

Flex Space for Lease

209 Sycamore Street, Sanford, NC 27330



Property Summary

AVAILABLE

5,000 SF Warehouse
±2,451 SF Office

ACRES STORAGE

±1.52 Acres
(±0.5 ac fenced)

LEASE RATE

\$5,500/Month NNN

LOCATION

0.25 Miles to Downtown



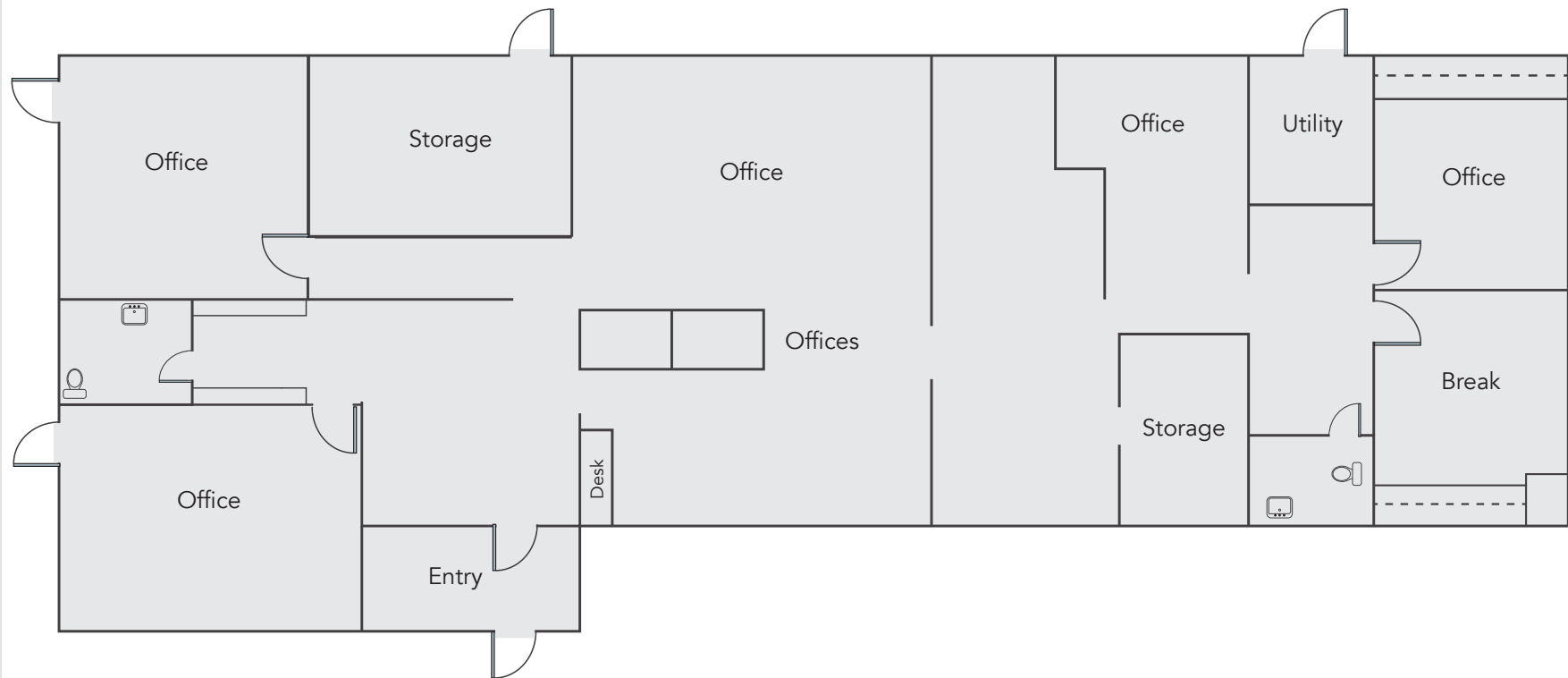
Property Highlights

- ±1.52 Acres
- ±2,451 SF office with offices, open area, conference room and lobby area
- ±5,000 SF old warehouse with wooden floors, good for storage - currently with no power
- Fenced gravel lot ±0.5 acres
- 480 SF Apartment onsite
- Utilities to the Building
- Very flexible property for many uses
- Great contractor, surveyor, engineering facility for serving Sanford's growth
- Zoning is Light Industrial
- Lease Rate is \$5,500/month NNN

Location

Roughly ½ mile from downtown Sanford, NC, this property is located on the corner of Hickory Ave and South 3rd Street. Positioned in an opportunity zone, the property has great access to US-421 and Hwy 87 towards Fayetteville. Also nearby is US-1 which provides quick access to the Central Carolina Enterprise Park and Wake County/I-540.

