FREEMAN | COMMERCIAL REAL ESTATE

FOR LEASE

SHOWROOM, WAREHOUSE AND SECURED OUTDOOR STORAGE HIGH VISIBILITY ON BURLINGTON ROAD

12,000 +/- SF, 3.04 AC | 6909 BURLINGTON ROAD, WHITSETT NC

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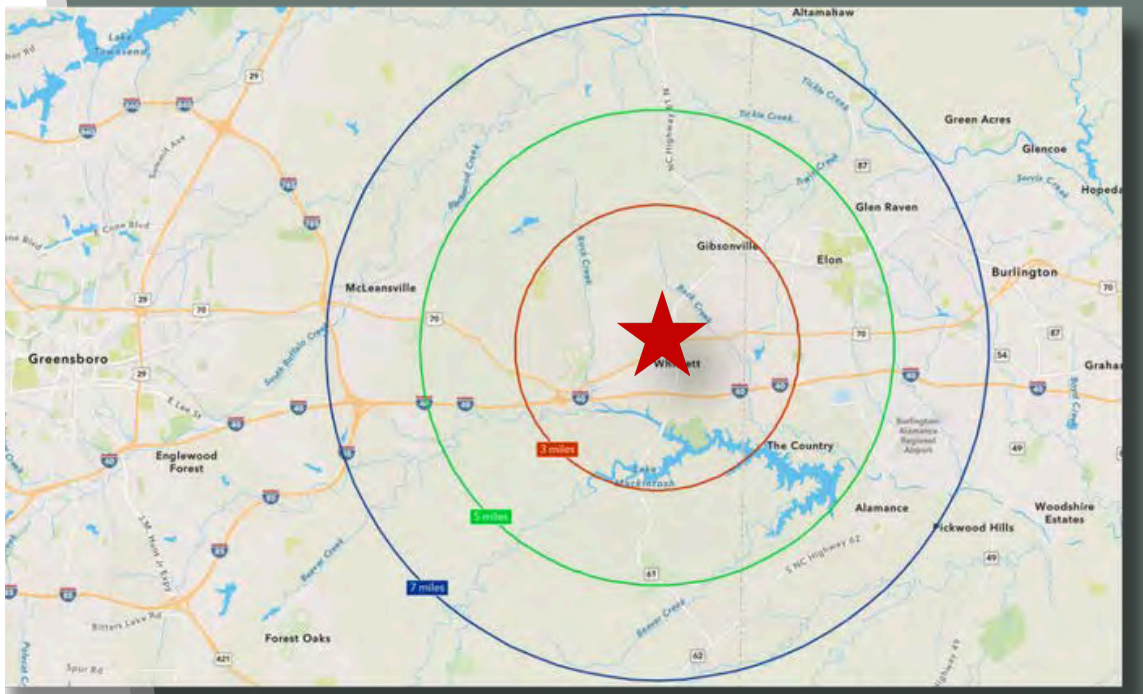
PROPERTY INFORMATION

ADDRESS	6909 Burlington Rd.
CITY, STATE, ZIP	Whitsett, NC 27377
COUNTY	Guilford County
PIN	8834-17-0253
LAND AREA	3.04 +/- AC
ZONING	HB (Highway Business)
SIZE	12,000 +/- SF (Contiguous)
LEASE STRUCTURE	NNN
LEASE RATE	Please call for pricing.



BUILDING SPECS

YEAR BUILT	2004
GROSS LEASABLE AREA	12,000+/- SF (Includes showroom, office and heated warehouse)
DRIVE-IN DOOR	(1) 10' X 11'9" (motorized)
POWER	400-amp, 120/208- volt, three-phase
CLEAR HEIGHT	10'9"-15'
HVAC	New in 2024
PARKING	25 Paved spaces, add'l gravel lot
OUTDOOR STORAGE	Half acre fenced gravel yard

HIGHLIGHTS

This 12,000± SF property offers a prominent showroom, dedicated offices, clear span warehouse space and secured storage. The 4,800± SF showroom features abundant natural light, while 1,500± SF of office space connects it to the 5,700± SF warehouse, which includes a motorized drive-in door. Less than two miles from I-40, the property offers convenient access to customers across the Burlington and Greensboro markets and the Elon University area.

