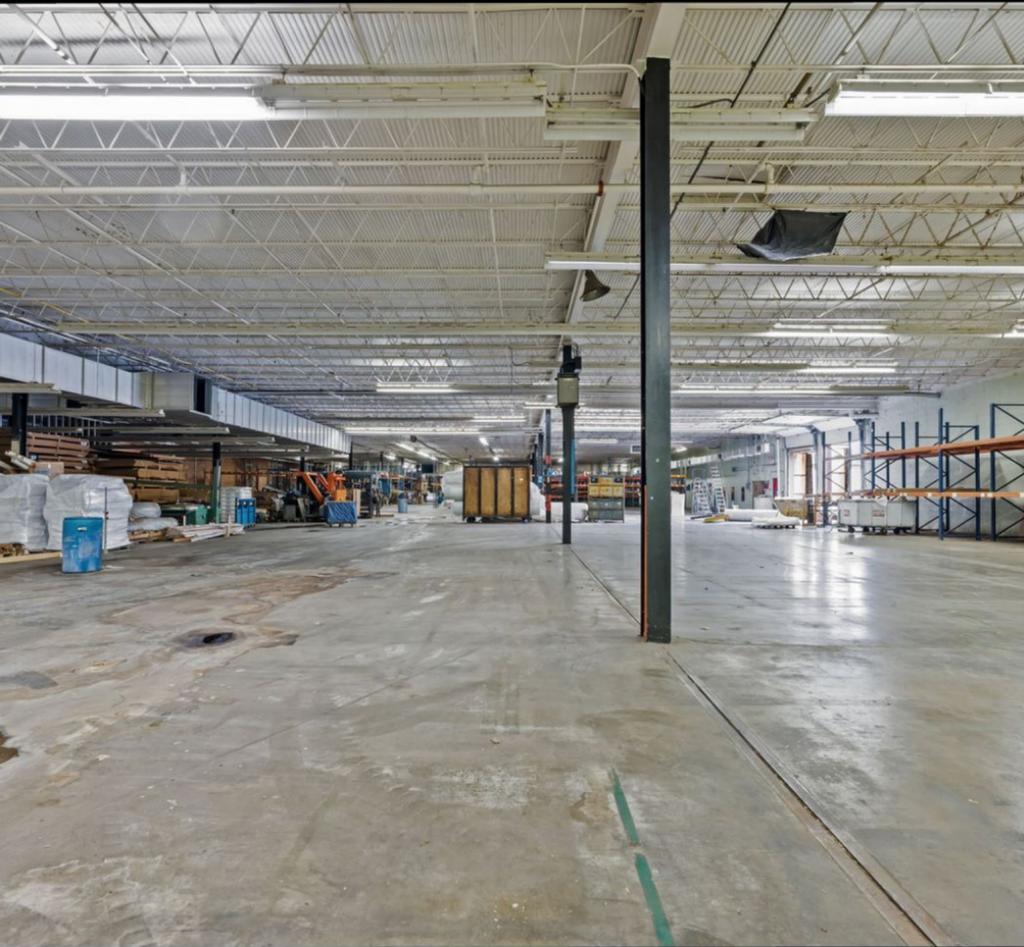
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