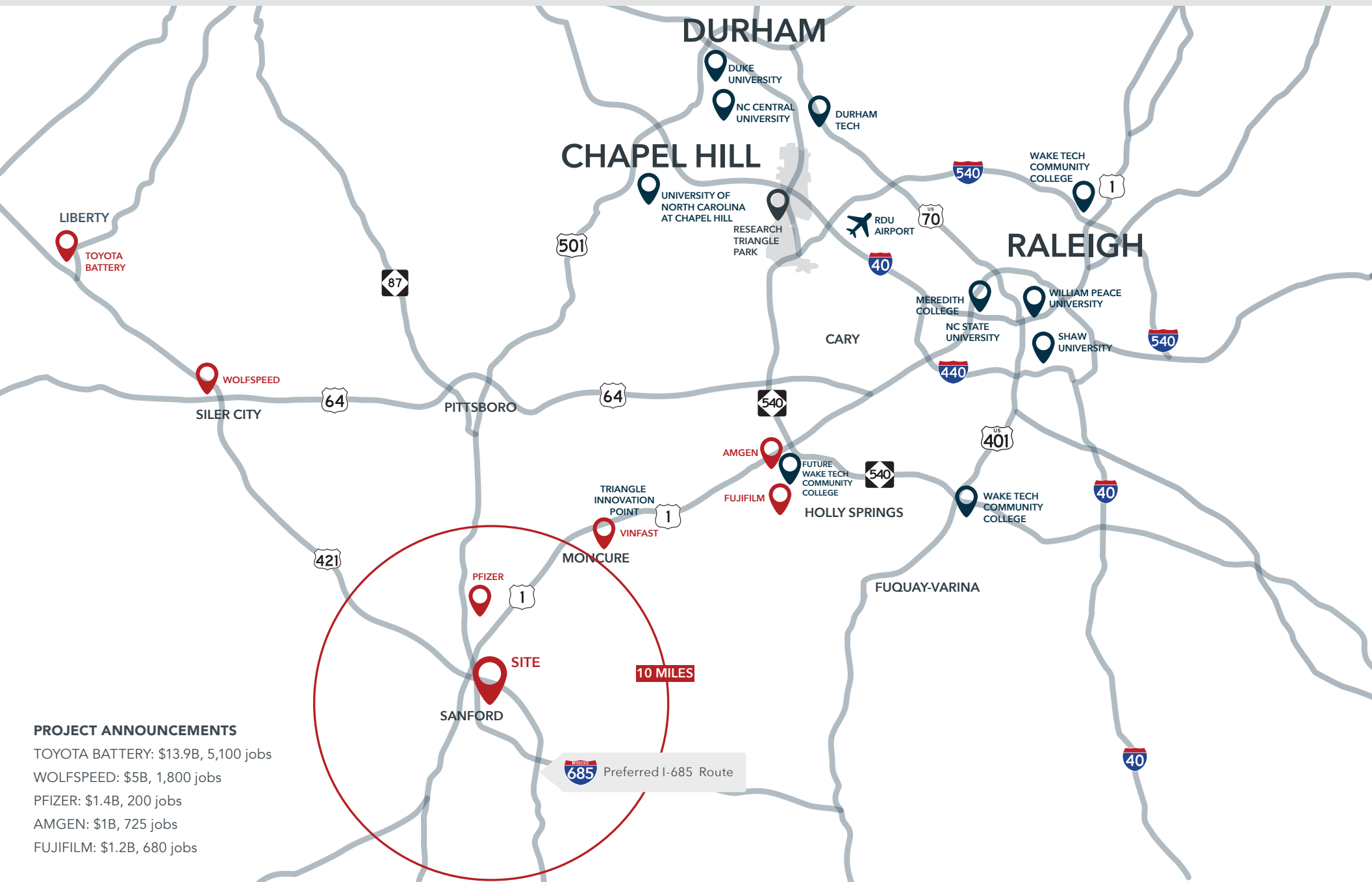
Floorplan



Aerial



Raleigh Durham Area Information



Area Information



Downtown Sanford Attractions

RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN SANFORD:

RESTAURANTS & CAFES

1. Sandra's Bakery
2. Kathy's Java Express
3. Mrs. Lacy's Magnolia House
4. The Fairview Dairy Bar
5. The Flame Steakhouse
6. Yarborough's Ice Cream
7. Mrs. Wenger's
8. Big T's Restaurant
9. La Dolce Vita Pizzeria
10. Fresh Choice Cafe

