

WAREHOUSE FOR LEASE

2509 COX MILL ROAD

SANFORD, NC 27330



NAI TRI PROPERTIES

PROPERTY OVERVIEW

2509 Cox Mill Road, Sanford, NC

±95,756 SF OF WAREHOUSE MANUFACTURING SPACE AVAILABLE

ADDRESS	2509 Cox Mill Road, Sanford, NC 27330
BUILDING SIZE	Approximately 95,756 RSF
AVAILABLE SPACE	95,756 RSF
OFFICE SPACE	Includes 5,094 RSF front office with additional offices in the warehouse
RENTAL RATE	\$5.95 PSF NNN, TICAM \$1.24/SF
CLEAR HEIGHT	26' clear to middle joist 13'7"
FLOOR	6" reinforced concrete floor
LIGHTING	LED lighting
DOCK HIGH DOORS	Nine (9) docks doors (2 outside covered access)
DRIVE-IN DOORS	Twelve (12) ramp entrances
TRUCK COURT	Entire site is fenced with tractor trailer storage area
CRANES	Nine (9) individual four (4) ton overhead crane systems
ZONING	Zoned LI Sanford ETJ Table of Permitted Uses
ROOF	New single membrane roofing system installed in 2015 Ownership has warranty with 20 years remaining
ADDITIONAL SPACE	Warehouse #2 on floorplan potentially available for lease ±6,000 SF, 1 ramp, 18' ceiling height

CONTACT

ED BROWN | 919.345.5939 | ebrown@triprop.com

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FIRE PROTECTION

ESFR Fire Protection - wet system

ELECTRICAL

480v 3 phase, no 277 (no neutral on the 480v), 120/208, unlimited power available, transformers have more capability

HEAT/CONDITIONING

Heated via gas pack units, humidifiers and fans

UTILITIES

PSNC Energy (gas)

TriRiver Water

Windstream Internet

Security Central

Duke Energy (electric) 6-9 MW could be accessible to the building, transformers would need to be changed.

For additional information contact:

Courtney Bird 919-740-1588

courtney.bird@duke-energy.com

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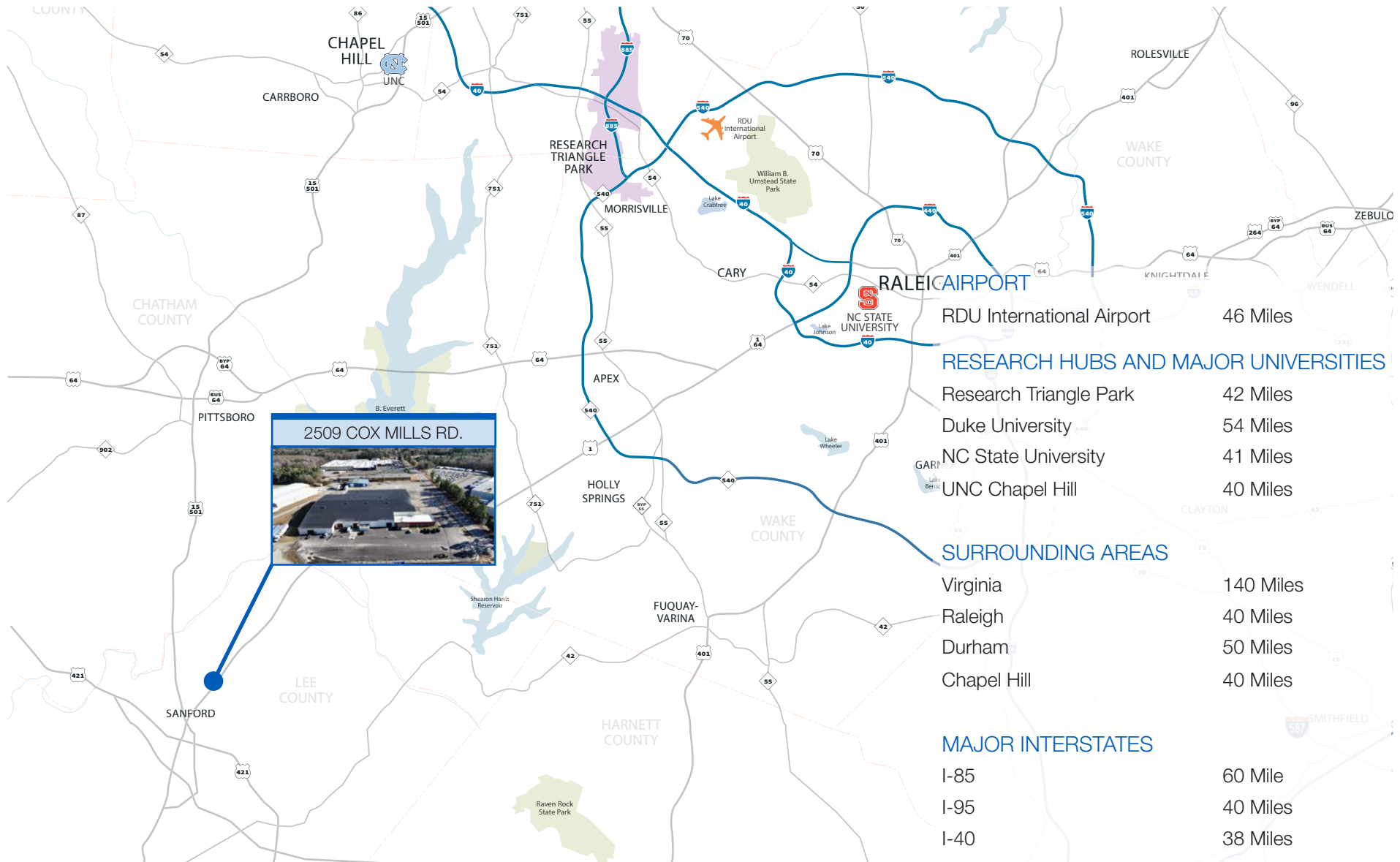
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REGIONAL OVERVIEW