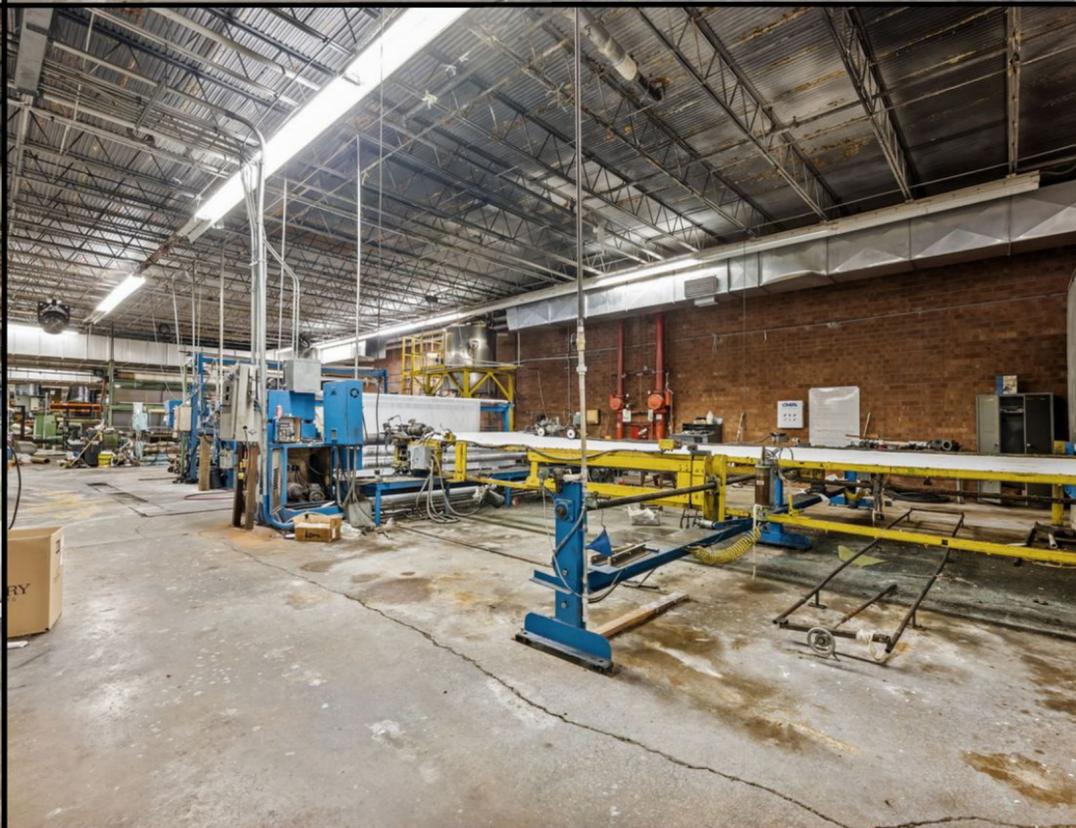
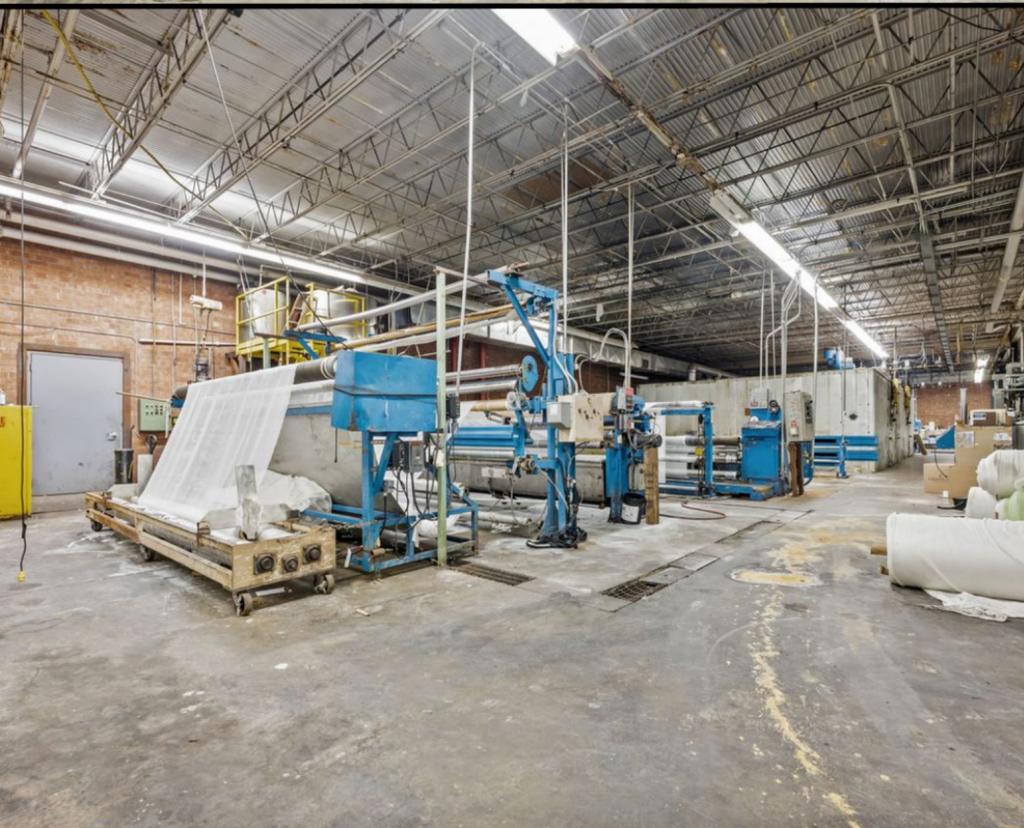
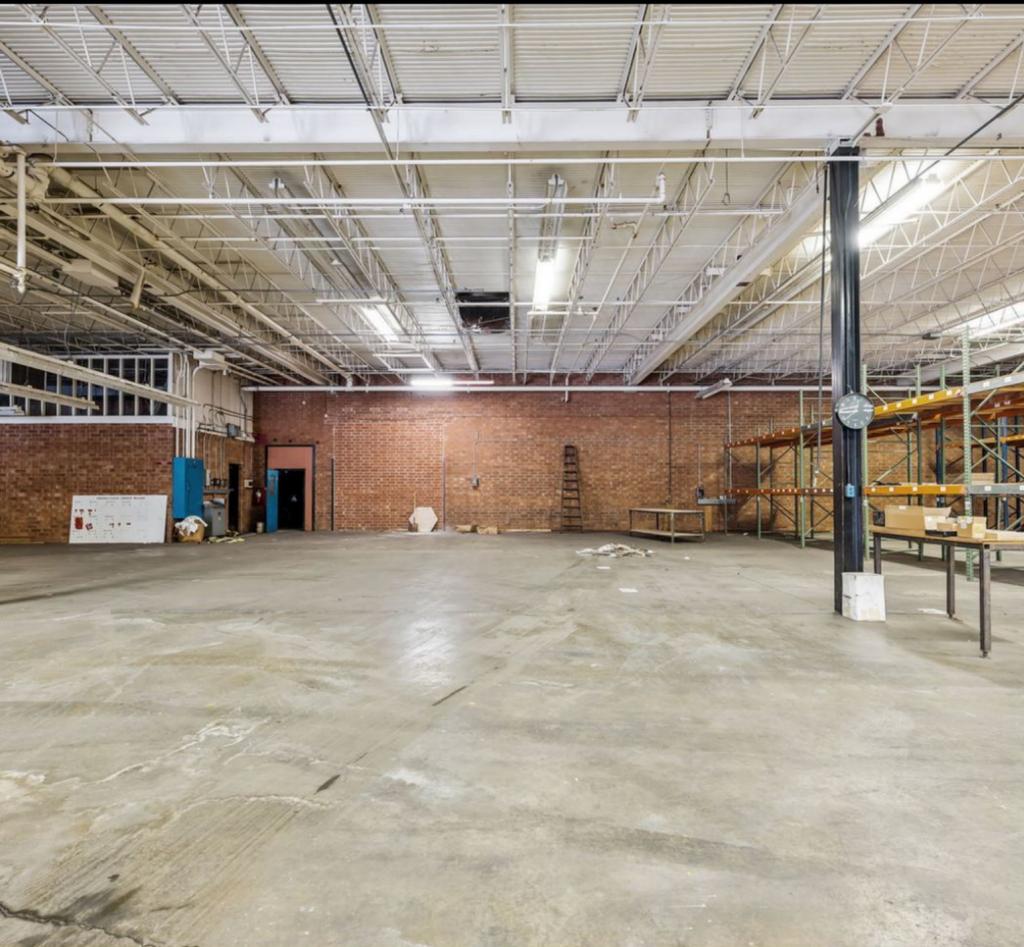


