

Gibsonville Square Industrial Park For Sale

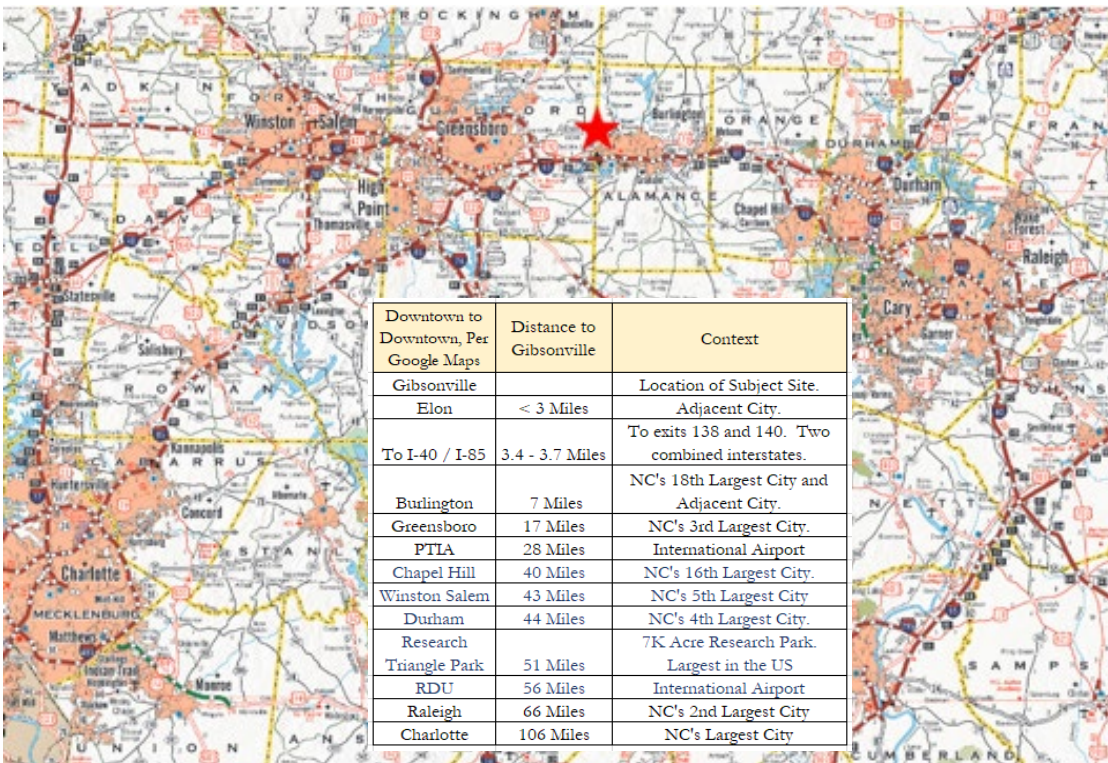
330 Minneola Street, Gibsonville, NC

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Value Add &/OR Owner User Deal: 131K SF recently renovated, multi-tenant industrial facility. Mixed use asset with built in income awaiting next direction.

Triad & Triangle Growth: Between the 3rd and 4th largest cities in NC on combined I-40 / I-85. Established and still growing area. See page three for market details.



Tenants: The Hardwood Store, Utz, small users
Projected NOI (2025): Approx. \$285K income with \$150K NOI. This is actual income without additional leasing and after \$1 SF TICAM.

Vacancy: Recently remodeled with 62K SF remaining for lease up.

Proforma: Available upon signature of a C.A.

For Sale: \$5,200,000 or \$39.69 SF. Below replacement cost purchase price. Also a 10%+ projected return if facility is leased.