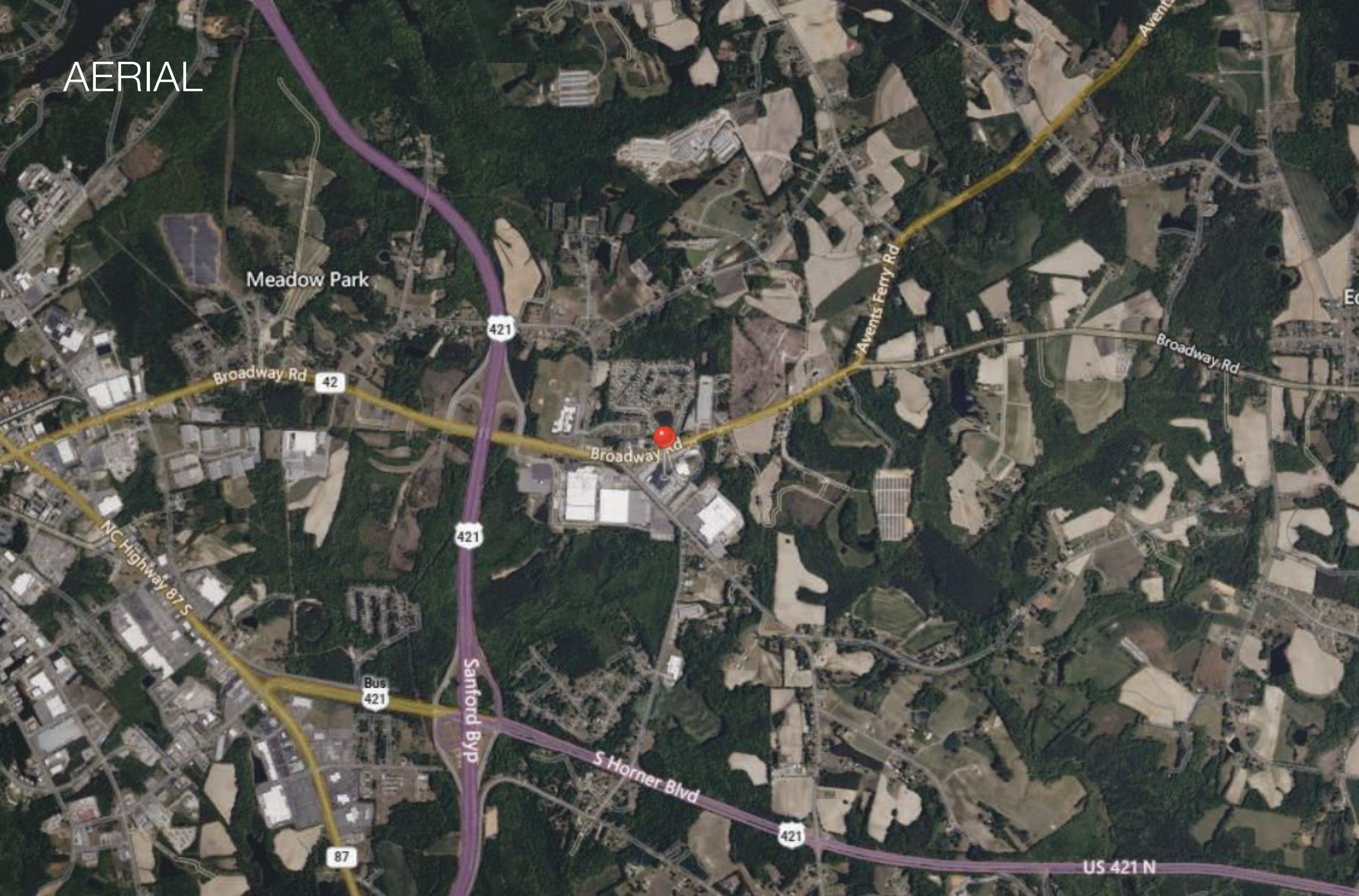
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AERIAL