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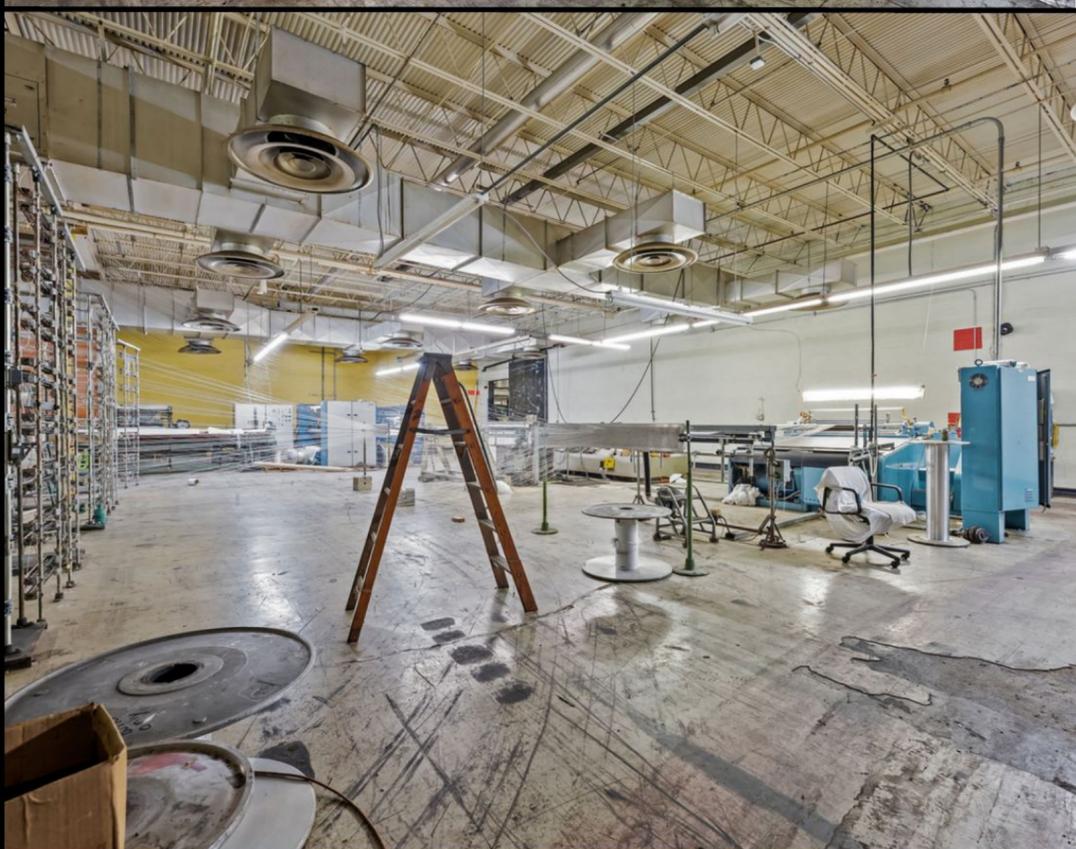
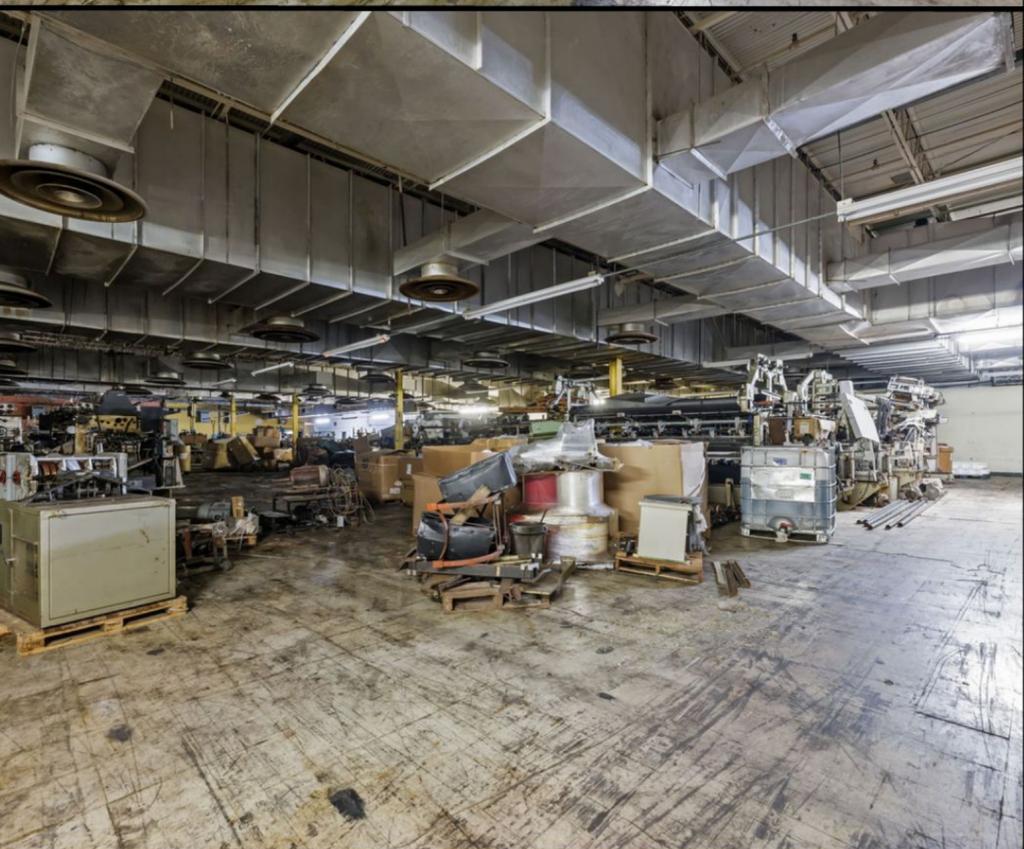
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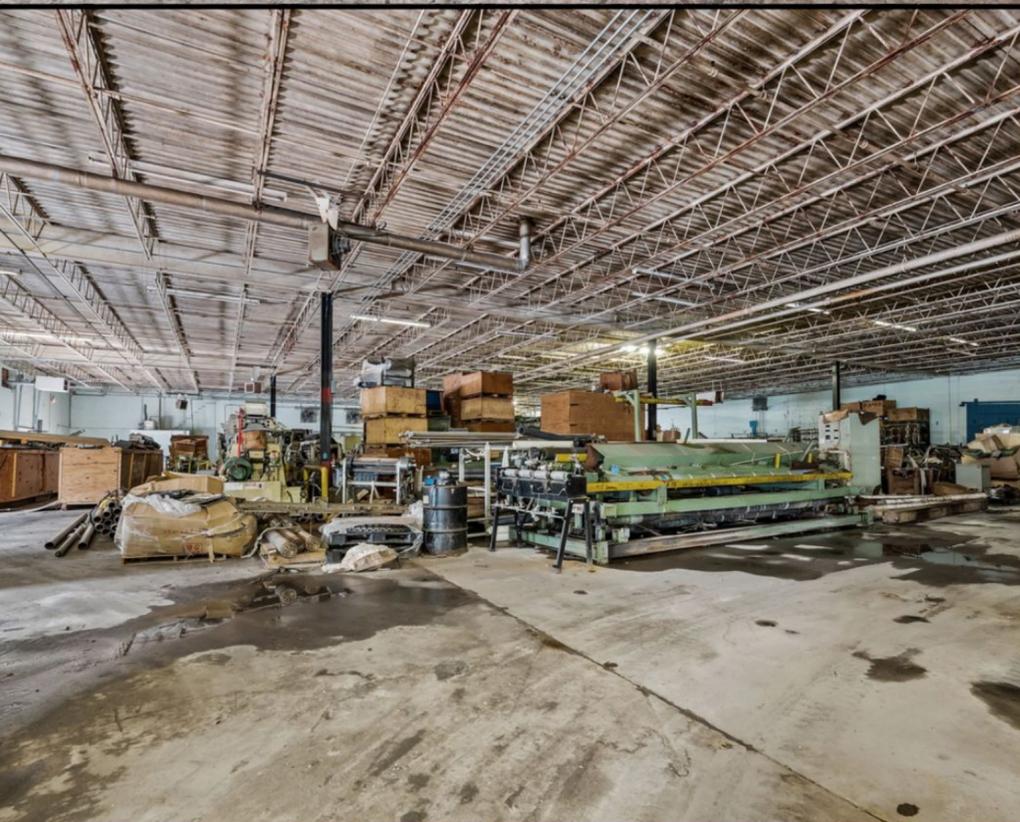
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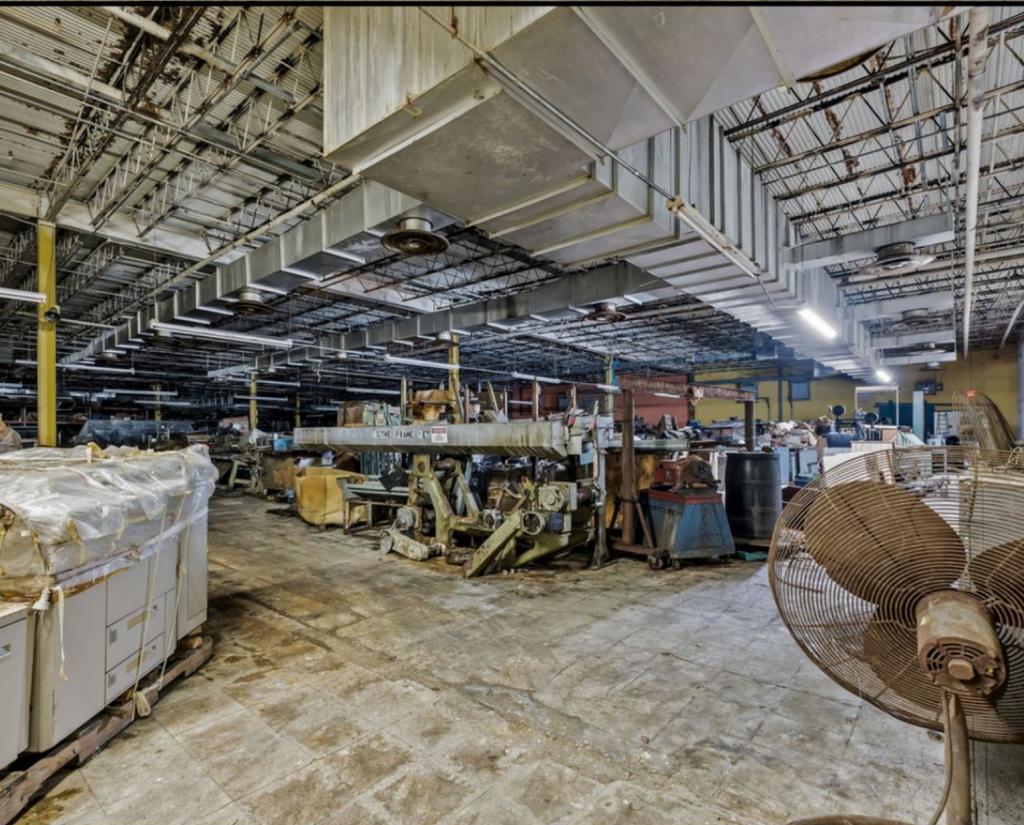