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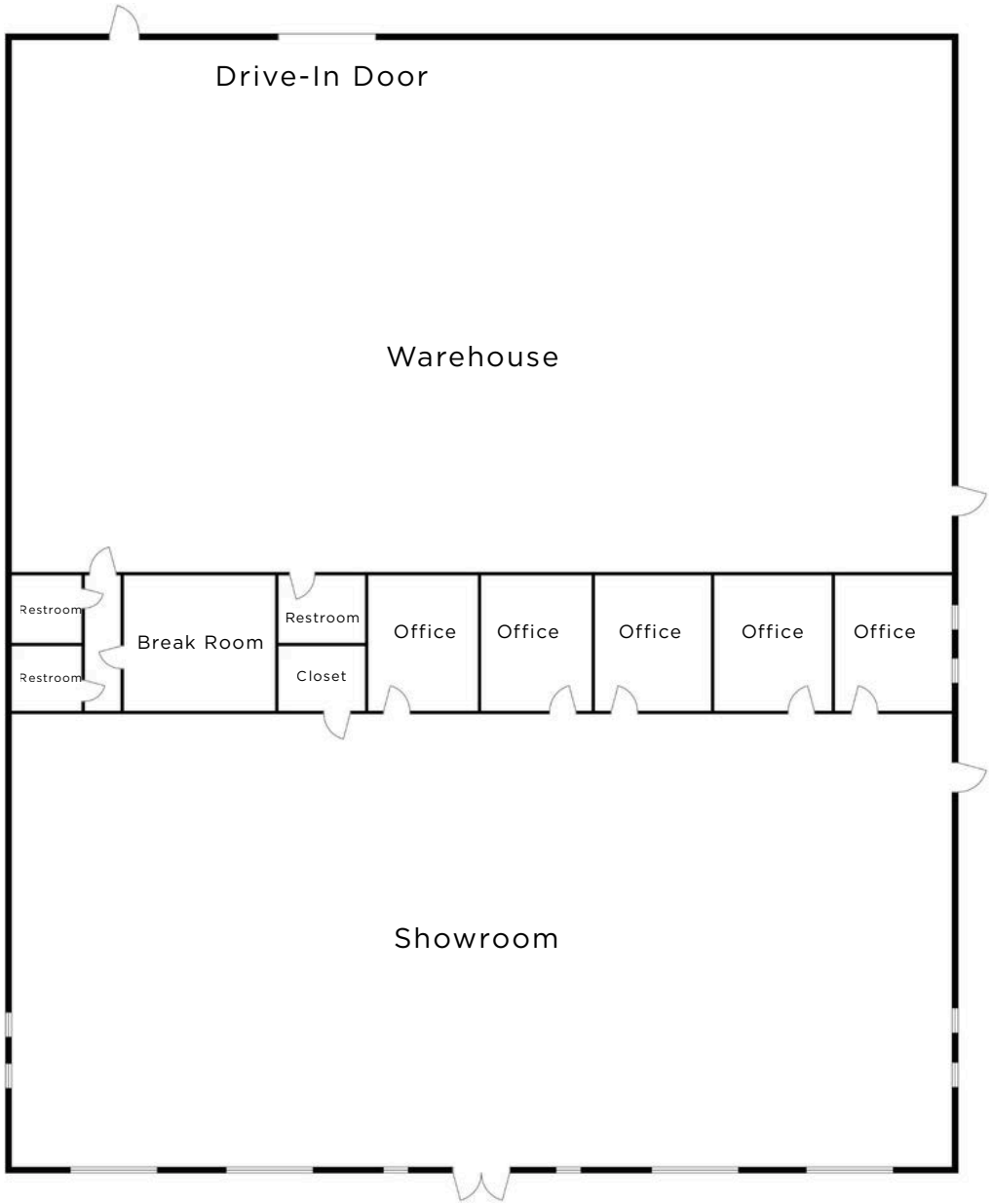
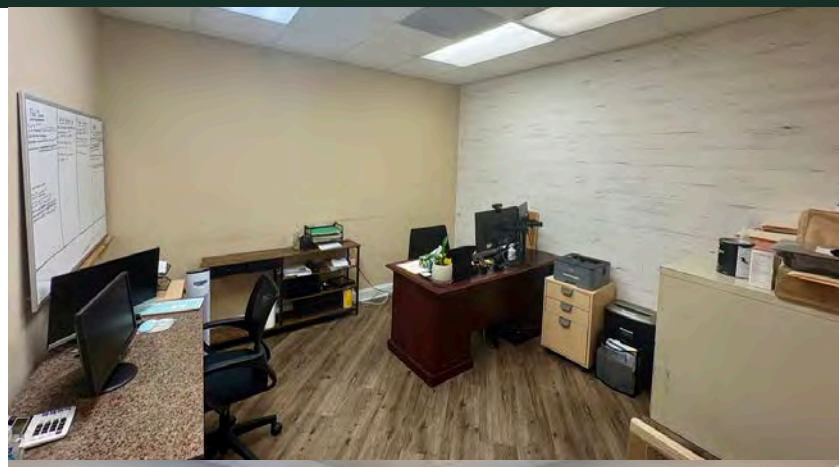
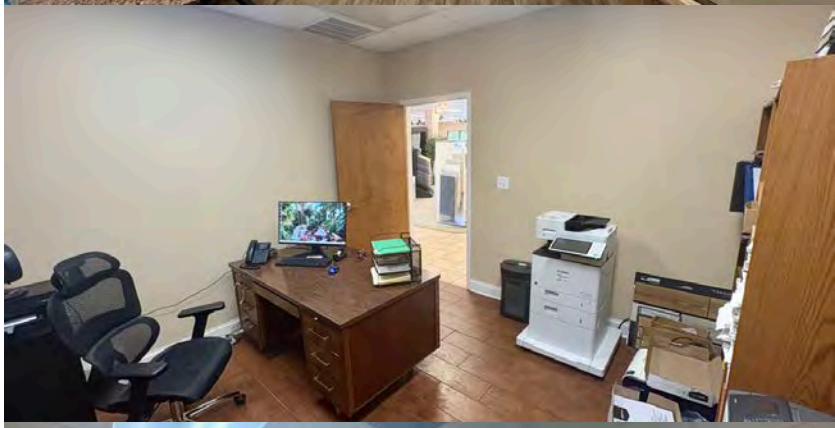
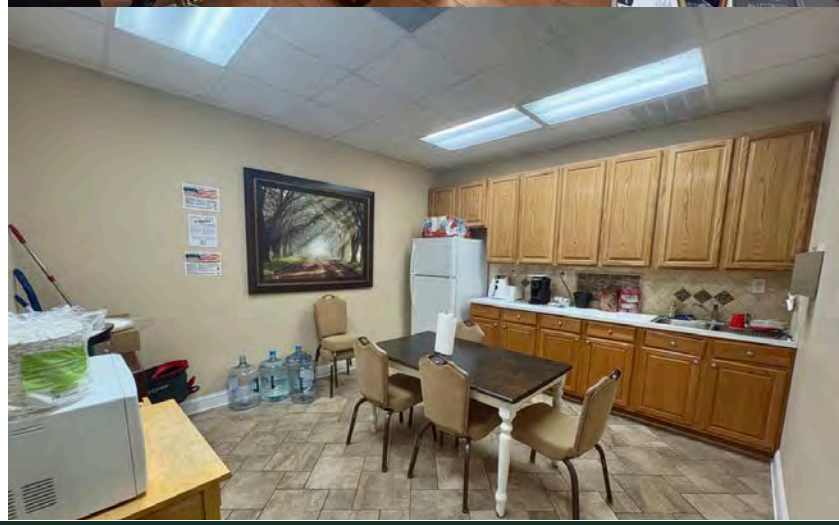
Demographics