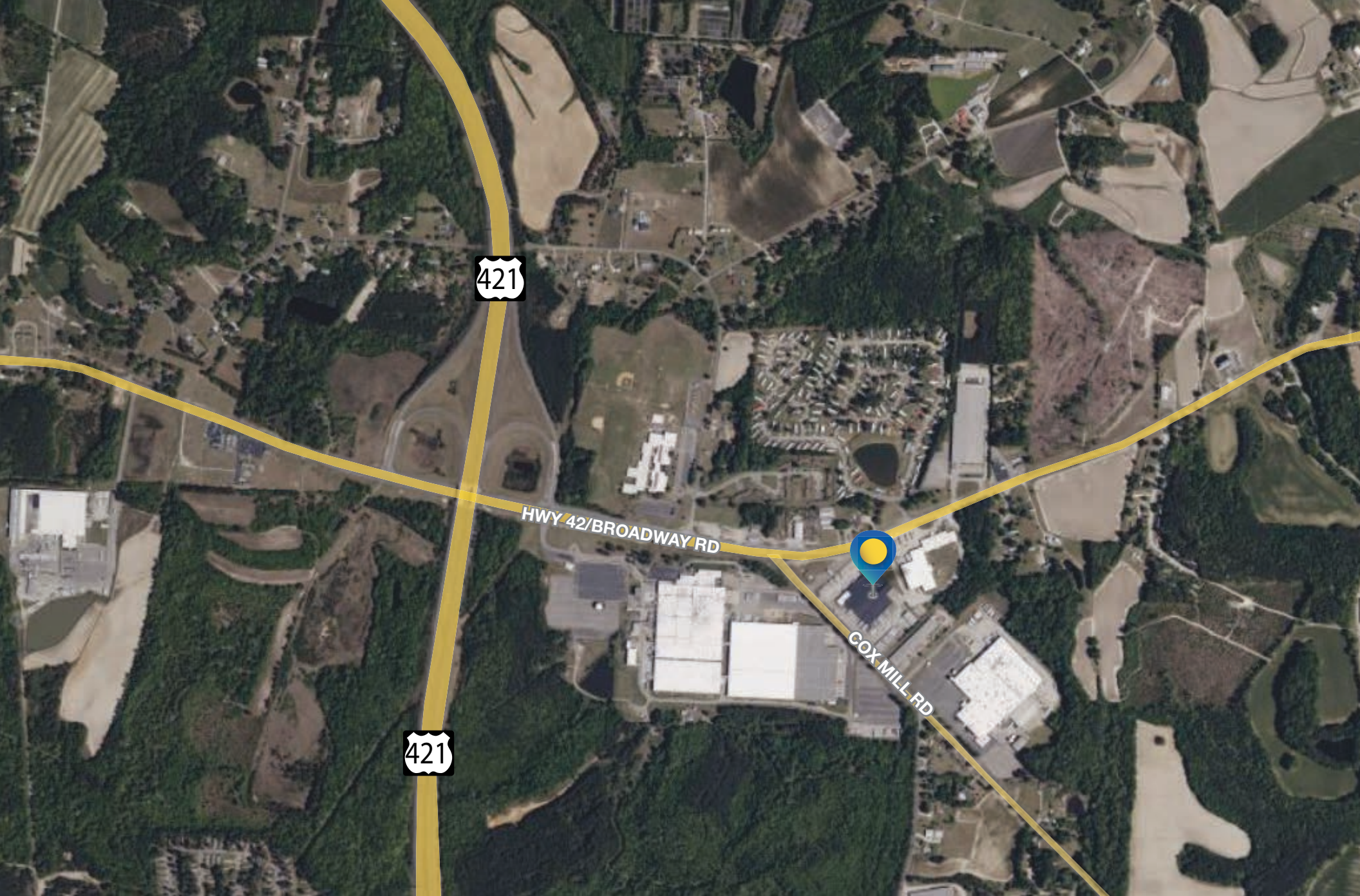


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NAI TRI PROPERTIES



COX MILL RD

HWY 42/BROADWAY RD

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EXTERIOR LOADING



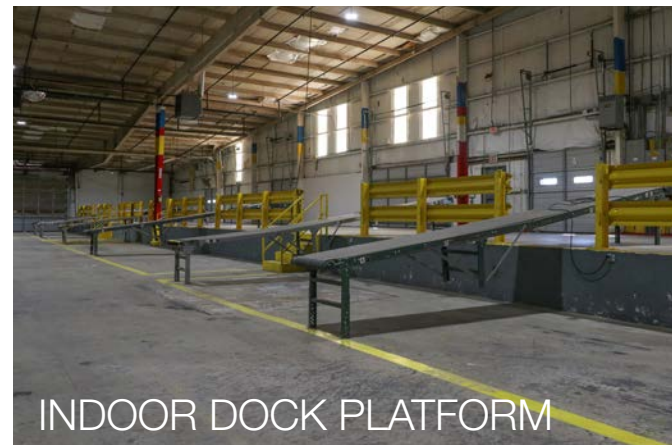
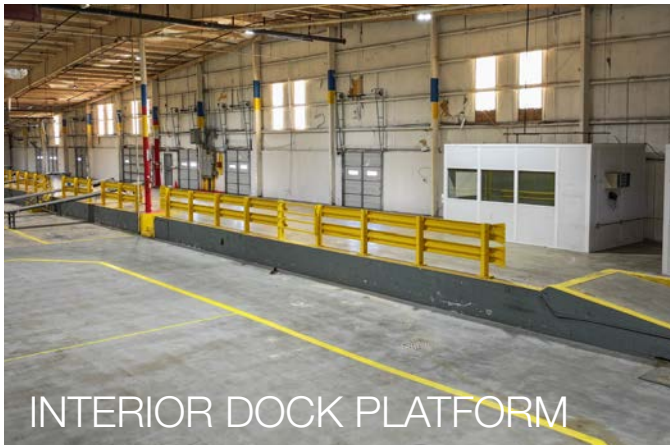
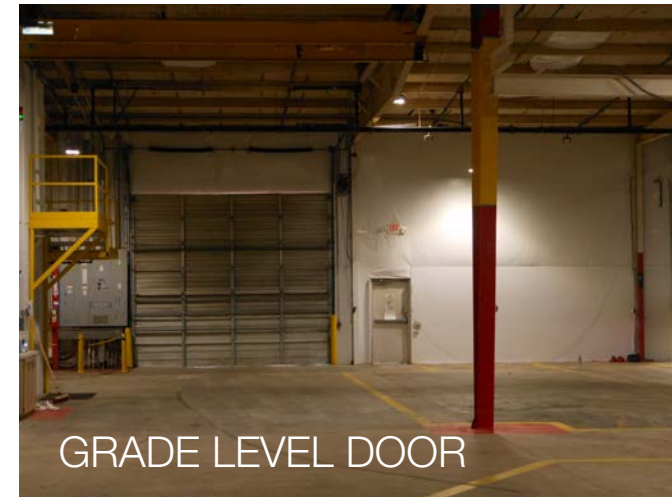
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INTERIOR



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INTERIOR



WAREHOUSE OFFICE



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Carolina Fire Protection, Inc.
#11-26-25

THIS AREA IS EQUIPPED WITH:

