

FOR SALE — PREMIER INDUSTRIAL FACILITY

4524 Tigers Den Road
Randleman, NC 27317

86,000 SF± | 3-Section Industrial Warehouse | Minutes from I-74 | Former Weaving Facility — Exceptionally Clean



ASKING PRICE	TOTAL SIZE	PRICE PER SF
\$4,215,000	86,000 SF±	~\$49.01/SF
Fee Simple Purchase	3 Sections Combined	Heavy Industrial Conditioned

PROPERTY HIGHLIGHTS

◆ 86,000 SF± Total	Three-section warehouse — combined or individual use	◆ 2 Sections Fully Conditioned	60,000 SF± climate-controlled space
◆ Exceptionally Clean Facility	Former precision weaving plant — pristine floors & structure	◆ Heavy Power Throughout	Industrial-grade electrical service — production ready
◆ Own Dock Access Per Section	Each section operates independently with its own loading	◆ Two Property Entrances	Separate ingress/egress — excellent traffic flow
◆ Minutes to I-74	Direct access to east-west interstate corridor	◆ 2,000 SF Renovated Office	Well-maintained, move-in ready professional space

INTERIOR PHOTOGRAPHY



Conditioned Section — Polished Concrete, LED Lighting, 14'/17' Clear



Conditioned Section — Steel Structure, Clean Walls, Dock Access

THREE-SECTION BREAKDOWN

Section A	30,000 SF±	14' Eave 17' Ridge	Fully Conditioned	Own Dock Access	Distribution, light mfg., assembly, precision production
Section B	30,000 SF±	14' Eave 17' Ridge	Fully Conditioned	Own Dock Access	Warehousing, fulfillment, food-grade, pharma-adjacent
Section C	26,000 SF±	16' Eave 20' Ridge	Unconditione d (Warehouse)	Own Dock Access	Bulk storage, raw materials, heavy equipment, staging
Office	~2,000 SF	Standard	Fully Conditioned	—	Move-in ready — well-maintained, exceptionally clean
TOTAL	~86,000 SF±		60,000 SF Conditioned		Former Precision Weaving Facility — Pristine Condition

BUILDING SPECIFICATIONS

Total Building Size:	86,000 SF± (3 Sections Combined)	Clear Height (A & B):	14' at Eave 17' at Ridge
Sections A & B:	30,000 SF± Each — Fully Conditioned	Clear Height (C):	16' at Eave 20' at Ridge
Section C:	26,000 SF± — Unconditioned / Warehouse	Dock Doors:	Dedicated Dock Access Per Section
Office Space:	~2,000 SF — Renovated, Move-In Ready	Entrances:	2 Separate Property Entrances
Former Use:	Precision Weaving — Exceptionally Clean	Power:	Heavy Industrial 3-Phase
Condition:	Pristine — Polished Concrete, Clean Walls	Lighting:	LED Throughout

FACILITY CONDITION & INFRASTRUCTURE



Heavy industrial electrical service — multiple panels serving all three sections independently

FACILITY CONDITION

This property represents one of the cleanest former industrial facilities in the Piedmont Triad market. Previously operated as a **precision weaving plant**, the entire 86,000 SF reflects the high standards of that use — polished concrete floors, clean steel structure, well-maintained walls and ceilings, and meticulous upkeep throughout.

The ~2,000 SF office suite is equally impressive — move-in ready with no deferred maintenance. This is a true turnkey facility for any manufacturing, distribution, or specialty use.

SUBDIVISION / MULTI-TENANT POTENTIAL: Each of the three sections has its own dock access and can operate independently — creating a natural opportunity for owner-occupant + tenant(s) or a multi-tenant industrial campus. Two separate property entrances further support split operations.

PROPERTY NOTES

- Sections A and B (30,000 SF each) are fully conditioned with 14' eave / 17' ridge clear height — ideal for precision manufacturing, pharmaceuticals, food production, or any use requiring climate control.
- Section C (26,000 SF) features the tallest clear heights on the property (16' eave / 20' ridge) — best suited for bulk storage, heavy equipment, raw materials, or high-rack racking systems.
- All three sections have their own dedicated dock access — enabling simultaneous, independent operations across the facility.
- Heavy 3-phase industrial power services all sections independently, supporting high-demand manufacturing equipment without infrastructure upgrades.
- The former precision weaving use required exceptional floor levelness and cleanliness — the polished concrete floors are in outstanding condition and ready for immediate occupancy.
- Two separate property entrances allow independent truck and employee access — ideal for multi-tenant operations or owner/tenant split.
- Located minutes from I-74, providing direct connectivity to the Triad metro, High Point, Asheboro, and the Charlotte-to-Virginia corridor.

LOCATION — RANDLEMAN, NC | RANDOLPH COUNTY

4524 Tigers Den Road is situated in Randleman, North Carolina — the heart of **Randolph County**, one of the Piedmont Triad's most active manufacturing and industrial counties. The property offers **minutes-away access to Interstate 74**, placing tenants within easy reach of the full Triad metro, High Point, Asheboro, and the I-73/I-74 cross-state corridor connecting the mountains to Myrtle Beach. Downtown Randleman, schools, and workforce housing are all within close proximity.

