

INDUSTRIAL PROPERTY FOR LEASE

# 2205 GAITHER CT

2205 Gaither Ct | Archdale, NC 27263



**GRAHAM STOREY**  
919.698.8799  
graham@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE



# 2205 GAITHER CT

Archdale, NC 27263

INDUSTRIAL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Functional Warehouse Space in Archdale, NC

The building is two suites. The front suite is leased. The rear suite is available

The rear suite is 6,568 SF, has one drive in door and is wide open warehouse. There is no restroom in this suite.

## PROPERTY HIGHLIGHTS

- One drive in door
- Ample paved parking
- Proximity to major transportation routes
- Well-maintained property

## OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Number of Units:	2
Available SF:	6,568 SF
Lot Size:	1.52 acres
Total Building Size:	17,478 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	148	706
Total Population	46	352	1,703
Average HH Income	\$68,983	\$69,932	\$74,886

**GRAHAM STOREY**

| 919.698.8799 | graham@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE



# 2205 GAITHER CT

Archdale, NC 27263

INDUSTRIAL PROPERTY FOR LEASE



**GRAHAM STOREY**

| 919.698.8799 | [graham@cityplat.com](mailto:graham@cityplat.com)

**CITYPLAT**  
COMMERCIAL REAL ESTATE

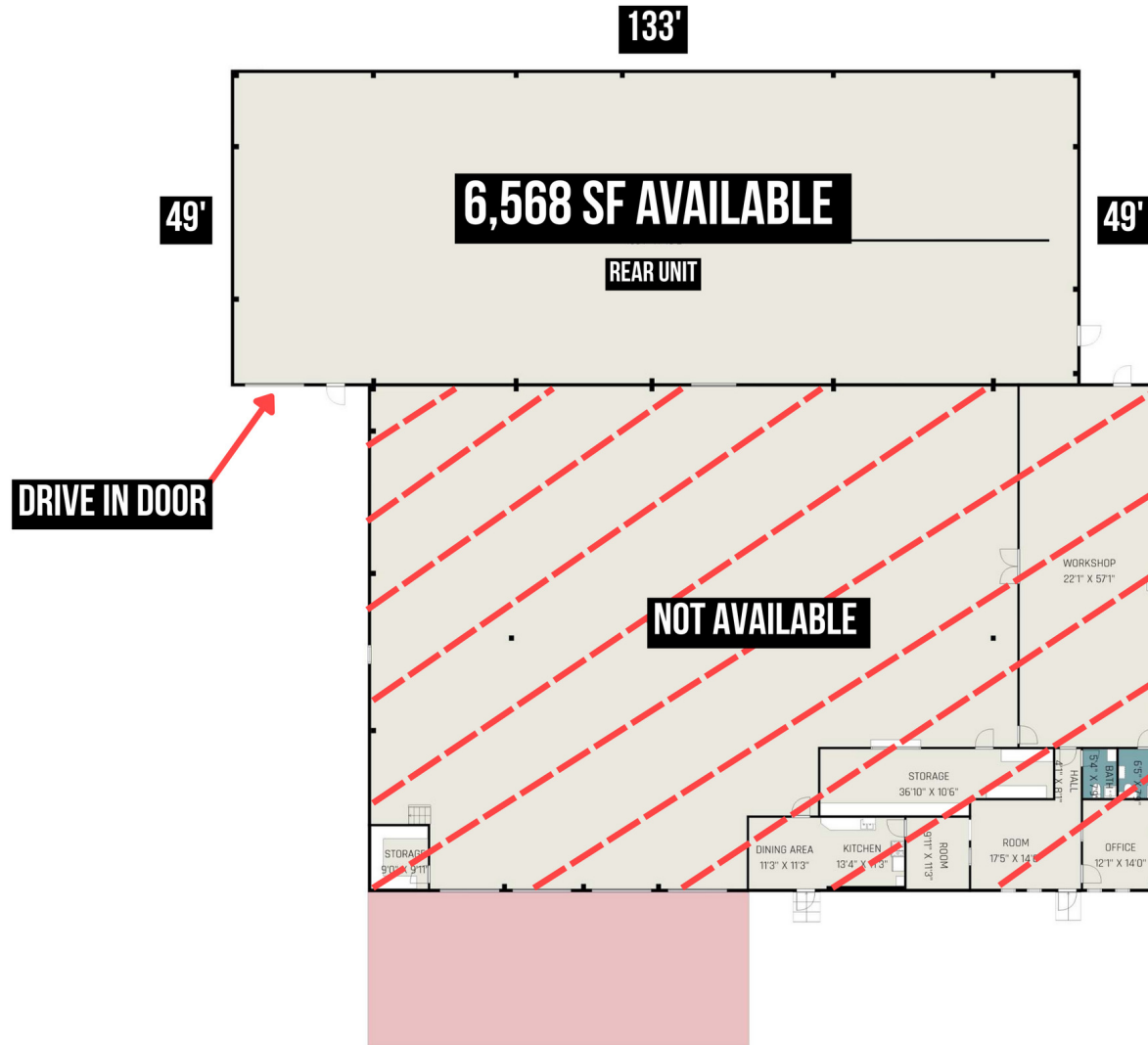


# 2205 GAITHER CT

Archdale, NC 27263

INDUSTRIAL PROPERTY FOR LEASE

## 2205 GAITHER COURT



**GRAHAM STOREY**

| 919.698.8799 | graham@cityplat.com

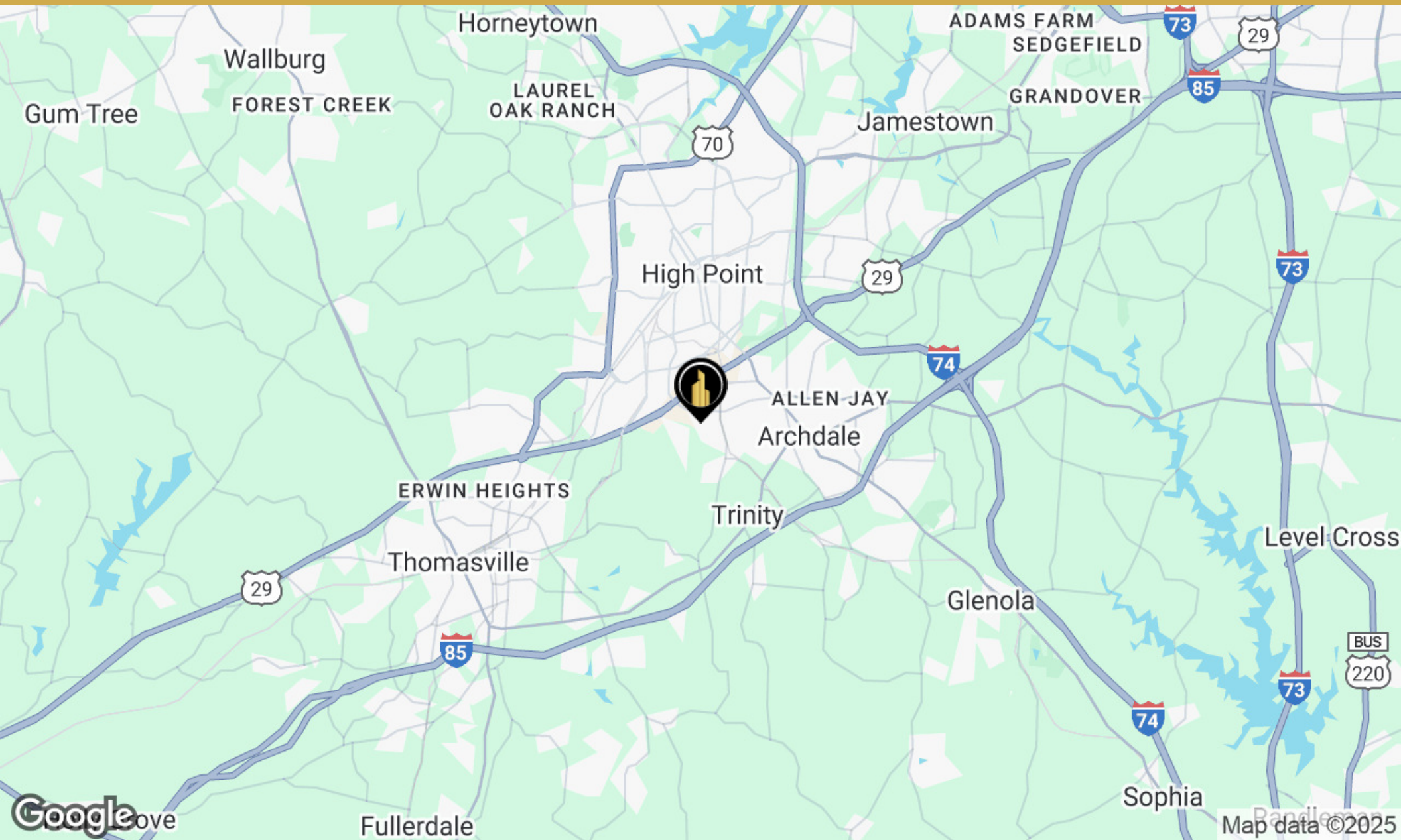
**CITYPLAT**  
COMMERCIAL REAL ESTATE



# 2205 GAITHER CT

Archdale, NC 27263

INDUSTRIAL PROPERTY FOR LEASE



**GRAHAM STOREY**

| 919.698.8799 | [graham@cityplat.com](mailto:graham@cityplat.com)