Contact: With interest or questions, contact Sean Dowell at 336-378-5067 or sean@dowellcommercial.com

Local Workforce	Population	Households
10 Minutes	34,813	12,579
30 Minutes	538,852	215,015
60 Minutes	2,196,184	878,213

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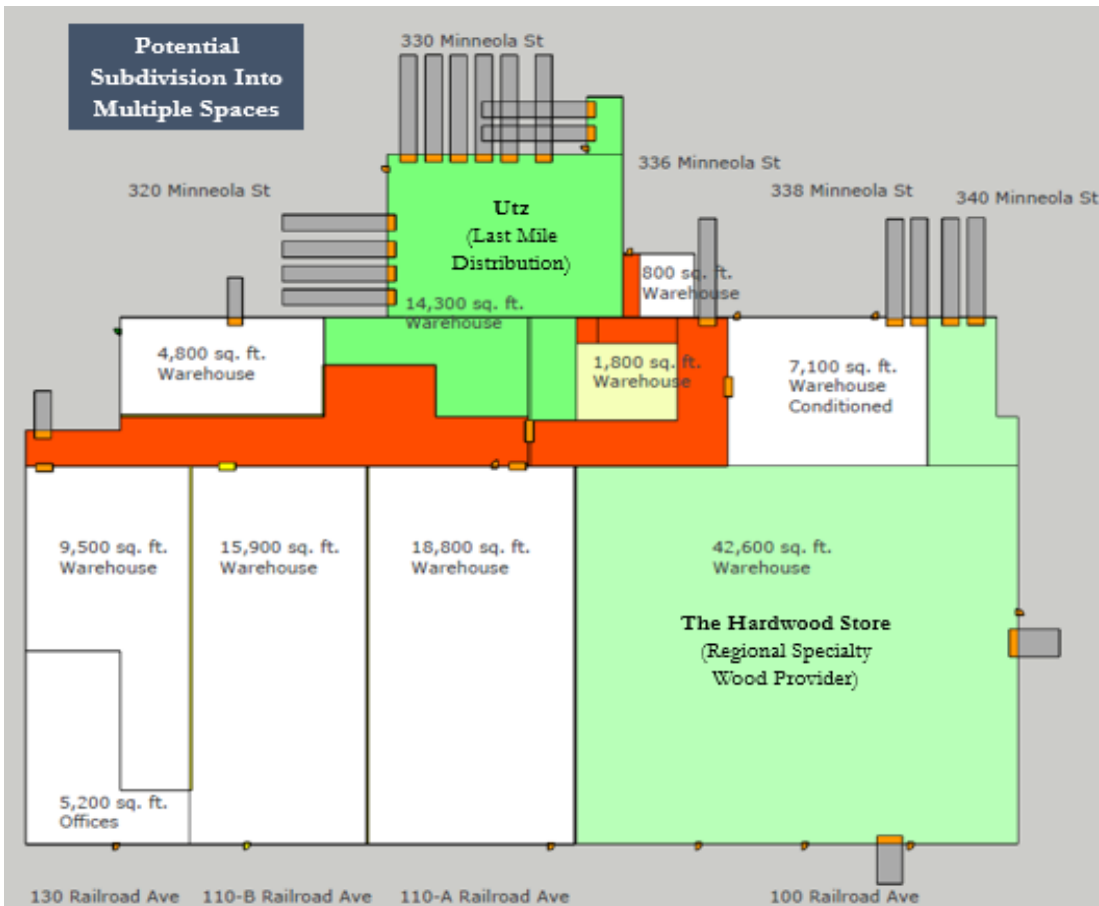
Join Gibsonville Square: Partial sale from a 12 acre mill currently in a mixed use conversion.

Current owners retaining the rest of the mill which they will be converting into 120+ unit luxury residential lofts with associated amenities.

The for sale opportunity is 131K SF, 30% of the historic project, and will remain industrial unless repositioned by a new owner.

This area being sold is the most recently built and least historic portion of the property. In short, this area is a modern industrial building without the historic bones the rest of this facility was purchased for.

