

INDUSTRIAL FOR SALE

INDUSTRIAL PROPERTY AT I-40 INTERCHANGE - GREENSBORO

325 W J J Dr, Greensboro, NC 27406



SALE PRICE:	\$825,000
PRICE PER UNIT:	-
LOT SIZE:	3.6 Acres
BUILDING SIZE:	14,036 SF
GRADE LEVEL DOORS	
DOCK HIGH DOORS:	
CEILING HEIGHT:	FT
YEAR BUILT:	1966
ZONING:	Industrial
CROSS STREETS:	I-40 & Randleman Road

PROPERTY OVERVIEW

14,000 square foot Mid-Century Modernist Style building on 3.6 acres. Zoned Industrial and located on an I-40 / I-85 Interchange. This is a large parcel that is ripe for expansion or additional development.

PROPERTY FEATURES

- 14,000 Square Foot building on 3.6 acres
- Industrial Zoning
- Visibility from I-40 / I-85 at Randleman Road Interchange
- 300 Feet of Road Frontage on JJ Drive
- Located Approximately 300 Yards from Home Depot
- 3-Phase Electrical Power (*)

KW COMMERCIAL
101 Cosgrove Ave.,
Suite 200
Chapel Hill, NC 27514

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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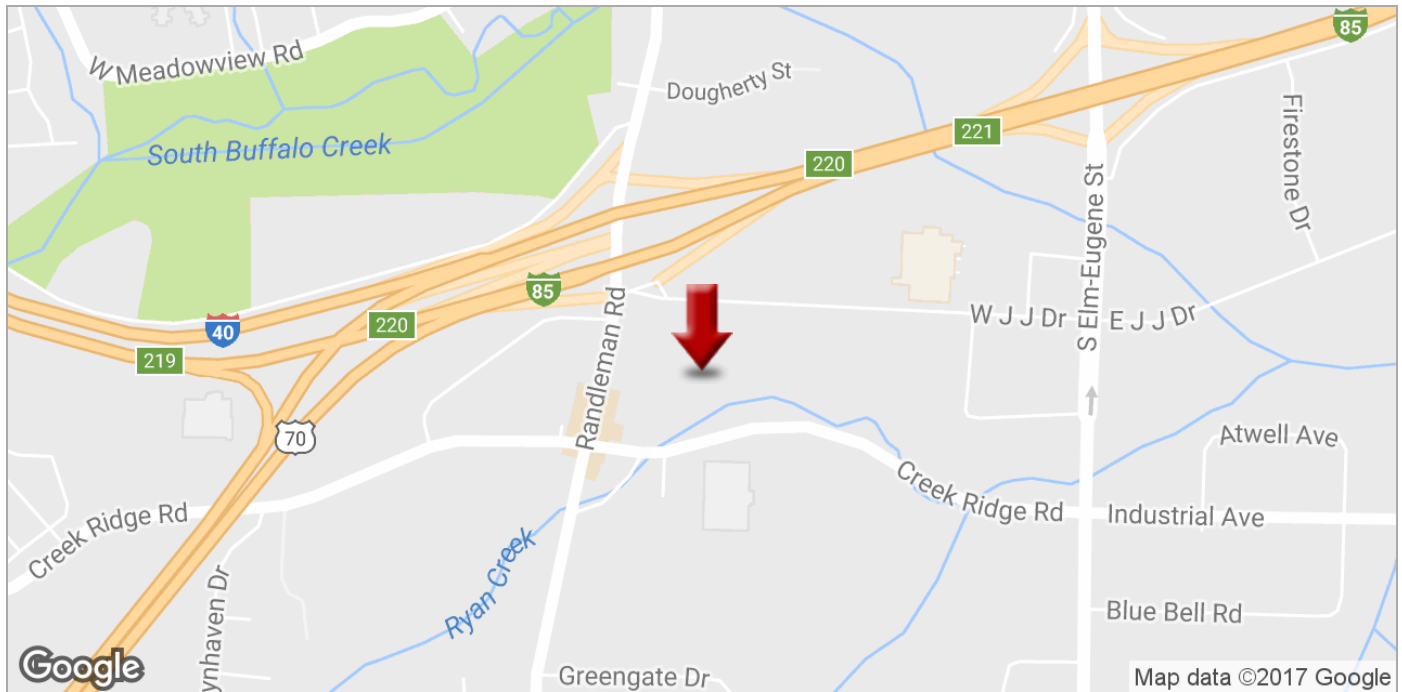
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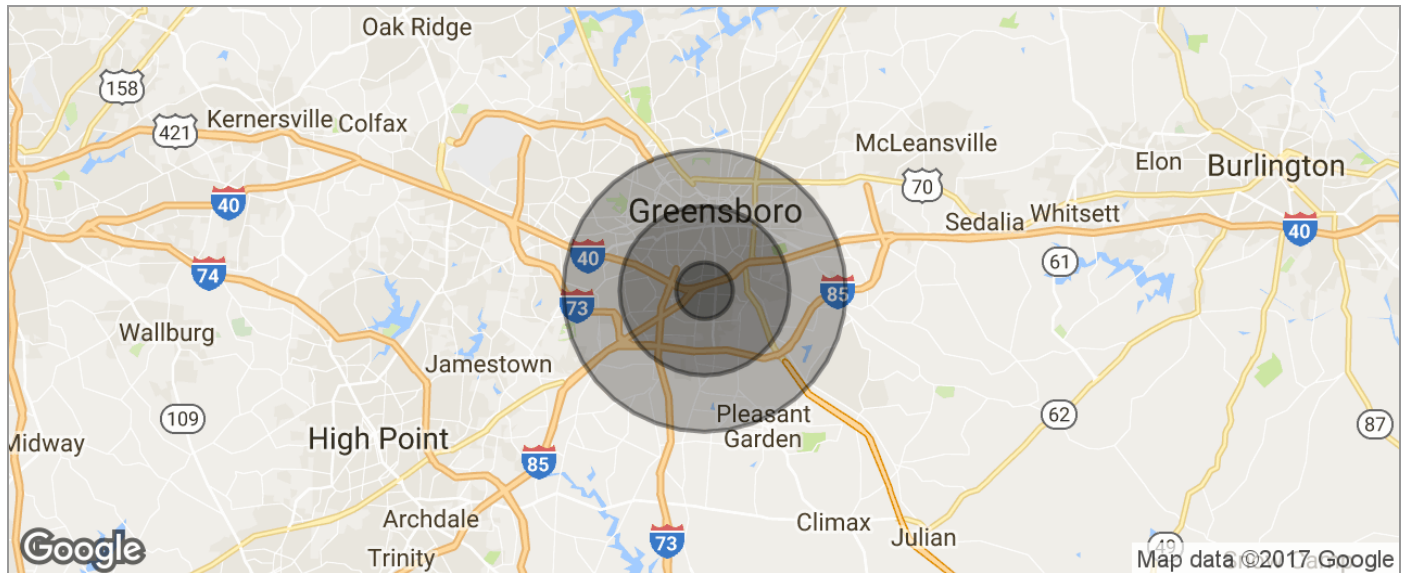
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,522	65,090	142,535
MEDIAN AGE	33.9	31.9	33.5
MEDIAN AGE (MALE)	31.1	30.2	32.0
MEDIAN AGE (FEMALE)	36.4	33.3	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,074	23,941	56,044
# OF PERSONS PER HH	2.4	2.7	2.5
AVERAGE HH INCOME	\$43,561	\$39,641	\$50,440
AVERAGE HOUSE VALUE	\$96,507	\$112,817	\$168,568
RACE	1 MILE	3 MILES	5 MILES
% WHITE	23.2%	31.4%	42.1%
% BLACK	67.7%	57.8%	48.1%
% ASIAN	4.0%	4.2%	3.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.8%	0.8%	0.6%
% OTHER	1.5%	3.2%	3.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	8.1%	7.6%	8.1%

* Demographic data derived from 2010 US Census

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