

FREESTANDING INDUSTRIAL WITH YARD

5874 Uwharrie Rd, Archdale, NC 27263

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

11,770 SF industrial building with fenced in yard. Metal construction, 14 to 16 ft clear height, 2 dock doors, 1 drive-in door, and room on site for a 53 ft trailer. Four offices, two bathrooms and a kitchenette are already built out. Single tenant, whole building, available 10/1/2026. Standalone Triad industrial at this size and rate rarely comes available. Don't miss your chance.

OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Number of Units:	1
Available SF:	11770 SF
Lot Size:	1.32 Acres
Building Size:	11,770 SF

PROPERTY HIGHLIGHTS

- 11,770 SF freestanding industrial building on 1.32 acres; whole building, single tenant
- 14 to 16 ft clear height; metal construction, metal roof, concrete slab
- 2 dock doors and 1 drive-in door; 53 ft trailer accessible on site
- 4 private offices, 2 bathrooms and a kitchenette already built out
- Unsprinklered; warehouse is not climate controlled
- Zoned M-1 (Light Industrial), City of Archdale; Randolph County REID 87389, PIN 7708-17-0218
- 2.9 mi to the I-85 interchange at Trindale Road; roughly 20 mi to Piedmont Triad International Airport
- Available 10/1/2026 at \$6.50/SF/yr NNN, \$6,987 per month base rent

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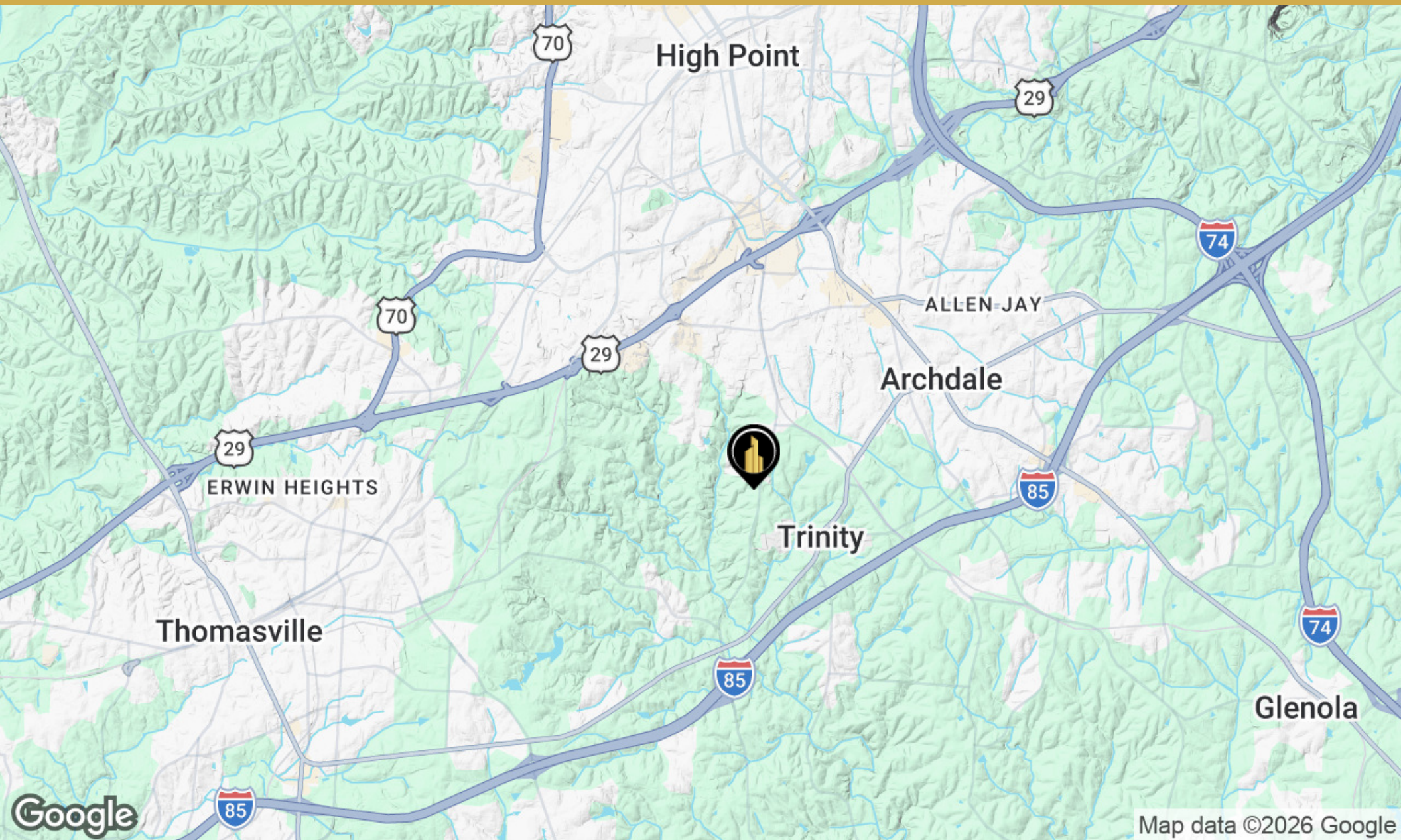
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CITYPLAT
COMMERCIAL REAL ESTATE

5874 UWHARRIE ROAD FREESTANDING INDUSTRIAL 12,899 SF

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