BREWERIES & BARS

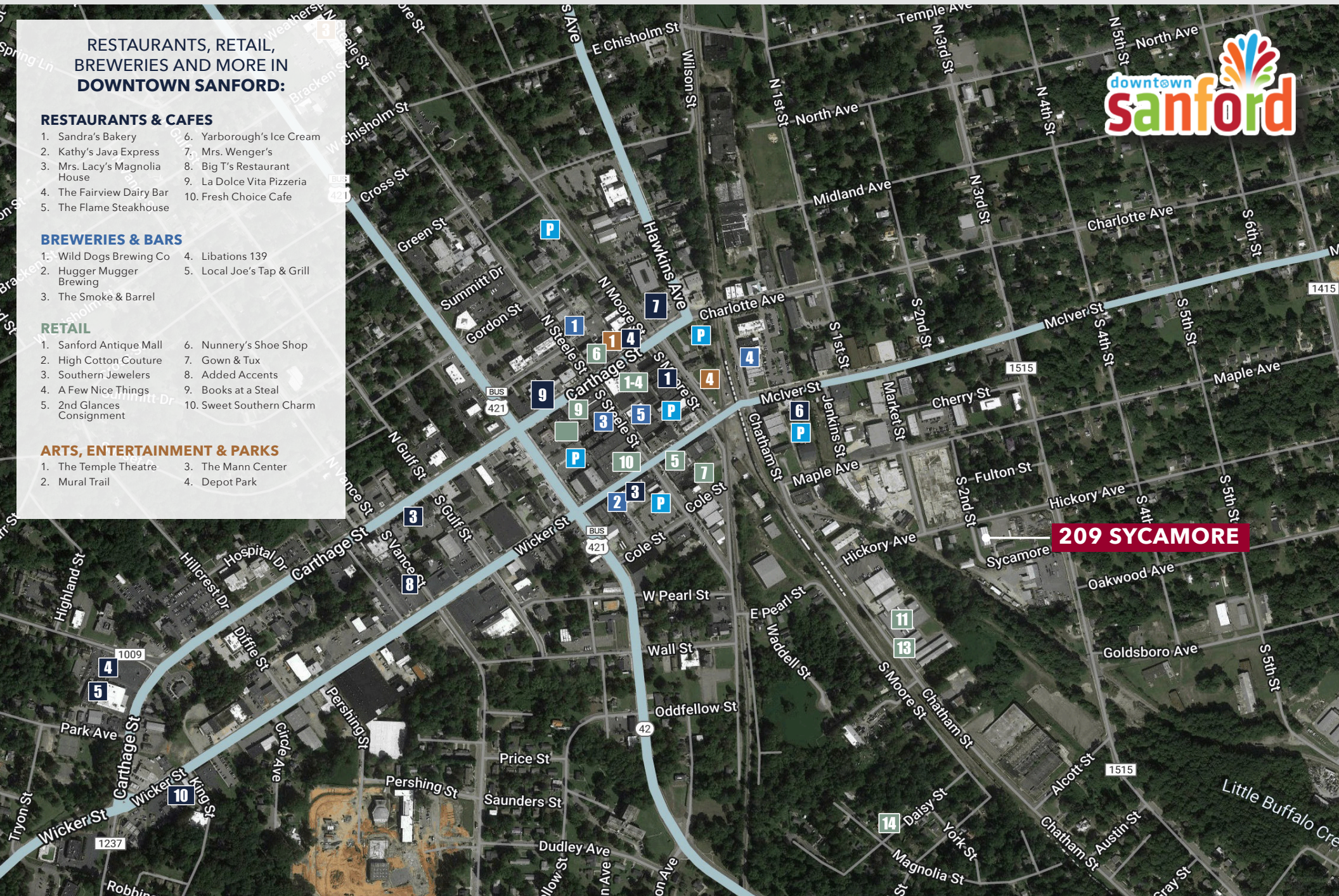
1. Wild Dogs Brewing Co
2. Hugger Mugger Brewing
3. The Smoke & Barrel
4. Libations 139
5. Local Joe's Tap & Grill

RETAIL

1. Sanford Antique Mall
2. High Cotton Couture
3. Southern Jewelers
4. A Few Nice Things
5. 2nd Glances Consignment
6. Nunnery's Shoe Shop
7. Gown & Tux
8. Added Accents
9. Books at a Steal
10. Sweet Southern Charm

ARTS, ENTERTAINMENT & PARKS

1. The Temple Theatre
2. Mural Trail
3. The Mann Center
4. Depot Park



Lee County Overview

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science clusters in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth-largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.