**CITYPLAT**  
COMMERCIAL REAL ESTATE



# 2205 GAITHER CT

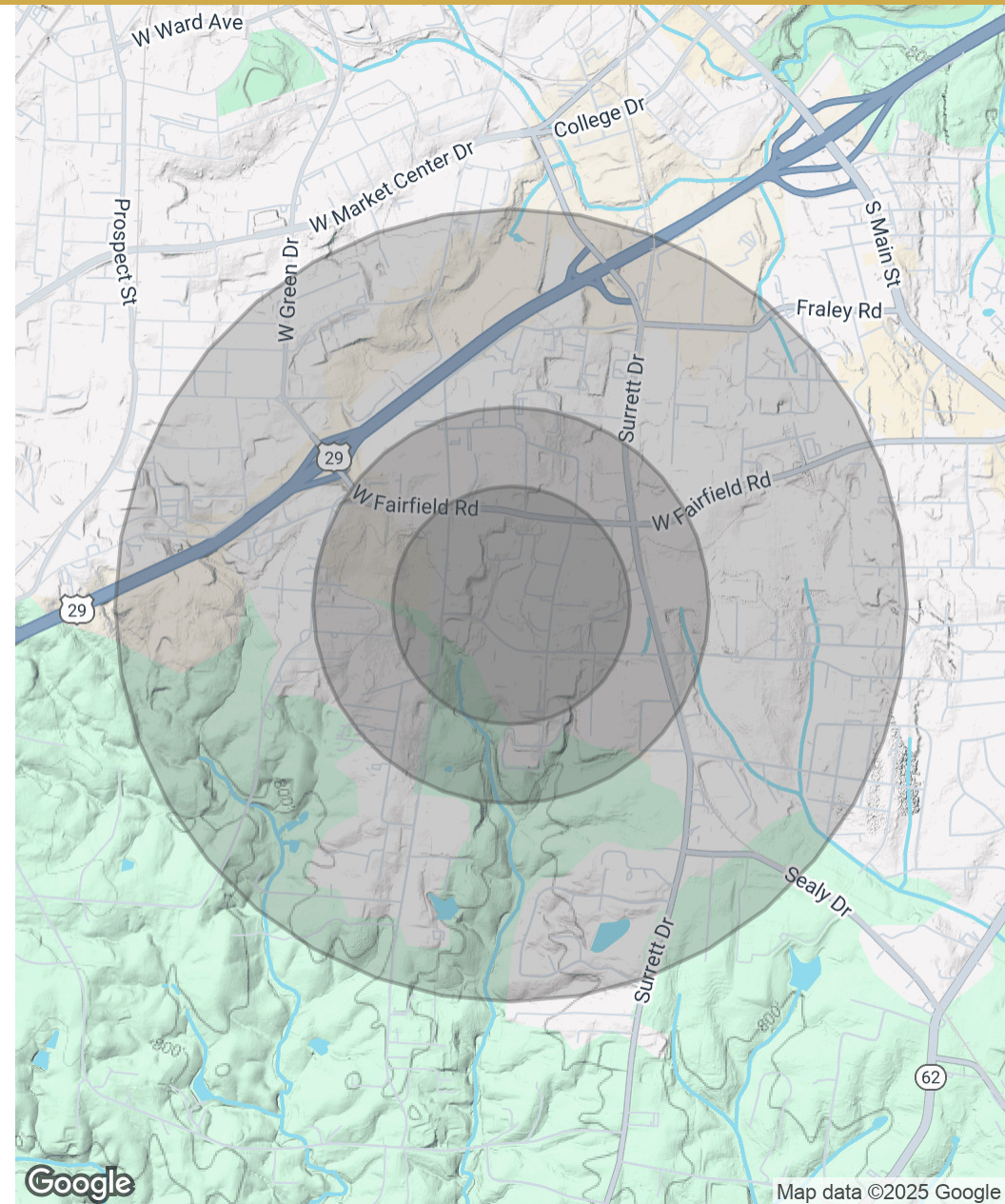
Archdale, NC 27263

INDUSTRIAL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	46	352	1,703
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	20	148	706
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,983	\$69,932	\$74,886
Average House Value	\$181,063	\$182,796	\$197,907

Demographics data derived from AlphaMap



**GRAHAM STOREY**

| 919.698.8799 | graham@cityplat.com

**CITYPLAT**  
COMMERCIAL REAL ESTATE



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage 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 CityPlat Brokerage 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. CityPlat Brokerage 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. CityPlat Brokerage makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage 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 CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.