

542 FARRAGUT STREET

FOR SALE/LEASE | GREENSBORO, NC 27406

Linville | Team Partners

COMMERCIAL REAL ESTATE

IOS YARD - SITE CURRENTLY UNDER DEVELOPMENT - Q3/Q4 DELIVERY

9.31 ACRES
(5.50 USABLE ACRES)

FARRAGUT STREET | 91,500 VPD



LESS THAN 1 MILE
FROM I-40 ACCESS

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Industrial, Build-To-Suit
ACRES ±	9.31 (1.0 - 5.50 Usable)
SALE PRICE	\$4,570,000
MONTHLY LEASE RATE	\$4,500/Acre, NNN
RATE FOR 5.50 ACRES	\$24,750/Month, NNN

DESCRIPTION

±1.0 - 5.50 usable acres of industrial outdoor storage or truck/trailer gravel parking. Located just 3.5 miles from downtown Greensboro with over 700 feet of road frontage directly on I-40. Easy access to Interstate 40 & Interstate 85. Only 15 minutes to Piedmont International Airport. Delivering fenced, graveled, and lit in Q4 2025.

KEY FACTS

158,856

Population

32.8

Median Age



Average Household Size

\$78,306

Average Household Income

BUSINESS



9,252

Total Businesses



117,907

Total Employees

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CONCEPT RENDERING



7

minutes to
DOWNTOWN
GREENSBORO

15

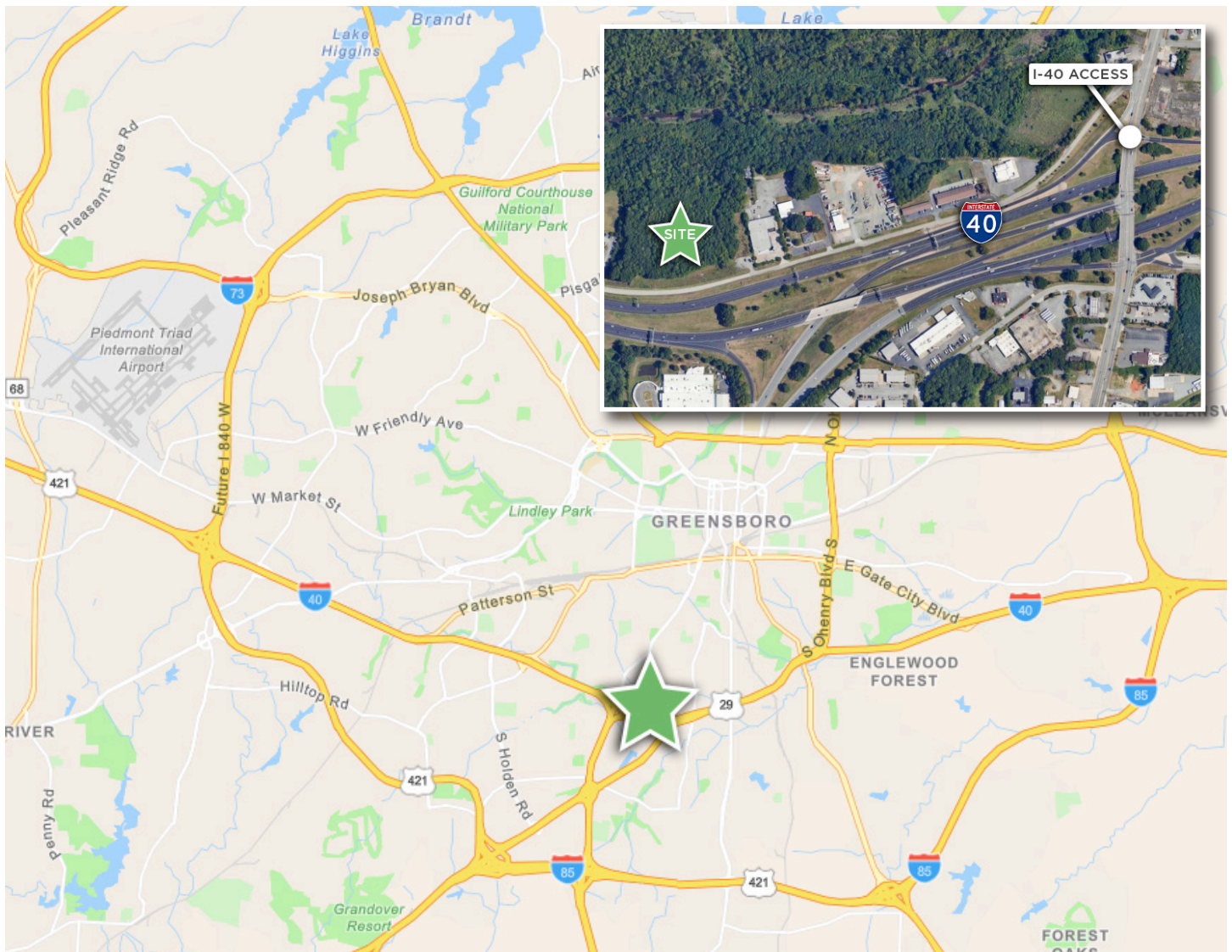
minutes to
PIEDMONT TRIAD
INTERNATIONAL AIRPORT