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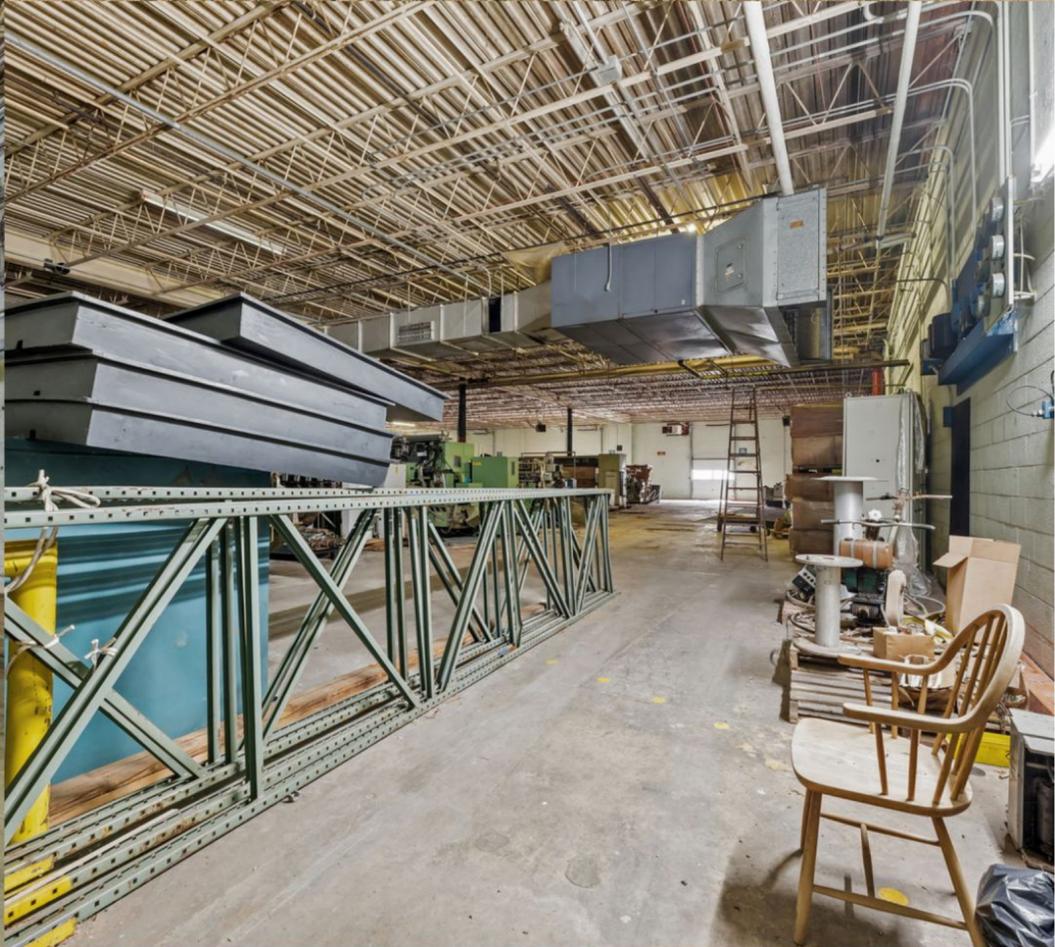