WET SYS. DELUGE VALVE
 DRY SYS. RATE OF RISE VALVE
 ANTI-FREEZE THERMAL CONTROL VALVE
 PRE-ACTION VALVE OTHER TYPE VALVE

Inspection Type	Frequency	Date Insp	Pass/Fail	Date Insp	Pass/Fail
Gauges Replace	5 yr				
Alarm Valves	5 yr				
Dry Pipe Full Flow	5 yr				
Tip Test	3 yr				
Deluge/Dry/Preaction Valves	5 yr				
Check Valves	5 yr				
Fire Man Flow	5 yr				
Hydro	5 yr				
Test	5 yr				
Fire Hose Hydro	5 yr				
Pressure Control Valve Test	5 yr				
Pressure Reducing Valve Test	5 yr				
Storage Tank (unlined)	5 yr				
Storage Tank (lined)	5 yr				
Inspection Temp/Corrosive	5 yr				
Annul	5 yr				
Dry Heads	5 yr				
Quick Response/Residential	10 yr				
Post Response/Residential	20 yr				
IST Heads	After 20 yr each 10 yrs				
Std. Heads	50 yr				
	After 20 yr each 10 yr				

ESFR SPRINKLER SYSTEM



ESFR SPRINKLER SYSTEM

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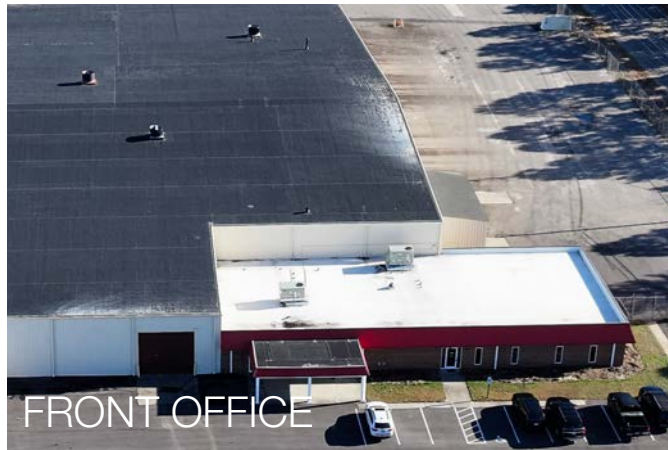
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ADDITIONAL PHOTOS



FRONT OFFICE



FRONT OFFICE



CLEAR HIGHT TO EVE



CLEAR HEIGHT TO MIDDLE



LED LIGHTS



POTENTIAL TO LEASE

CONTACT

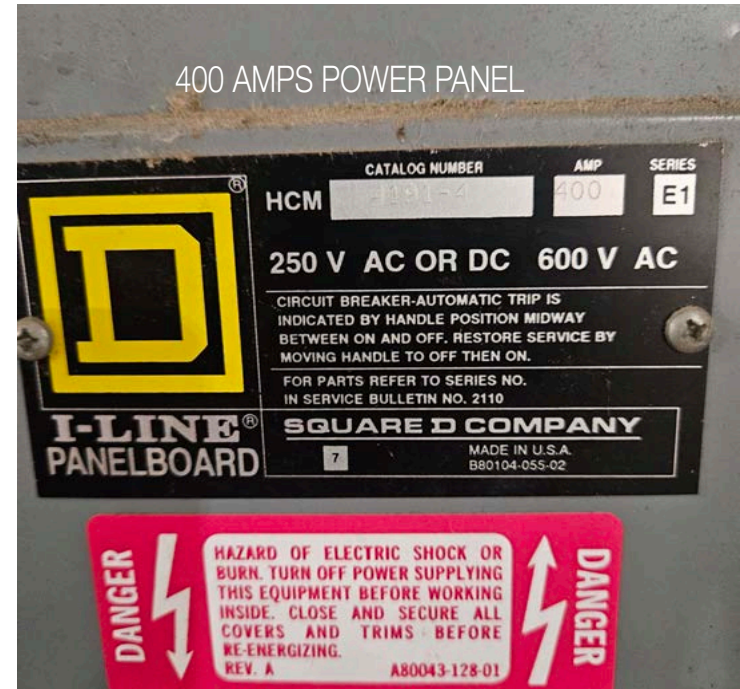
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UTILITIES



