



2722 NC 87 S

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\$12.00 /SF/YR

This commercial property combines a newly built 12,000 SF warehouse (2022) with a 20,800 SF established facility, offering over 32,000 SF of versatile space. Features include 27' clearance in the new...

- Strategically positioned in the heart of Triangle Innovation Point (TIP) with direct frontage on Hwy 15/501, next to Chatham Development Park
- 32,800 SF total flex space across two buildings: 12,000 SF built in 2022 with a 27' apex height, and 20,800 SF completed in 2000 with 18' apex height
- A rear-positioned loading dock provides efficient access for deliveries and shipments while keeping operations out of sight from the main frontage
- Durable 7-8" concrete yard engineered for heavy truck maneuvering, with ample on-site parking available for employees and visitors
- Two spacious, air-conditioned showroom and office, offering a comfortable and versatile environment for business operations or client presentations
- The larger 20,800 SF building comes equipped with turnkey flooring manufacturing & millwork machinery.



Rental Rate:	\$12.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Rentable Building Area:	32,800 SF
Year Built:	1993
Taxes:	\$0.03 USD/SF/MO
Operating Expenses:	\$0.04 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

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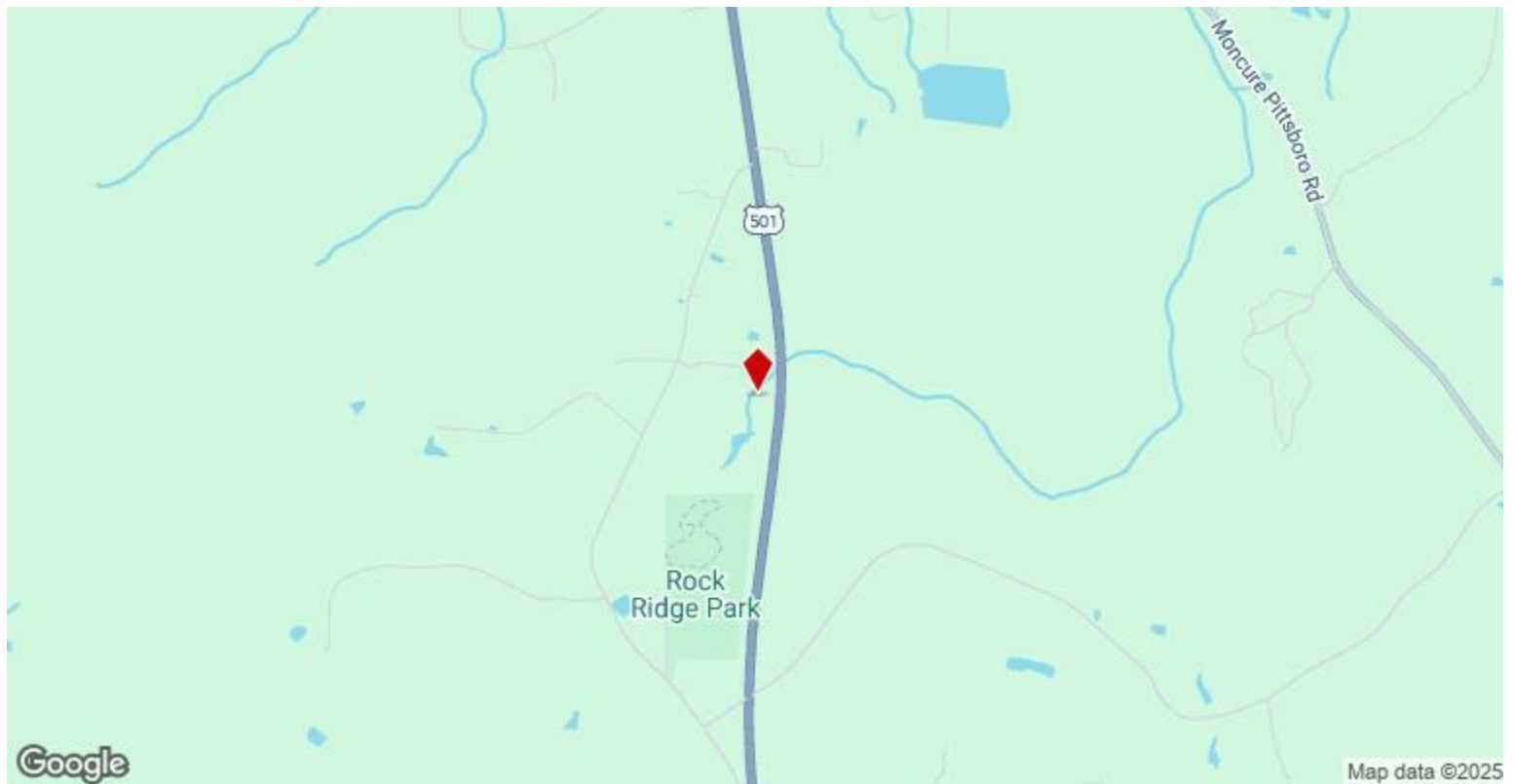
1st Floor