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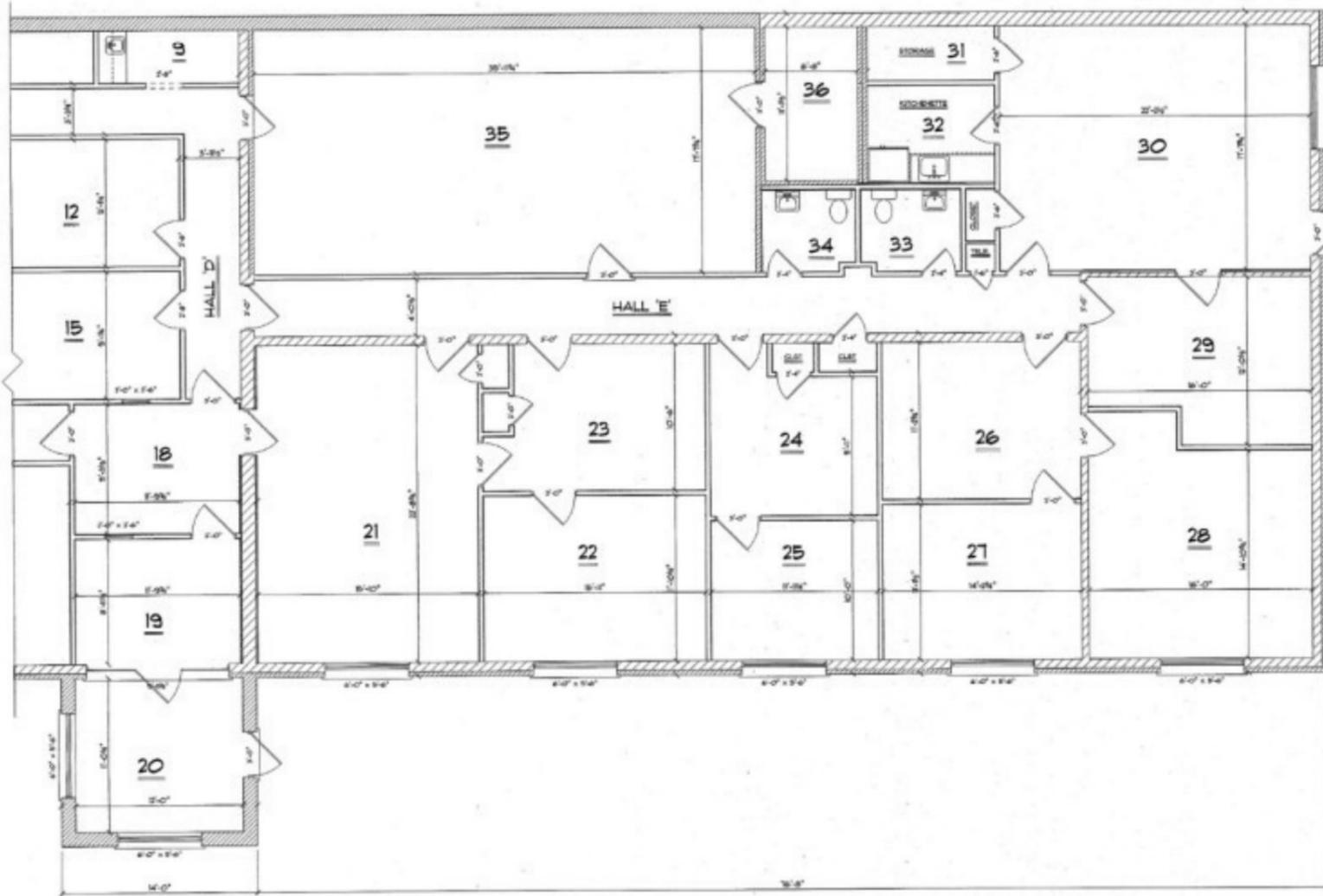
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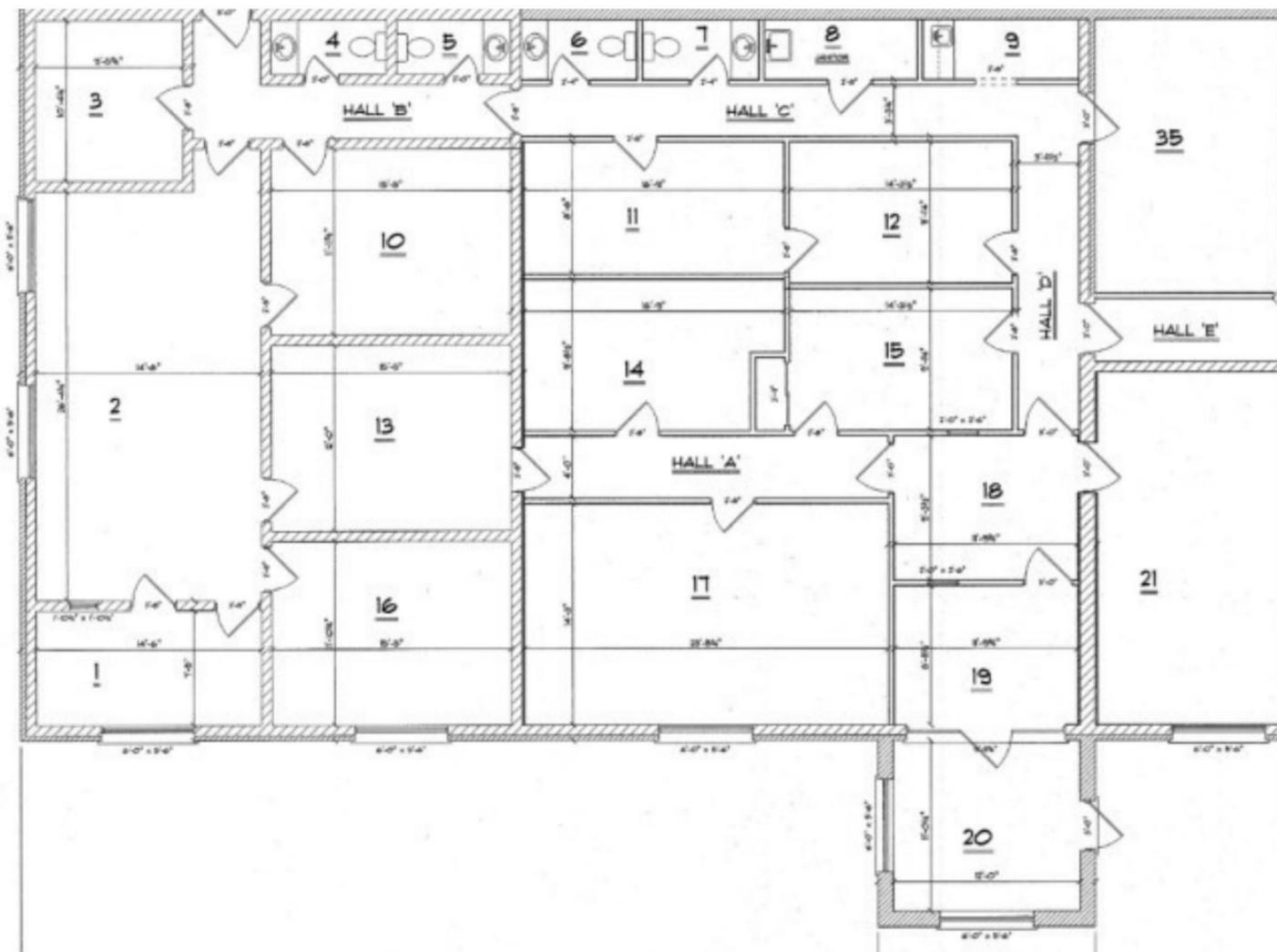
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# Floor Plan - Right Side