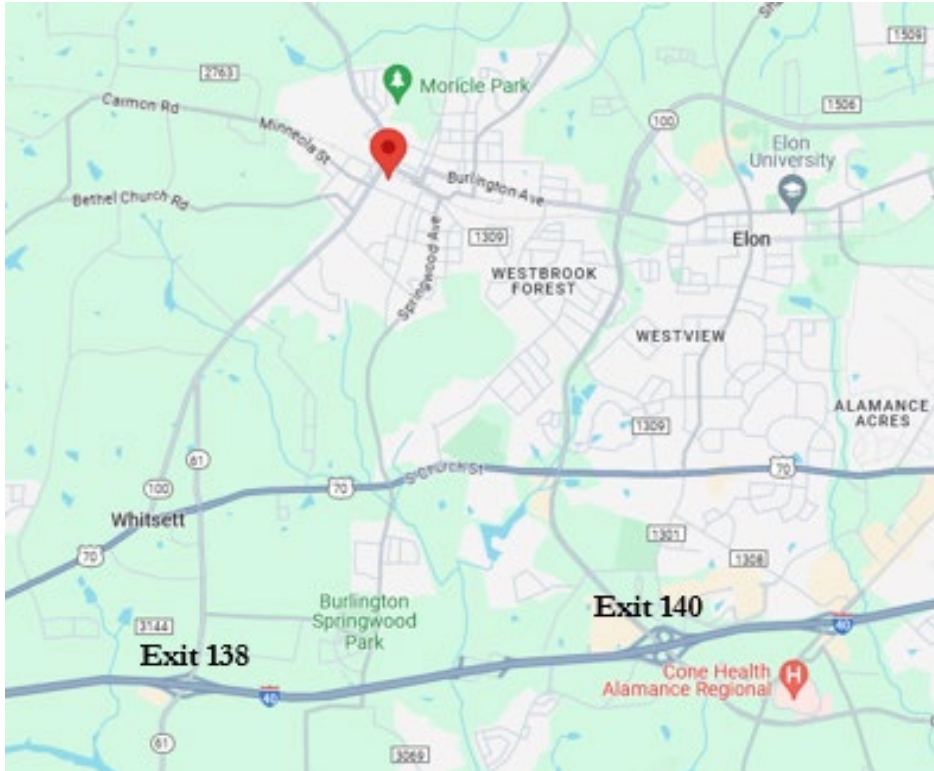
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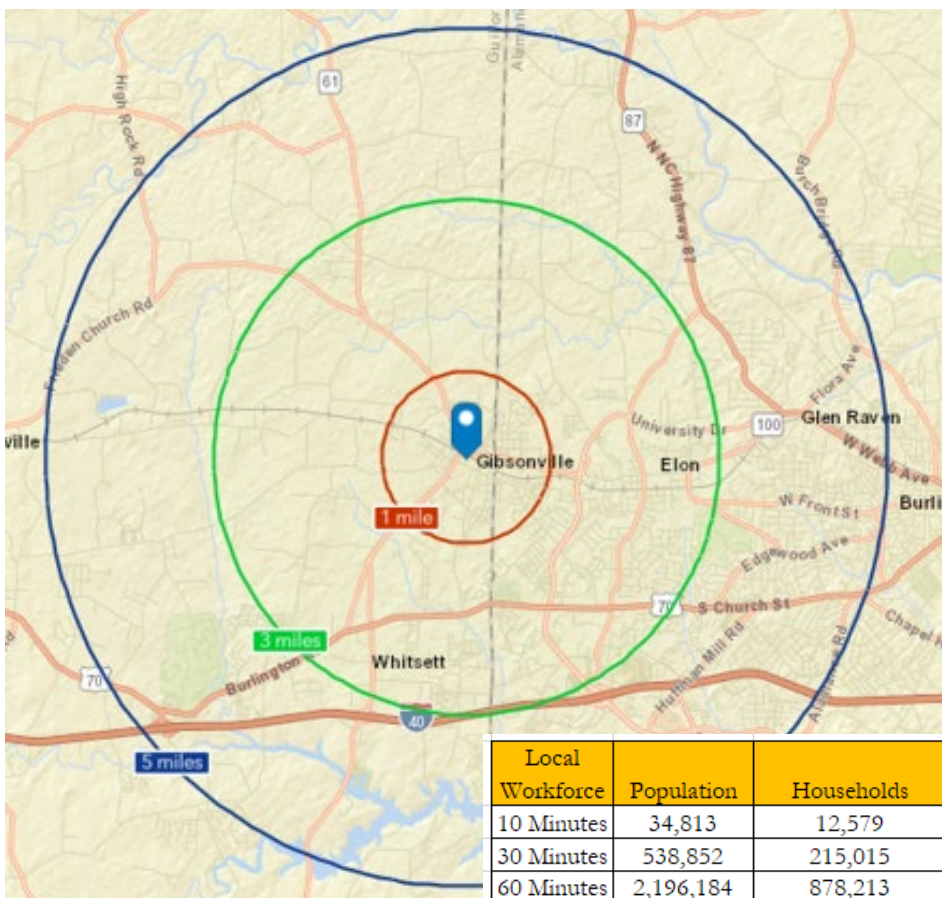
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Access in Abundance: Within approx. 3.5 miles are two interstates. On I-40 / I-85, there are exceptional traffic counts of 124K AADT. This property is closer to Highway 70, the well traveled alternative east – west road to I-40. Highway 70 has 11K AADT, per the DOT.

