

849 S. MAIN STREET

FOR LEASE | BURLINGTON, NC 27215

Linville | Team Partners

COMMERCIAL REAL ESTATE

WAREHOUSE SPACE FOR LEASE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Warehouse
AVAILABLE SF \pm	4,300 - 15,460
LEASE RATE	\$6.50, NNN

DESCRIPTION

Great opportunity to lease an extremely clean and flexible warehouse space in downtown Burlington, NC. Located between S. Main Street and S. Worth Street with access via dock doors or drive-in along either street. The available lease space is $\pm 15,460$ SF. The large space is $\pm 11,160$ SF with 21' clear height and 36' spans. The adjoining smaller space $\pm 4,300$ SF with 15.5' clear height and 45' span. Access from Main Street via a 12x14' roll-up drive in door and from Worth Street via four 8x10' dock doors. Gas pack heating units and ample power.



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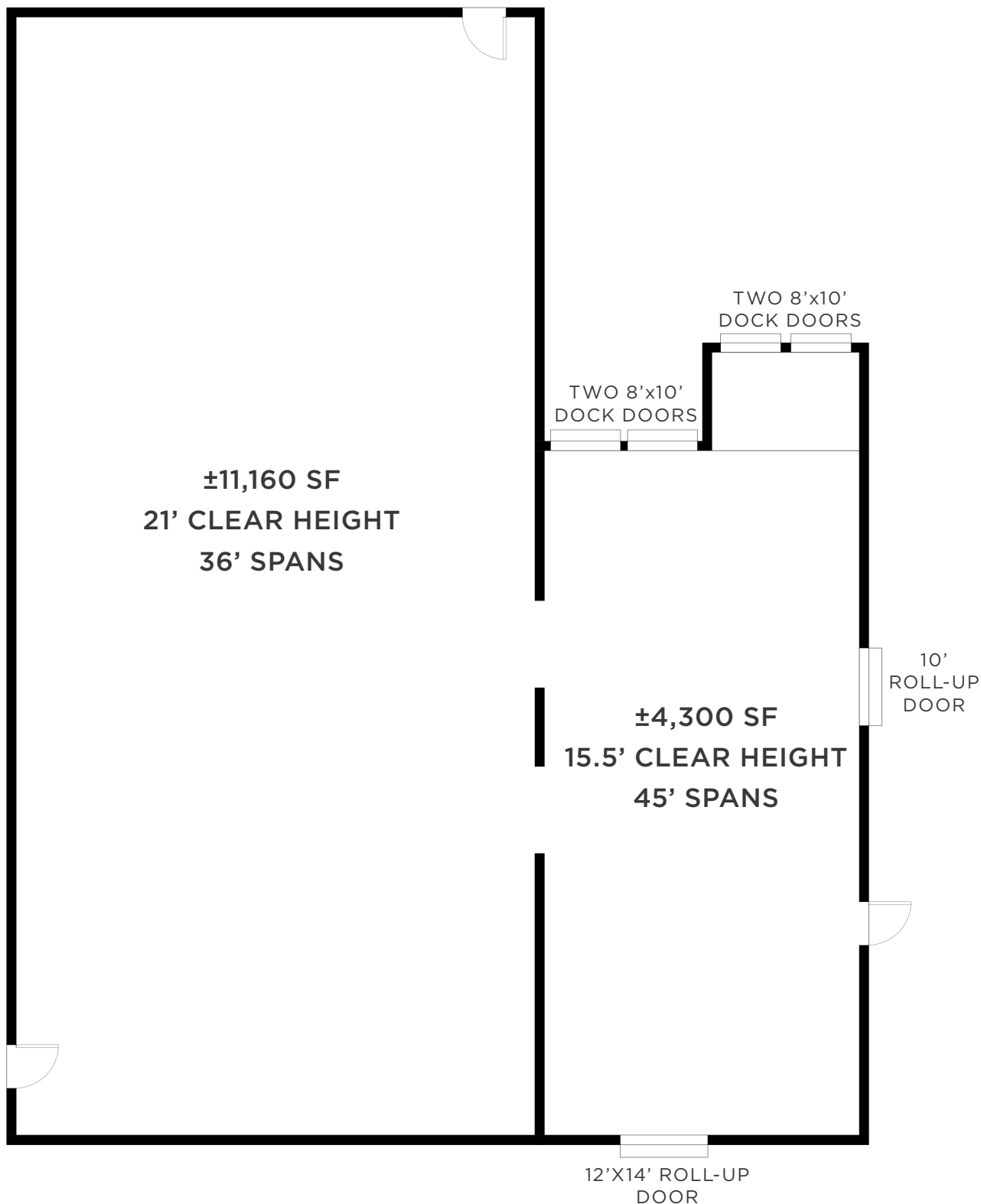
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FLOOR PLAN



BURLINGTON, NORTH CAROLINA

POPULATION GROWTH

- April 1, 2020 (Census): 57,303 residents
- July 1, 2024 (Estimate): 61,365 — representing approximately 7.0% growth since 2020
- 2023 Estimate: ~60,032, marking a 4.8% increase since 2020
- Year-by-Year Breakdown (2020-2023):
 - 2020-2021: +3,734 (+6.5%)
 - 2021-2022: +229 (+0.39%)
 - 2022-2023: +573 (+0.96%)

PROJECTIONS

- The Burlington metropolitan area (MSA), encompassing Alamance County, has grown approximately 12.9% since 2010; further growth is expected continuing into the future.
- Municipal projections estimate Burlington’s population to reach around 60,323 by 2030, with further gains into 2040 and beyond.

HOUSEHOLDS & INCOME (2019-2023)

- Households: 24,713
- Persons per household: 2.34
- Owner-occupied housing rate: 54.9%
- Median value owner-occupied homes: \$188,700

EDUCATION & TECHNOLOGY

- High school graduate or higher (25+): 86.5%
- Bachelor’s degree or higher (25+): 28.7%
- Households with computer: 94.3%
- Households with broadband: 87.3%

SUMMARY TABLE	
POPULATION (2020 TO 2024 ESTIMATE)	57,300 - 61,365 (+7.0%)
ANNUAL GROWTH (2020-2023)	+6.5% (2020-21) +0.4% (2021-22) +1.0% (2022-23)
TOTAL GROWTH (2000-2023)	~14,020 People (~30%)
PROJECTED POPULATION (2030)	~60,323
MEDIAN HOUSEHOLD INCOME	~\$54,900
HOME VALUE (OWNER-OCCUPIED)	~\$188,700
POVERTY RATE	~18%
FOREIGN-BORN RESIDENTS	~12.4%
EDUCATION (BACHELOR’S+)	~28.7%
BROADBAND ACCESS	~87.3% of Households

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PROPERTY INFORMATION

PROPERTY TYPE	Industrial/Warehouse	DOCK DOORS	4 (8'x10')
AVAILABLE SF ±	4,300 - 15,460	DRIVE-IN DOORS	1
YEAR BUILT	2001	TAX PIN	8865923245
WAREHOUSE 1	11,160 SF 21' clear height 36' spans	WAREHOUSE 2	4,300 SF 15.5' clear height 45' spans

PRICING & TERMS

LEASE RATE	\$6.50	LEASE TYPE	NNN
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The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

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