

2437 RANDLEMAN ROAD & 321 DOUGHERTY STREET

FOR SALE/LEASE | GREENSBORO, NC 27406

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land, Industrial, Build-To-Suit
ACRES	1.0 - 5.74
SALE PRICE	\$4,770,000
MONTHLY RATE	\$5,750/Acre, NNN

DESCRIPTION

Great IOS yard available for lease! Located directly off of the I-40 off ramp to Randleman Road in Greensboro, NC. 1.0 - 5.74 acres with highway visibility. To be delivered in Q4 of 2025, fully fenced-in, with a secure gate, and graveled parking area. Perfect for truck/trailer parking or for any industrial outdoor storage needs. Located across the street from the I-40 on ramp, 3 miles from downtown Greensboro, and 3 miles from I-85. Delivering fenced, graveled, and lit in Q1 2026. Build-to-suit is also possible.

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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PROPERTY INFORMATION

PROPERTY TYPE	Land, Industrial, Build-To-Suit	COUNTY	Guilford
ACRES	1.0 - 5.74	ZONING	C-M
TAX PINS	7863-32-4682, 7863-32-7676		

PRICING & TERMS

SALE PRICE	\$4,770,000	MONTHLY RATE	\$5,750/Acre
LEASE TYPE	NNN	RATE FOR 5.74 ACRES	\$33,005/Month

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