# Floor Plan - Left Side



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# Liberty, NC Market Overview

## Strategic Location in the Carolina Core

Liberty is strategically positioned within the Greensboro–High Point Metropolitan Statistical Area (MSA), a dynamic region in the heart of North Carolina with a population exceeding one million. The area is a hub of economic activity, benefiting from its location at the crossroads of Interstates 40, 73, and 85, as well as the US-421 corridor, which is designated Future I-685. This corridor enhances east–west freight connectivity between I-85 and I-95 and has been recognized by state and local leaders as a key driver for commerce and transportation access.

## Skilled Workforce & Stable Business Environment

Randolph County and the surrounding Triad region emphasize a stable, cost-effective business environment supported by a strong workforce. The area draws from over 20 colleges and universities, including UNC Greensboro and High Point University, ensuring a continuous pipeline of skilled talent for advanced manufacturing, distribution, and technology-driven industries.

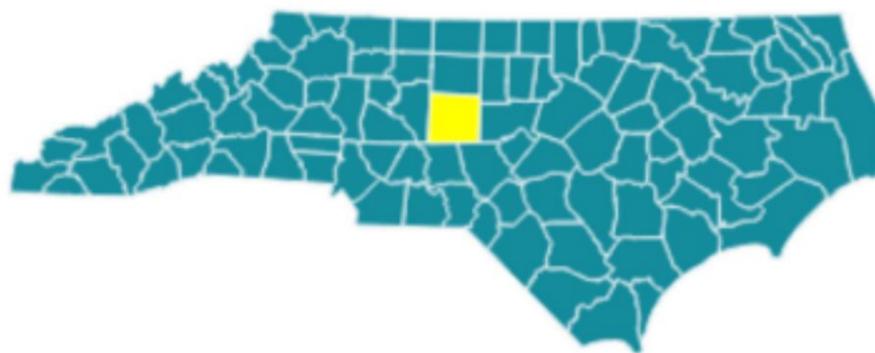


## Greensboro–Randolph Megasite

Liberty is home to the 1,825-acre Greensboro–Randolph Megasite, anchored by Toyota Battery Manufacturing North Carolina (TBMNC). Toyota has committed \$13.9 billion to the facility, which is expected to create approximately 5,100 jobs. Production is set to begin in 2025, attracting suppliers, advanced manufacturing operations, and distribution users to the region.