0.5

miles to
INTERSTATE 40
ACCESS

0.5

miles to
INTERSTATE 85
ACCESS



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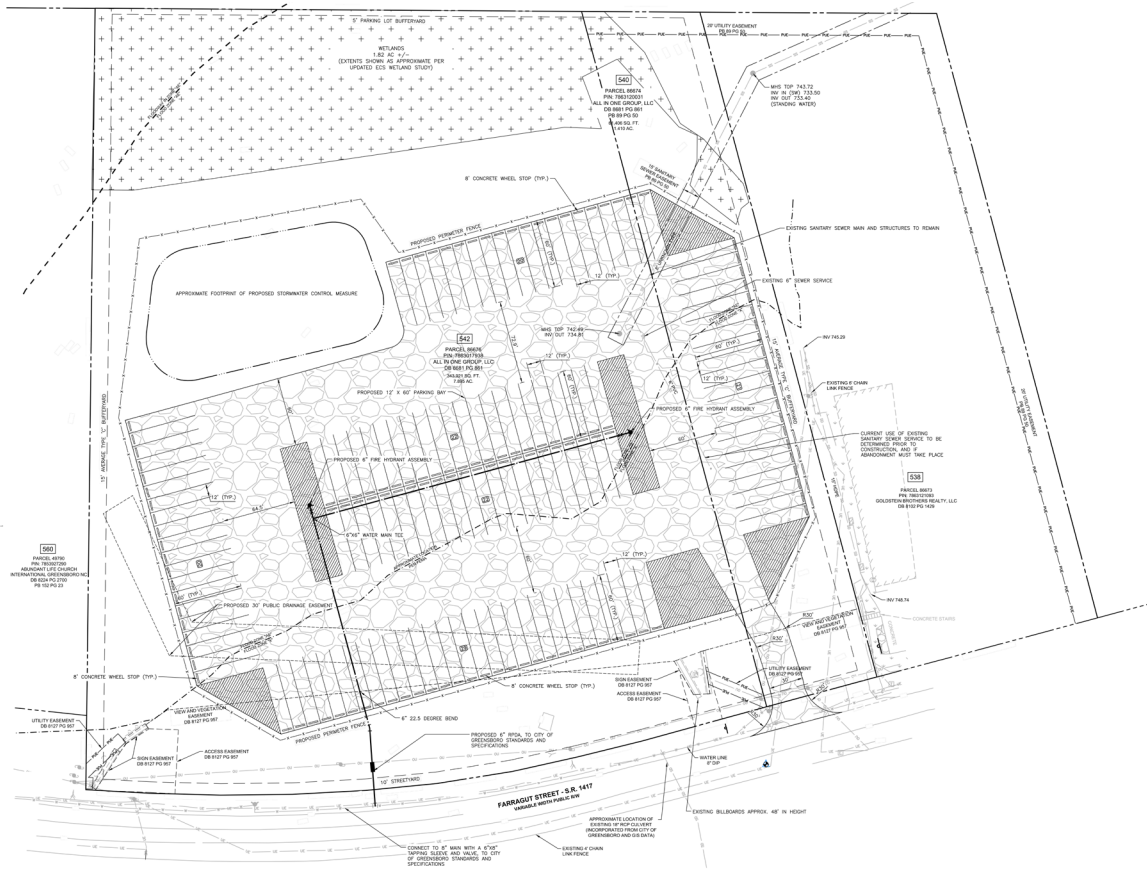
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PROPOSED SITE PLAN - 134 Parking Stalls



PROPERTY INFORMATION

PROPERTY TYPE	Land, Build-To-Suit	PROPERTY SUBTYPE	Industrial, Commercial
ACRES ±	9.31 (5.50 usable)	COUNTY	Guilford
ZONING	Light Industrial	TAX PIN	7863-01-7976

PRICING & TERMS

SALE PRICE	\$4,570,000	MONTHLY LEASE RATE	\$4,500/Acre, NNN
LEASE TYPE	NNN	RATE FOR 5.50 ACRES	\$24,750/Month, NNN

DESCRIPTION

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