Space Available	32,800 SF
Rental Rate	\$12.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Office Size	1,500 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

This site includes another 12,000 sq. ft. of flex warehouse space with a 700 sq. ft. air-conditioned office (built in 2022) available for lease.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ecosphere Technologies	-	
Tarheel Reclaimed	-	March 2026



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This commercial property combines a newly built 12,000 SF warehouse (2022) with a 20,800 SF established facility, offering over 32,000 SF of versatile space. Features include 27' clearance in the new building, heavy-duty 6–8" concrete floors, and a 90% paved yard built for industrial truck traffic. The property is ideal for distribution, storage, or light manufacturing, with a security system installed throughout the newer building of 12,000 SF.

Buildings & Construction

1. 12,000 sq. ft. building (built in 2022):
Apex height: 27 ft.
Equipped with a security monitoring system throughout.
700 SF of an Air Conditioned office

2. 20,800 sq. ft. building (built in phases over the past 30 years):
Apex height: 18 ft.
1000 SF of an Air Conditioned Office and showroom

Flooring & Yard

1. Concrete floors in both buildings and across 90% of the yard area.
2. Slab thickness: 6–8 inches, designed to accommodate heavy industrial truck traffic.

Additional Property Features

1. Property classification: I - Industrial
2. No sprinkler system currently installed
3. Security: Newer building has full monitoring system in place
4. Equipment Option: The 20,800 SF building currently houses the complete manufacturing line for reclaimed heartpine flooring. These assets can be included in the lease if desired, providing a turnkey opportunity for businesses in the wood products or specialty flooring sector. The assets include: planers, band saws, molders, saw dust collection system, etc.

Ideal Uses for 20,800 SF:

1. Flooring and millwork businesses

Property Photos



Property Photos



office hall2



office sales

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Driveway



Old Building

Property Photos



Property Photos

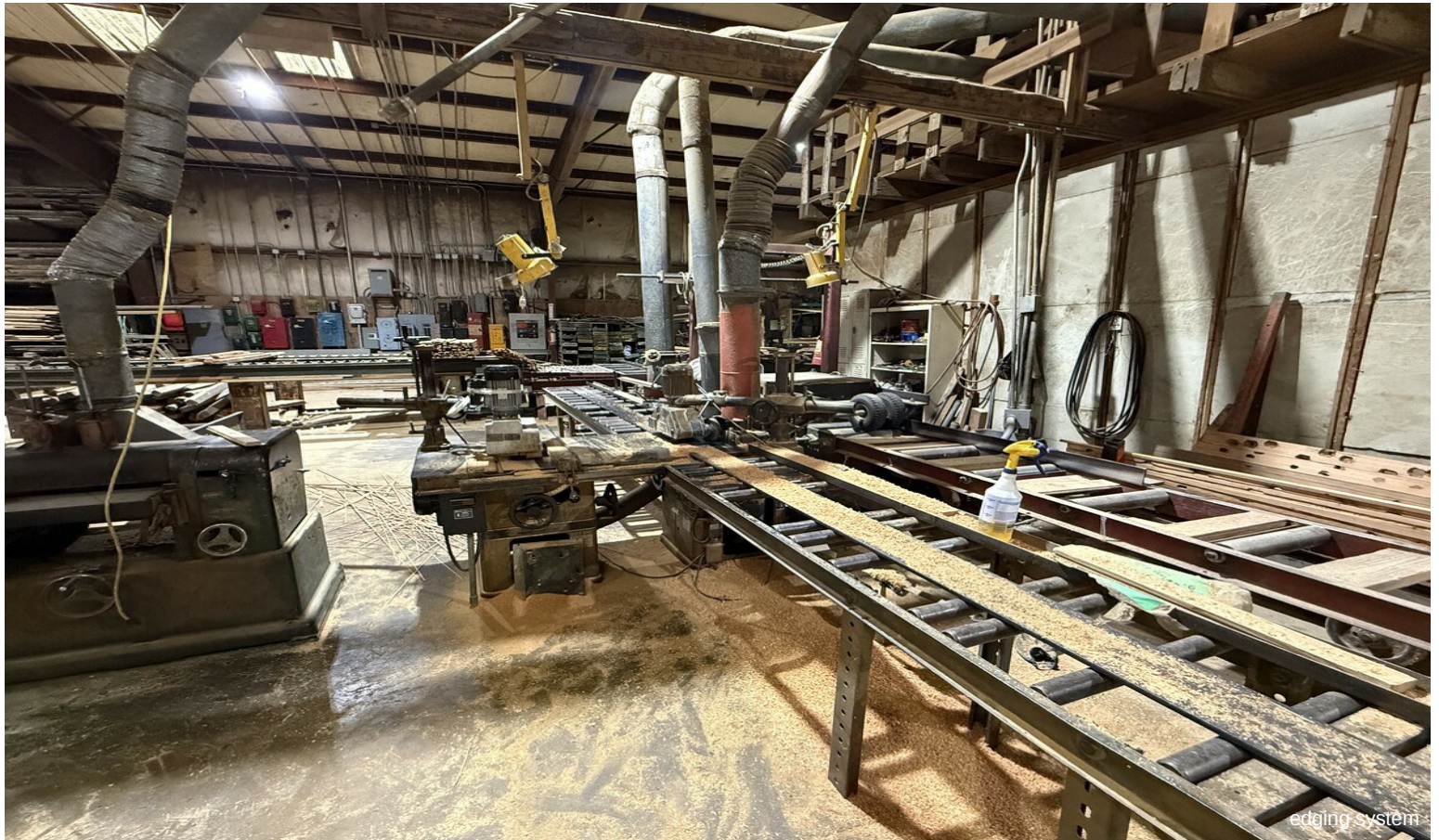


New Building



Both Building

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



saw dust collection system



saw dust collection and hammer mill

Property Photos



three phase electric panels

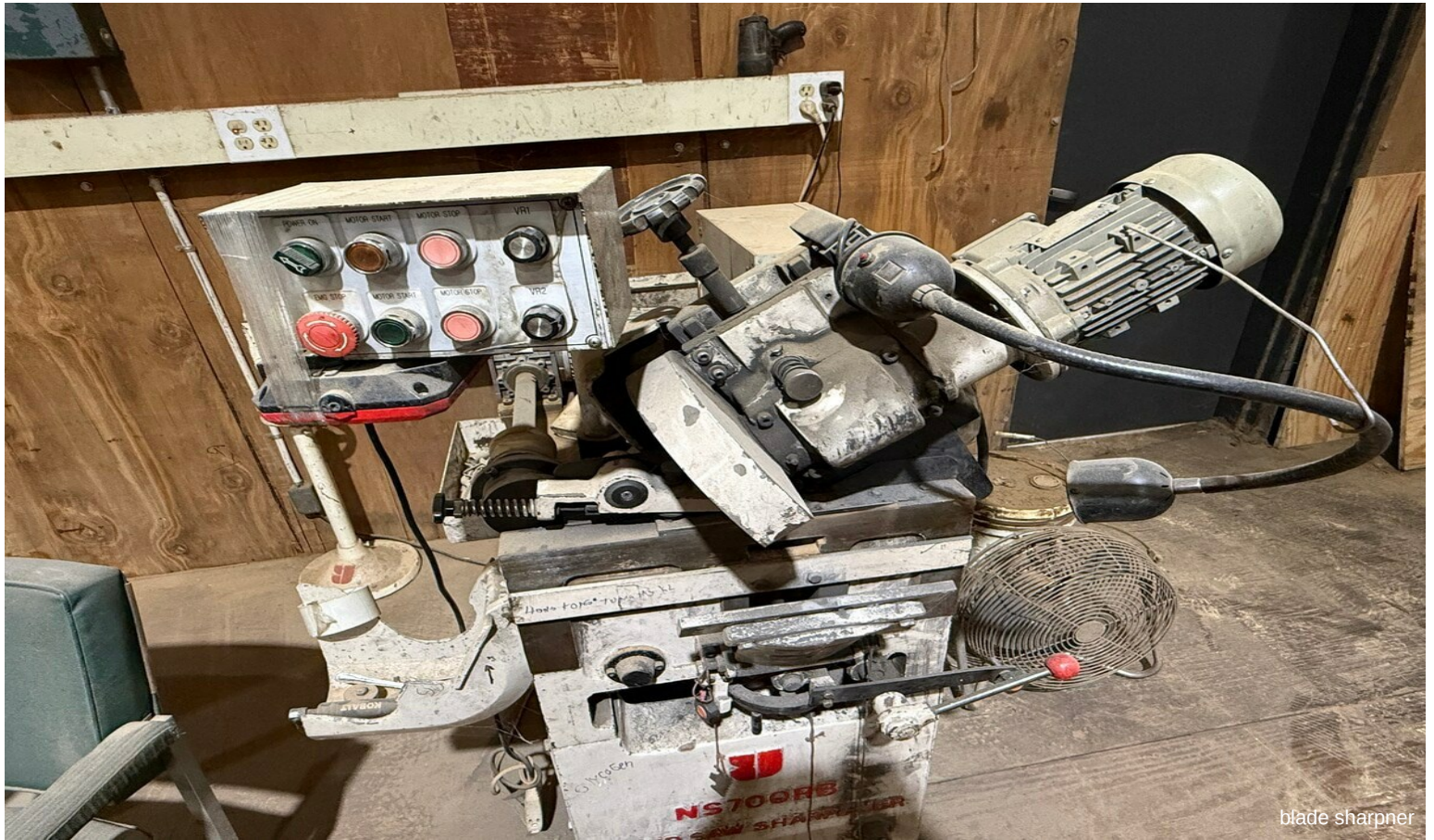


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Property Photos



Property Photos



blade sharpener



air compressor

Property Photos



Property Photos