## Proximity to Major Metros and Transportation Infrastructure

Location	Distance/Time	Primary Route
Greensboro	22 miles / 29 minutes	US-421
Raleigh	61 miles	US-421 / I-40
Durham	50 miles	US-421 / I-40
Piedmont Triad International Airport (PTI)	35 miles	US-421 / I-73
Raleigh–Durham International Airport (RDU)	55 minutes	US-421 / I-40



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# Liberty Industrial Market Overview

## Established Industrial Base

The Greensboro–High Point MSA supports a diverse economy with strong representation in manufacturing, aerospace, automotive, textiles, and logistics. This existing industrial ecosystem provides suppliers, service providers, and infrastructure that benefit new and expanding businesses in Liberty.

## Triad Market In 2025

The Triad industrial market continues to show healthy fundamentals in 2025. Overall vacancy is 6.1% (Q2 2025), with asking rents at a record of \$6.06/SF NNN overall, reflecting sustained demand as new supply is absorbed.

- Vacancy: 6.4% (Q2 2025)
- Under construction: 2.27M SF—evidence of ongoing developer confidence in the submarket

## Raleigh-Durham MSA

Raleigh, NC, the county seat of Wake County, anchors the thriving Triangle region alongside Durham and Chapel Hill. Known for its dynamic business climate, the Triangle has emerged as a premier destination for industrial and economic growth, attracting businesses, investors, and a highly skilled workforce.

The Raleigh-Durham Combined Statistical Area (CSA), commonly called the Research Triangle, has experienced remarkable population and economic expansion over the past decade—ranking among the fastest-growing regions in the nation. This growth is fueled by business relocations and expansions from major employers like IBM, Cisco, Pfizer, Lenovo, Fidelity Investments, and Novo Nordisk, alongside a steady influx of new residents. Prestigious institutions such as Duke University, UNC Chapel Hill, and NC State University further bolster the region's talent pipeline, with many graduates choosing to remain in the area.

Strategically located at the intersection of key interstate highways, Raleigh-Durham provides access to 55.5 million households and 43% of the U.S. population within a one-day drive—enhancing its appeal for industrial, logistics, and advanced manufacturing operations. The region's industrial sector continues to thrive, driven by demand in biotech, pharmaceuticals, e-commerce, electric vehicles, and semiconductors.

With a population exceeding 2.2 million across 878,000 households, the Triangle has grown over 23% since 2010 and is projected to add another 123,400 residents by 2030. This migration trend—accelerated by the COVID-19 pandemic—reflects the region's strong economy, exceptional quality of life, and national prominence as a hub for innovation and opportunity.



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## Greensboro-High Point MSA

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The MSA is a key part of the Carolina Core, North Carolina's economic powerhouse, which stretches across Greensboro, Winston-Salem, High Point, and Fayetteville. Home to 2 million people and more than 30 colleges and universities, the Carolina Core attracts billions in investments and offers a globally competitive market positioned between Charlotte and Raleigh-Durham. Major employers like FedEx, Procter & Gamble, and Honda Aircraft Company underscore the region's economic strength, especially in logistics and advanced manufacturing. Educational institutions such as the University of North Carolina at Greensboro, North Carolina A&T State University, and High Point University supply a steady pipeline of skilled labor and innovation, supported by pro-business policies, low taxes, and available incentives.

## Key Metrics

**779,894**

Metro  
Population

**38.9**

Median Age

**\$63,083**

Median Household  
Income

**\$207,600**

Median Home  
Value

Source: Census Reporter

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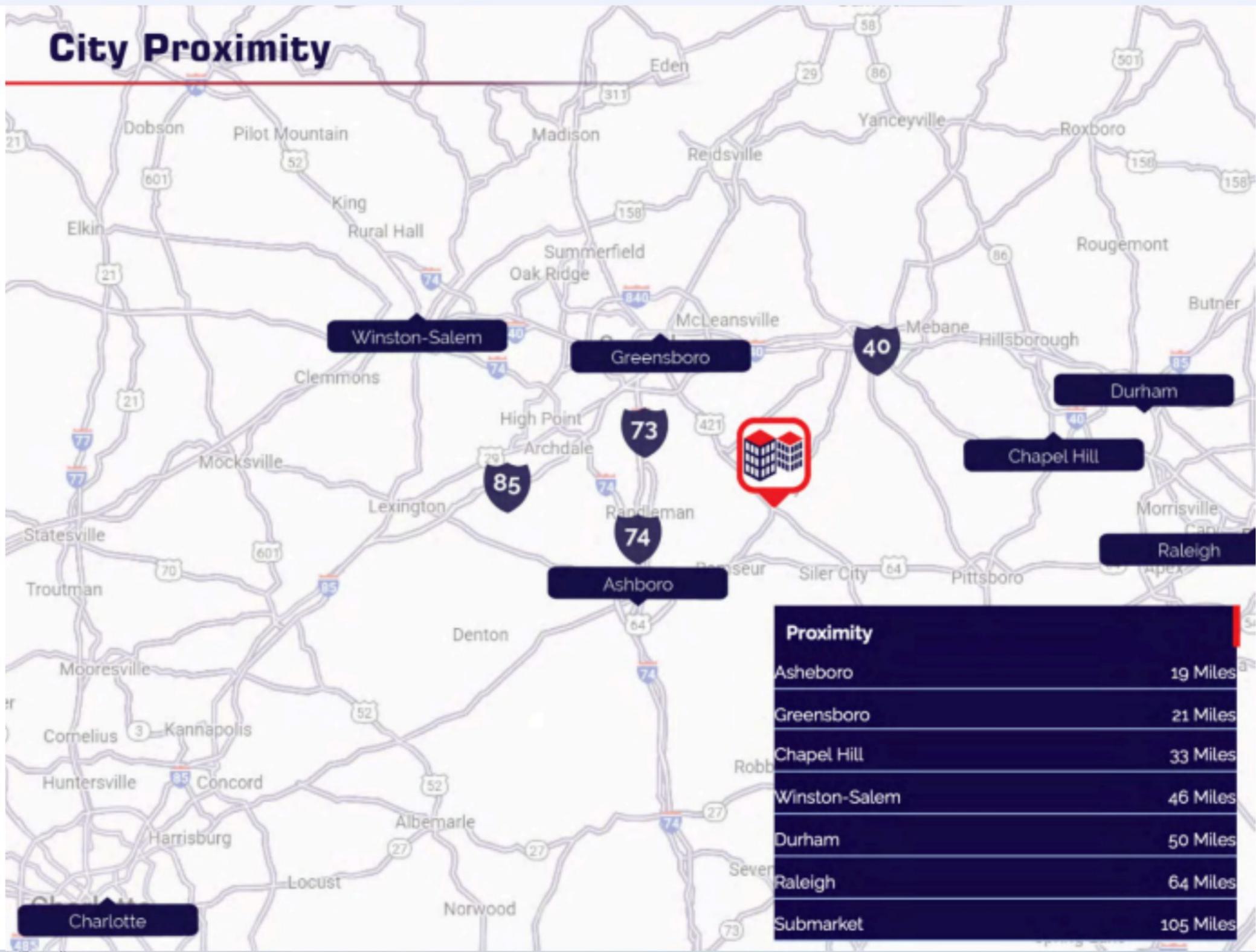
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# City Proximity