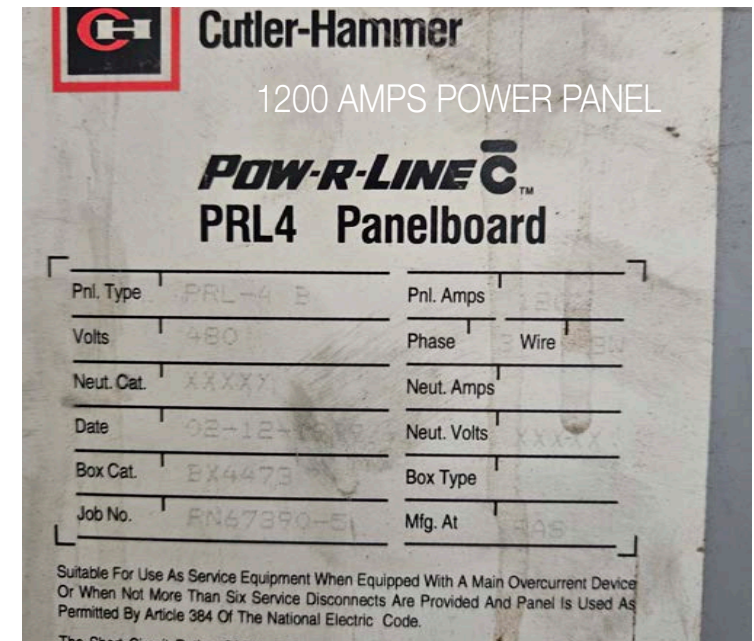
400 AMPS POWER PANEL



400 AMPS POWER PANEL



1200 AMPS POWER PANEL



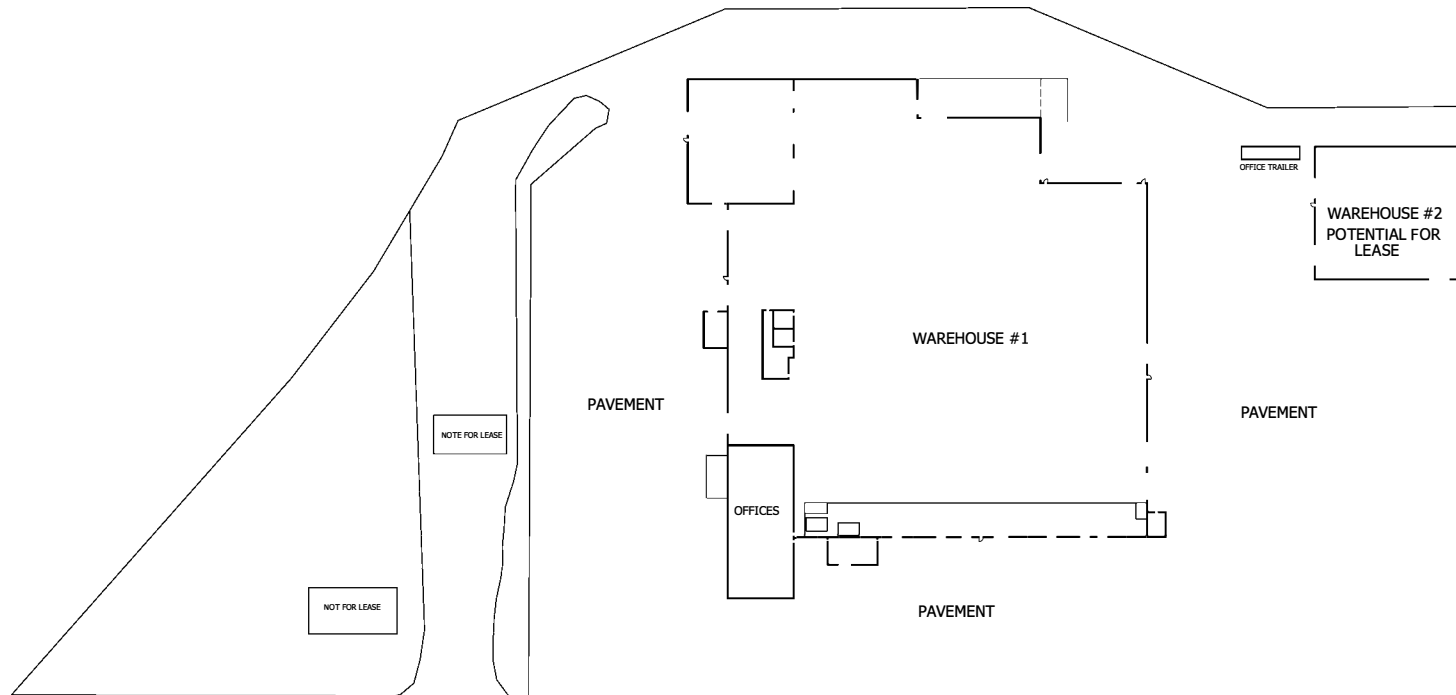
1200 AMPS POWER PANEL

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SITE PLAN



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

2509 COXMILL RD.
SANFORD, NC



ANGIER, NC
919-369-7181

DRAWN BY:
D.W.O.

