

±130,594 SF

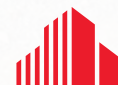
MANUFACTURING/DISTRIBUTION FACILITY



FOR SALE

4139 US HWY 311

RANDLEMAN, NC 27317



**CUSHMAN &
WAKEFIELD**

±130,594 SF

4139 US HWY 311, RANDLEMAN, NC 27317

Address:	4139 US Hwy 311, Randleman, NC 27317
Land Area:	±26.12 Acres
Parcel Numbers:	7754391684 & 7754295040
Total Building SF:	±130,594
Year Built:	1974 (has since expanded)
Construction:	1974 original construction w/ additional expansions
Zoning:	I-1R (Light Industrial)
Water:	Well and Septic
Dock Doors:	Twelve (12) dock doors and three (3) exterior loading dock positions
Drive-in Doors:	One (1) drive in door
Power:	<ul style="list-style-type: none">• Office and conditioned warehouse power as shown on the panels (3-ph 240v)<ul style="list-style-type: none">• One (1), 1200 amps• Two (2), 800 amps• One (1), 600 amps• Two (2), 800 amps• 17'6" warehouse power as shown on the panels (3-ph 480v)• One (1), 1200 amps with a 500 KVA transformer• 16' warehouse power as shown on the panels (3-ph 480v)<ul style="list-style-type: none">o 1600 amps with a 750 KVA transformer
Asking Price:	\$5,250,000 (\$40/SF)

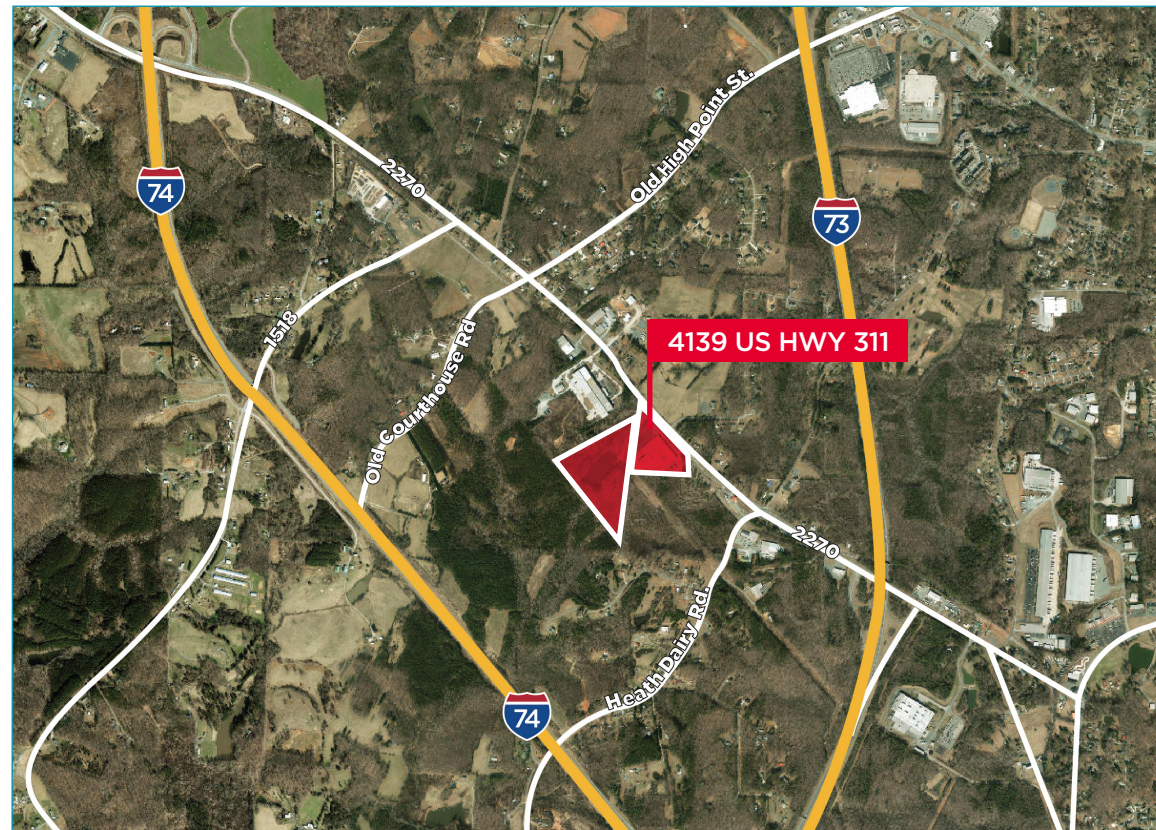
DEMOGRAPHICS	3 MILES	10 MILES
2023 Population	10,018	93,751
Annual Growth (2010-2013)	0.7%	0.2%
2028 Population (Projection)	10,252	95,038
Average HH Income	\$62,940	\$60,171
Median Home Value	\$136,422	\$141,296

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Conveniently located between I-73 and I-74, this 130,594 SF former paper box manufacturing facility consists of three warehouse areas which offer a variety of options to future owners.