HIGHWAY & INTERSTATE ACCESS

- **I-74** – Minutes away; east-west interstate connecting High Point to Asheboro & beyond
- **I-73** – Nearby; Detroit, MI to Charleston, SC
- **US Hwy 311** – Direct connector to High Point
- **US Hwy 64** – Connects to Asheboro & Raleigh
- Downtown Randleman – Minutes away
Triad interstate network within easy reach

RAIL, AIR & PORT ACCESS

- **Norfolk Southern** – Regional rail freight service
- **CSX Transportation** – Intermodal & bulk freight
- **Piedmont Triad Int'l Airport (GSO)** – ~35 min
FedEx Mid-Atlantic Air Hub on-site at GSO
- **Charlotte Douglas Int'l (CLT)** – ~80 miles
- **Port of Wilmington, NC** – ~175 miles
- **Port of Charleston, SC** – ~280 miles

PROXIMITY TO KEY MARKETS

Downtown Randleman, NC	~2 mi	~5 min	City services, workforce, downtown amenities
High Point, NC	~14 mi	~18 min	Industrial hub; Bus 85; Furniture Market city
Asheboro, NC	~12 mi	~15 min	Randolph County seat; I-74; major employers
Greensboro, NC	~22 mi	~25 min	Triad's largest city; PTI Airport; FedEx hub
Winston-Salem, NC	~35 mi	~40 min	Medical, tech & manufacturing hub
Burlington / Alamance Co.	~28 mi	~30 min	I-40/85 corridor; major employment center
Charlotte, NC	~85 mi	~1 hr	SE financial hub; CLT Int'l Airport
Raleigh-Durham, NC	~80 mi	~1 hr	Research Triangle; RDU Airport; tech & pharma

MARKET DEMOGRAPHICS — RANDLEMAN & RANDOLPH COUNTY, NC

Randolph County is a **manufacturing powerhouse** within the Piedmont Triad region — home to over **150,000 residents** and ranked 22nd most populated county in North Carolina. Manufacturing is the county's largest industry, employing nearly 15,000 workers, and the area is experiencing a wave of major industrial investment that is reshaping the region's economic landscape.

150,004 Randolph County Pop. 22nd Largest County in NC	14,943 Manufacturing Jobs Largest industry sector	\$59,047 Median HH Income Randolph County — 2023
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WORKFORCE & AREA INDUSTRIAL INVESTMENT

Toyota Battery Mfg.	\$13.9 Billion	Liberty, NC	One of the largest manufacturing investments in NC history — nearby Randolph County
Ross Stores Dist. Center	Major	Randleman Area	Large-scale distribution facility planned for Randleman corridor
Wolfspeed Semiconductor	\$5+ Billion	Siler City, NC	World's largest SiC semiconductor fab — drives tech workforce demand regionally
Farmina Pet Foods	\$115 Million	Reidsville, NC	First U.S. manufacturing plant — opened June 2025; signals regional employer confidence

WHY RANDOLPH COUNTY FOR YOUR OPERATION?

- **Manufacturing Workforce:** Nearly 15,000 manufacturing workers in Randolph County — one of the highest concentrations in the Triad. Former weaving plant workforce in the immediate area brings precision and textile-adjacent skills.
- **I-74 / I-73 Corridor:** Randleman sits at the convergence of two major interstate systems — I-74 (east-west) and I-73 (north-south) — providing exceptional regional distribution reach without Triad congestion.
- **Major Investment Wave:** Toyota (\$13.9B), Wolfspeed (\$5B+), and Ross Stores are all within the immediate region — creating thousands of supplier and logistics jobs and driving industrial real estate demand.
- **Low Cost of Doing Business:** NC ranks consistently top 5 for business climate — no inventory tax, competitive industrial utility rates, and land/building values significantly below Greensboro and High Point.
- **Ride the Rise — Workforce Initiative:** Randolph County EDC's workforce attraction campaign is actively recruiting skilled talent — ensuring a growing, available labor pool for new occupants.

INVESTMENT SUMMARY

\$4,215,000

Asking Price

86,000 SF±

Total Building Size

~\$49/SF

Price Per SF

KEY FACTS AT A GLANCE

Address	4524 Tigers Den Rd, Randleman, NC 27317	Total Size	86,000 SF± (3 Sections)
Section A	30,000 SF 14'/17' Conditioned Dock	Section B	30,000 SF 14'/17' Conditioned Dock
Section C	26,000 SF 16'/20' Unconditioned Dock	Office	~2,000 SF Renovated Move-In Ready
Power	Heavy 3-Phase Industrial	Entrances	2 Separate Property Entrances
Former Use	Precision Weaving — Exceptionally Clean	I-74 Access	Minutes away — direct interstate connectivity
Asking Price	\$4,215,000 (Fee Simple)	Availability	Immediately

CONTACT — EXCLUSIVELY LISTED BY LINDSAY COMMERCIAL PROPERTIES

MARK LINDSAY, CCIM Commercial Real Estate Broker	LINDSAY COMMERCIAL PROPERTIES Industrial Office Investment Land
Phone: (336) 692-5612 Email: MLindsay.LCP@gmail.com License: NC Licensed Broker CCIM Designee	Property: 4524 Tigers Den Rd, Randleman, NC 27317 Price: \$4,215,000 — Fee Simple Size: 86,000 SF± 3 Sections Available: Immediately

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