DATE:
12/22/25

PAGE NO

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OF

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NAI TRI PROPERTIES

AMENITIES

Sanford, NC is a thriving hub for business and innovation, with a diverse economy anchored by advanced manufacturing, life sciences, and technology. The Sanford Area Growth Alliance and Chamber of Commerce lead efforts to attract new industries while supporting existing businesses through networking events, leadership programs like Leadership Sanford, and resources for entrepreneurs.

SURROUNDING BUSINESSES

Sanford Child Care Center
M&M Small Engine Repair
Granite Pros
Sanford Muffler and Towing
Paradise Towing & Recovery
Strickland Brothers
Planet Fitness
Farmers Home Furniture
Ollie's
Sanford NC ABC Store
Classic Nissan of Sanford
Fred Anderson Toyota of Sanford
Wilkinson Chevrolet GMC
Sanford Honda
American Self Storage Sanford
Watson's Nursery

DINING OPTIONS

Chick-fil-A
Aye! Toro Tacos & Tequila
Golden Corral Buffet & Grill
El Rolas Restaurant & Bar
Fonda Lupita
Goodfellas Grill
San Felipe Mexican
Tacos El Primo
Alpaca Peruvian
Yarborough's Ice Cream
Big "T's" Restaurant
Smoke and Barrel
Hugger Mugger Brewing
Fairview Dairy Bar
PD Quix
Starbucks
Jersey Mike's Subs
McDonald's

RETAIL & GROCERIES

Hobby Lobby
Walmart Supercenter
Lowe's Home Improvement
Dollar General
Lidl
Aldi
Ross Dress for Less
Big Lots
Food Lion
Save A Lot
Piggly Wiggly of Sanford
Sanford Grocery Store
Rivera's Supermarket
Marshalls
Sanford Antique Mall
Fast Mart
Added Accents

HOTELS

Comfort Suites Sanford
Holiday Inn Express
Hampton Inn Sanford
Baymont by Wyndham Sanford
Days Inn by Wyndham Sanford
Red Roof Inn Sanford
Home2 Suites by Hilton Sanford
Palomino Hotel