High Demographic Area: Adjacent downtown Gibsonville, this property is off four lane University Drive and conventionally located within two miles of Elon University and Burlington's highest demographic neighborhoods. Further proof of this quality location is Alamanca Crossing, the regional mall at exit 140.



Related Property Uses: Property is also a strong location for a last mile warehouse or a flex / storage user that requires a retail front. Potential uses could include a building supply operation, a brewery, an entertainment complex, an executive suites office concept, an indoor grow operation, a self storage conversion, etc.

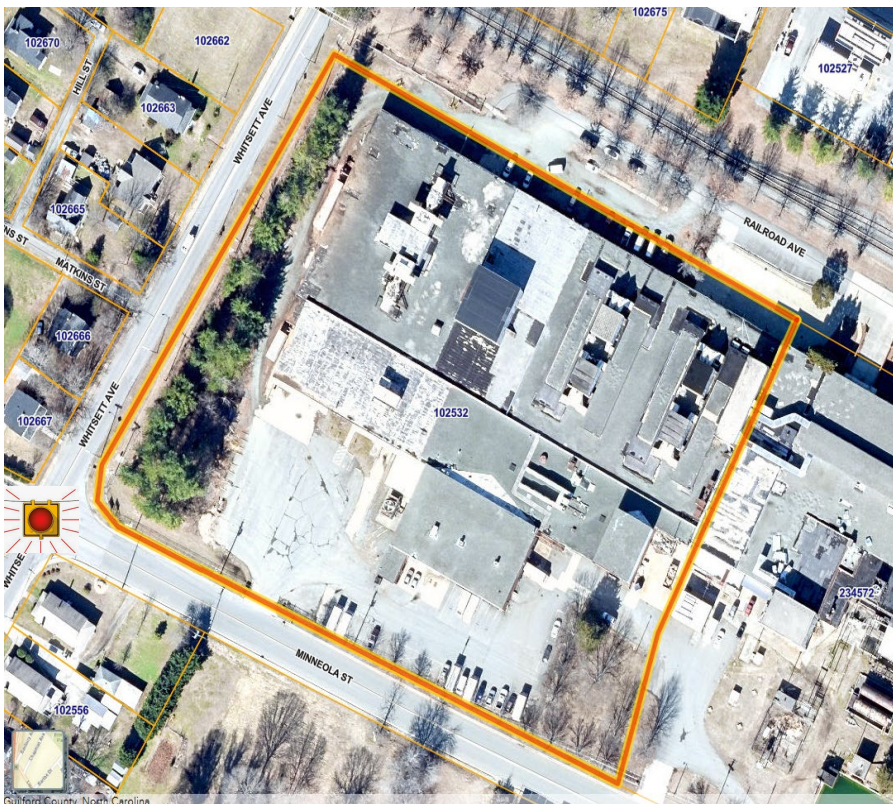
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Overall Building Facts

Parcel: Guilford Co. REID 102532.

Land: 6.34 acres.

Zoning: Industrial. Downtown location with rezoning potential.

Building SF: Approx. 131K SF.

Office Space: 5,200 SF or 4%.

Year Built: Completed 1970-80's.

Improvements: Over \$2+ million in improvements. A new insulated roof and LED lighting upgrades were installed in 2024. Office space was updated, including new HVAC units.

Column Spacing: 26' x 10' is typical with numerous 27' corridors.
Ceiling Height: 12' – 16' typical. Sections at 23' and one small area at 36'.

Fire Suppression: Wet sprinklers.

Heat: Spot gas units.

Floors: Concrete.

Floor Drains: Multiple.

Docks / Drive In: Building overall has 17 dock doors, abundant drive in doors, and area to add more

Econ. Development: Tier 2 (2025). NC could offer incentives for tenants the state wanted to incentive.

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