	3 mi.	5 mi.	7 mi.
Population	26,423	52,873	88,059
Avg HH Income	$122,736	$117,399	$109,503
Total Households	10,784	20,525	35,355









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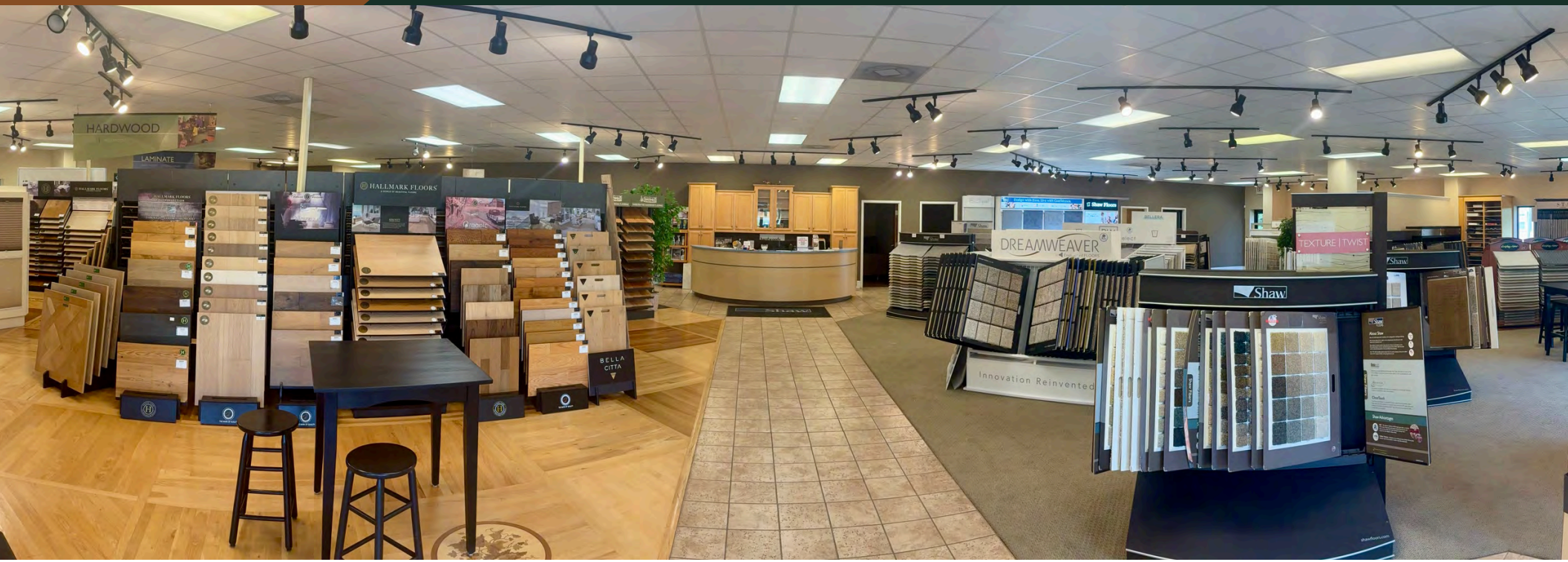
HARDWOOD
LAMINATE
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hardwoods unlimited

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