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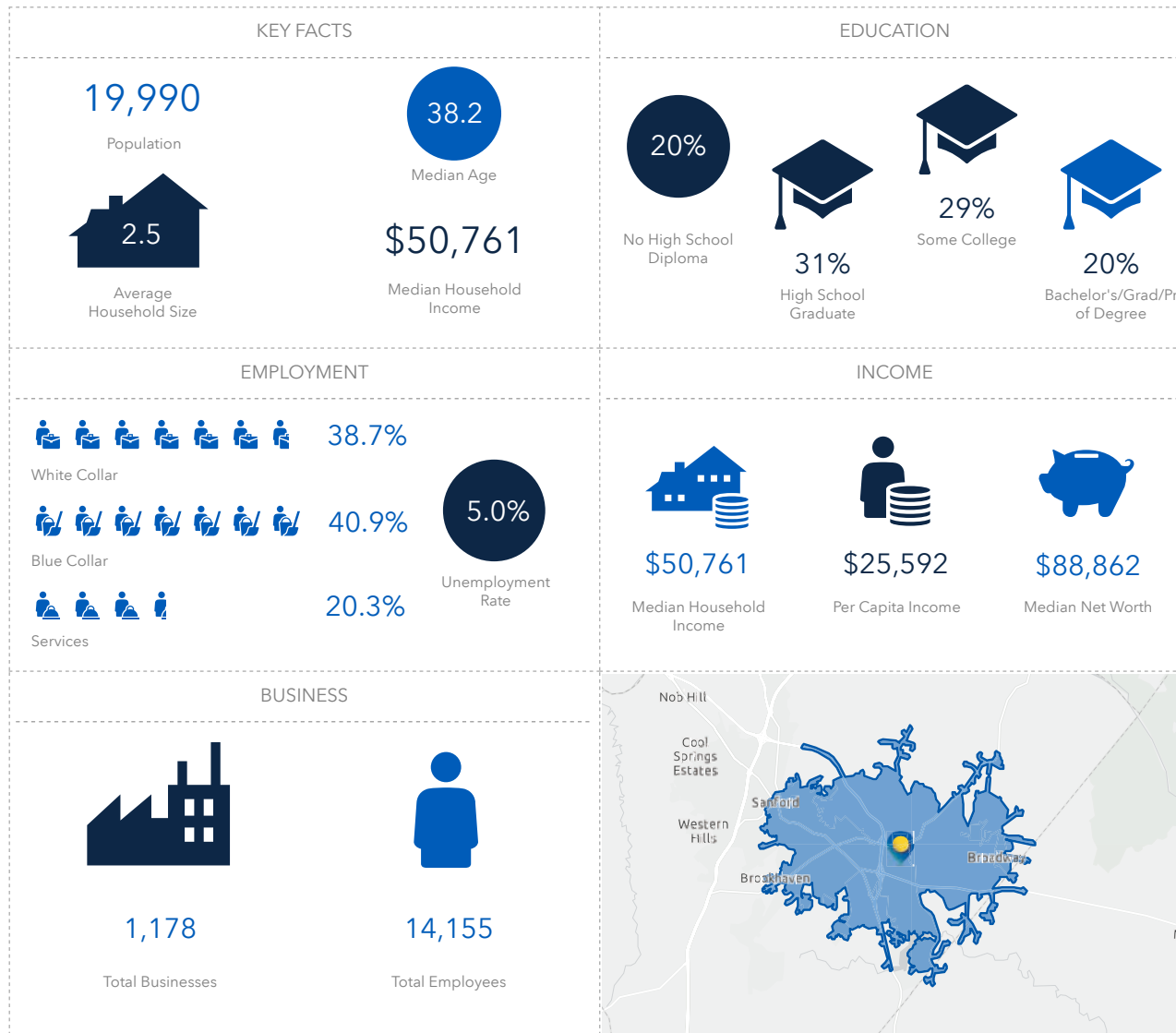
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DEMOGRAPHICS

5 MILE



LEE COUNTY SANFORD

Within a 45 mile radius from Sanford, one can reach downtown Raleigh, downtown Durham, Research Triangle Park, as well as Chatham and Harnett Counties. Its proximity to world-class education, talent workforce, and reasonable commute time has contributed to its continued growth rate.

SITES AND PROPERTIES

Strategically located in the heart of NC, Lee County and the city of Sanford is the right choice to relocate or expand your business. A supportive and reliable infrastructure, coupled with an unbeatable tax climate, positions all businesses to prosper in Sanford.

KEY INDUSTRIES

Taking advantage of its abundant resources, Sanford has made a name for itself across diverse industries. While manufacturing and agriculture serve as the backbone, the city's industrial foundation and innovative spirit have also opened the door to new growth in life sciences, energy and defense.

Known for its strong industrial center, Sanford is home to large-scale brick production and manufacturing companies including Lee Brick and Tile and Caterpillar. The city is also emerging as a major textile and biotech industry hub, with Pfizer among the largest and top employers.

BUSINESS RESOURCES

Sanford and the surrounding area's local governments and agencies prioritize the needs of business owners by providing a variety of resources to ensure success.

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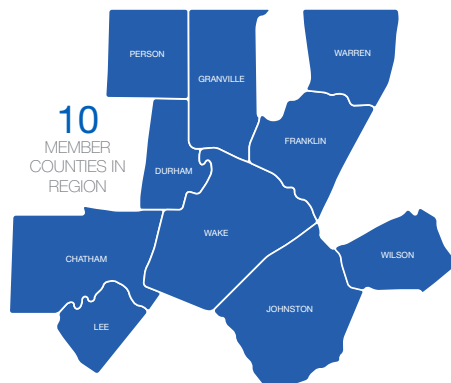
RESEARCH TRIANGLE REGION

Overview + Information

Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In 2021, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.

The region is comprised of ten member counties and the Research Triangle Park.



Exponential Population Growth

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

Consistent Employment Growth

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.

Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

Innovation

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

Quality of Life

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.

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REGIONAL CONNECTIVITY