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# Regional Map



# Proforma Rent Roll

Tenant	Unit #	SF	% of SF	Lease Type	Lease To	Rent Rate / PSF	Monthly Rent	Annual Base Rent
<b>Manufacturing/Warehouse</b>		<b>172,368</b>	<b>95%</b>	<b>NNN</b>	<b>Dec-45</b>	<b>\$4.50</b>	<b>\$64,638</b>	<b>\$775,656</b>
<b>Office</b>	<b>#</b>	<b>9,632</b>	<b>5%</b>	<b>NNN</b>	<b>Dec-45</b>	<b>\$4.50</b>	<b>\$3,612</b>	<b>\$43,344</b>
<b>Averages</b>		<b>91,000</b>	<b>50%</b>			<b>\$4.50</b>	<b>\$34,125</b>	<b>\$409,500</b>
<b>Totals</b>		<b>182,000</b>	<b>100%</b>				<b>\$68,250</b>	<b>\$819,000</b>



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# Demographics

## By Radius:

Population	10 Miles	20 Miles	30 Miles
Total Population	34,756	426,093	948,752
Median Age	44	40	41

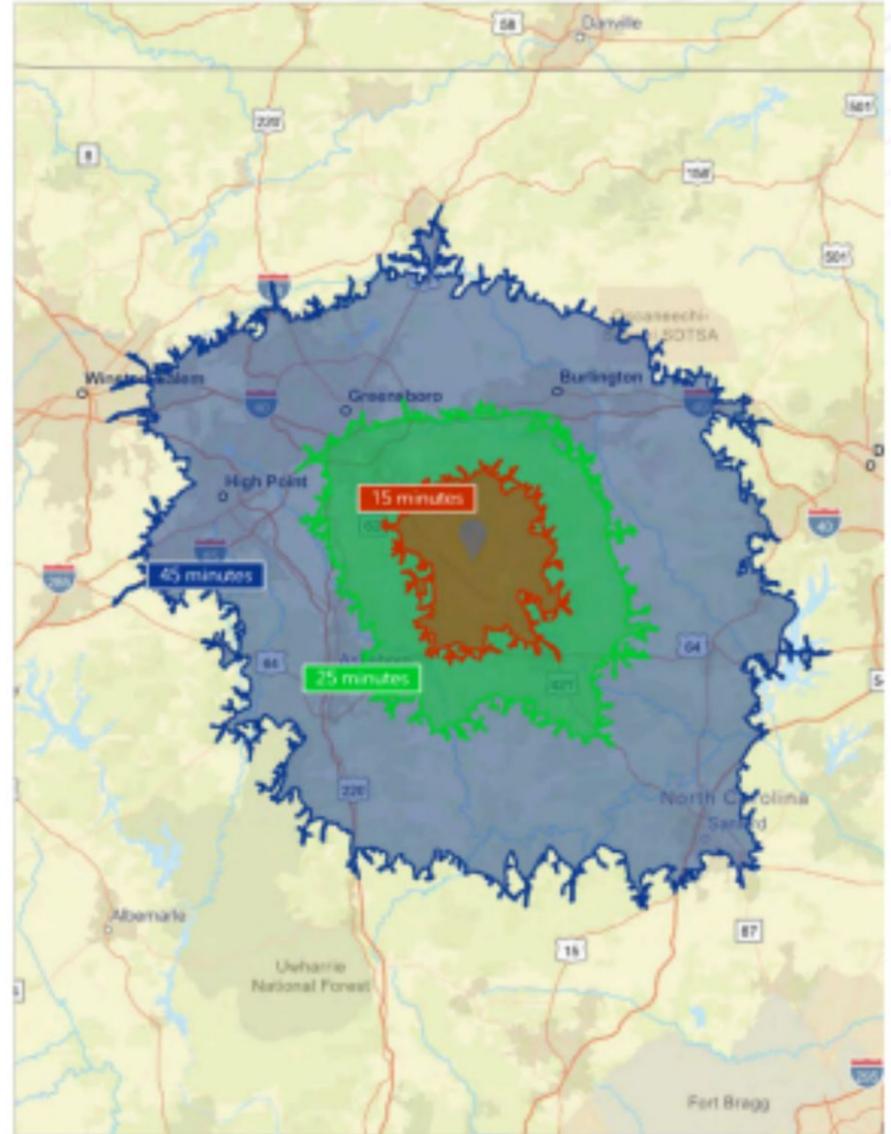
Households & Income	10 Miles	20 Miles	30 Miles
Total Households	14,055	166,792	382,796
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$88,625	\$78,525	\$89,989
Average Home Value	\$280,280	\$254,508	\$280,011

## By Drive Time:

Population	15 Mins	25 Mins	45 Mins
Total Population	17,861	130,210	875,409
Median Age	45	42	41

Households & Income	15 Mins	25 Mins	45 Mins
Total Households	7,253	52,190	355,983
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$80,028	\$81,015	\$91,413
Average Home Value	\$257,512	\$237,797	\$280,230

Demographics data derived from AlphaMap (2025)



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