The ±42,000 SF main building includes offices along the front of the building and an air-conditioned manufacturing area. The +/-28,000 SF warehouse section with 17'6" clear height is clearspan and would work well for racking or manufacturing. The back +/-60,000 SF with 16' clear warehouse section has the majority of the dock doors and a small section that is conditioned warehouse.



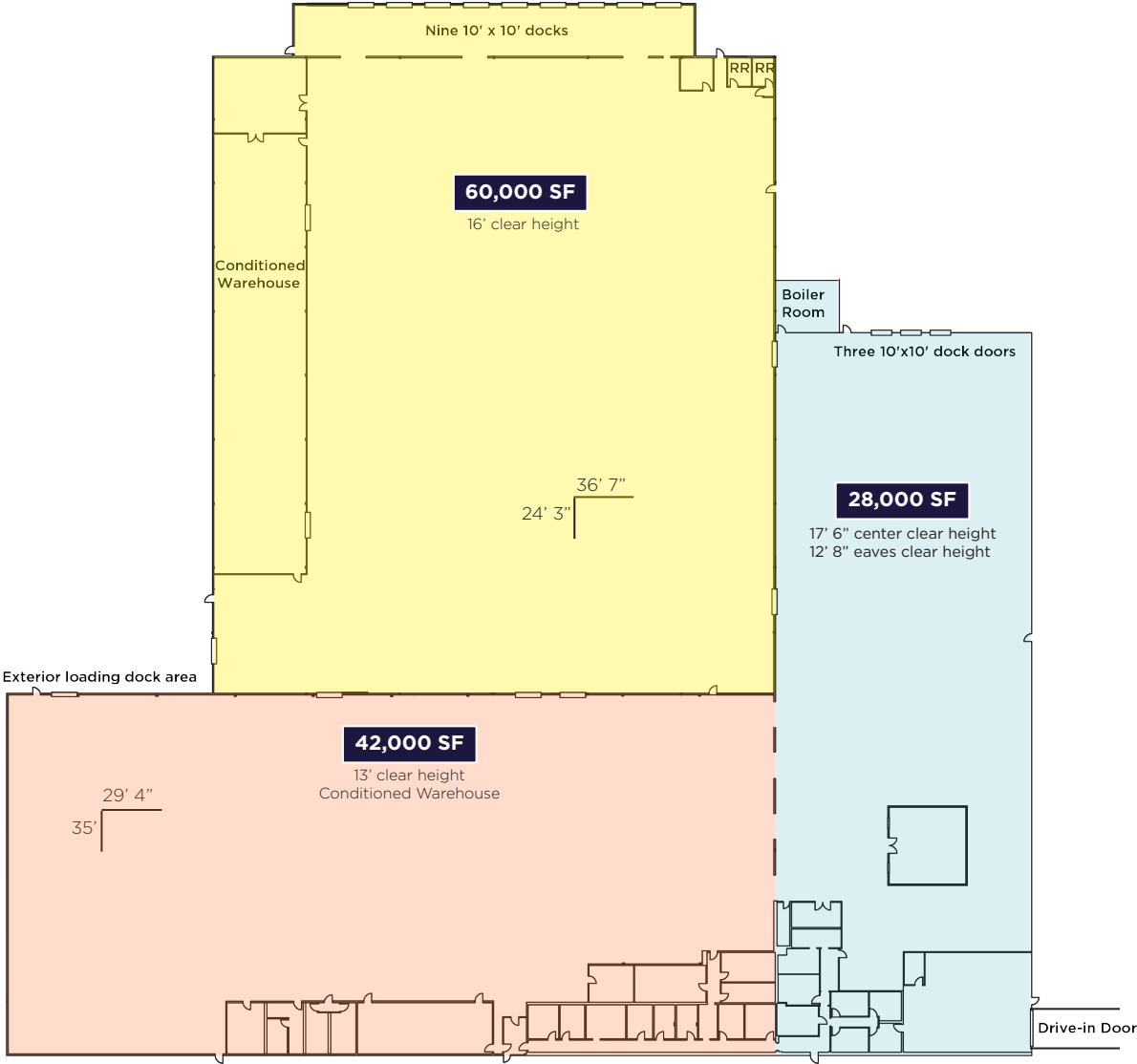
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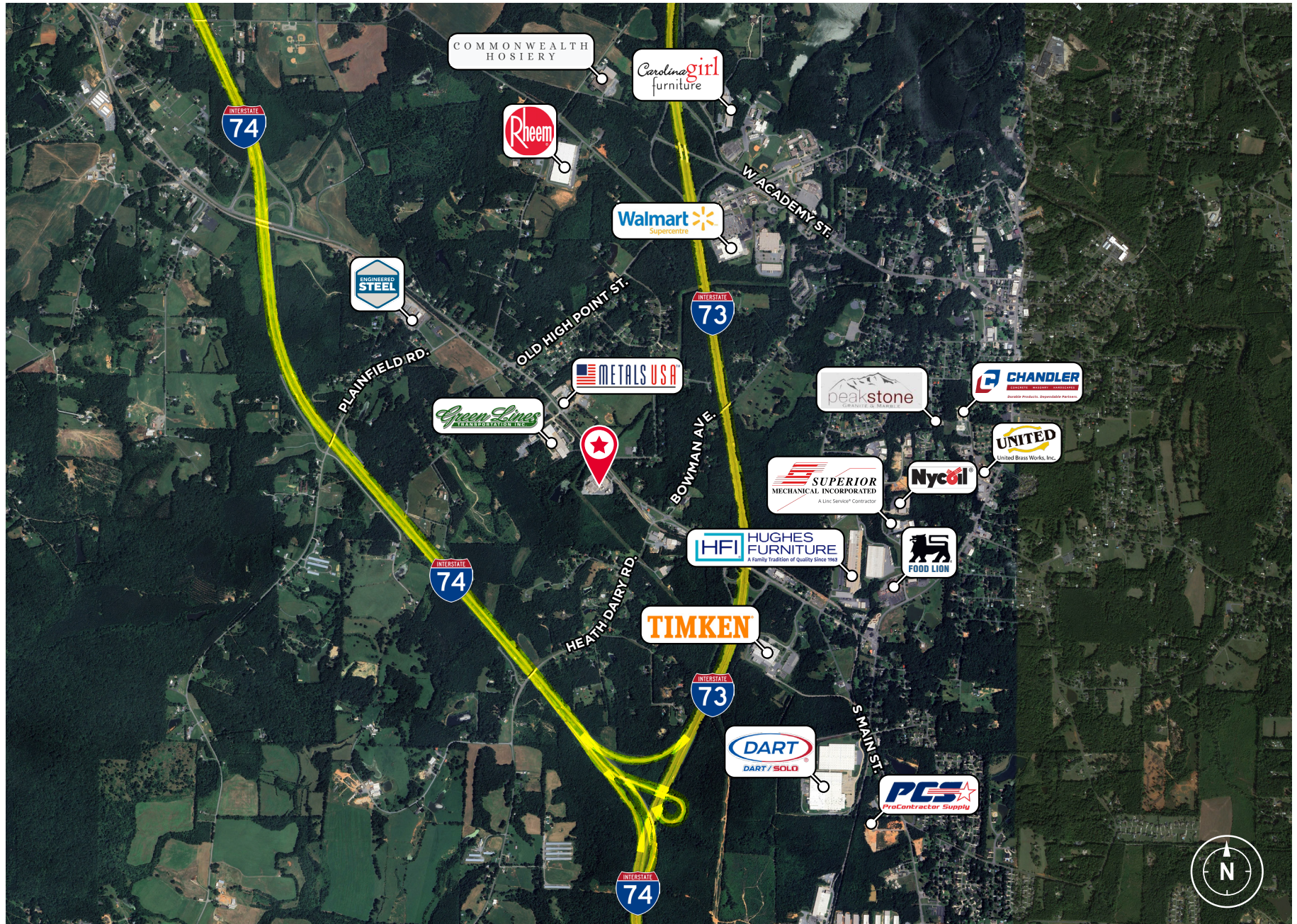
FLOORPLAN



±130,594 SF

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LOCATION W/ SURROUNDING BUSINESSES





FOR MORE INFORMATION, CONTACT:

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