

Multi Tenant Building & Land For Sale

FLEX/INDUSTRIAL PARK IN RALEIGH DURHAM MSA



Chatham Park Commerce Center

85 Eubanks Rd, Pittsboro, NC 27312

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Offering Summary

Lee & Associates Raleigh Durham Wilmington is pleased to present Chatham Park Commerce Center, a Class A industrial property located at the intersection of Hwy. 64 Business and Eubanks Road in Pittsboro, North Carolina. This center is comprised of 60,000-square-foot facility and ±23.17 acres. Chatham Park Commerce Center offers modern, flexible space ideal for distribution, manufacturing, or last-mile logistics, with easy access to major regional corridors and the growing economic base of Chatham County.

The property sits within Chatham Park, one of the largest master-planned communities in the Southeast, which is rapidly transforming Pittsboro into a next-generation hub for innovation and lifestyle. Just minutes from the site, thousands of new homes are underway, along with schools, greenways, and retail centers. Mosaic at Chatham Park, a nearby 44-acre mixed-use district, is already active with restaurants, breweries, office space, and a hotel, adding daytime foot traffic and amenities for employees and residents alike.

Just to the north, Disney and Storyliving by Disney have announced "Astoria", a groundbreaking residential development that will bring thousands of new homes and world-class amenities to the region. Astoria is expected to drive significant population growth, increase demand for commercial services, and attract global attention to Pittsboro. For investors and owner-users, this property offers a strategic position at the center of one of North Carolina's most dynamic growth corridors.



Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896

Property Overview

The Class A industrial facility at Chatham Park Commerce Center stands alone in Pittsboro as the only property of its kind, setting a new standard for quality and flexibility in the market. With two leases already secured totaling approximately 20,000 SF, the building is quickly emerging as a hub for industry in the region. A new spec suite is currently under construction, with delivery anticipated in Summer 2025. Ideally positioned with direct access to the amenities of Chatham Park, the site supports a wide range of industrial and commercial uses. Chatham Park Commerce Center offers a rare opportunity for high-visibility placement in one of the region's fastest-growing markets.

Address	85 Eubanks Road, Pittsboro, NC 27312
Size	60,000 SF
Acreage	Tract B1: ±16.58 AC Tract B3: ±6.59 AC
Occupancy	30%
Available	1,545 SF of office ±30,000 SF of warehouse
Year Constructed	2023
Parking	112 Surface spaces
Roof	45 mm TPO membrane over R20 insulations
Clear Height	22'
Dock Doors	14 Additional knock-out panels in place
Sprinklered	Yes - Wet
Column Spacing	40' x 50'
Zoning	PDD

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896



85 EUBANKS ROAD, PITTSBORO, NC 27312



CHATHAM PARK NORTH VILLAGE

85 EUBANKS ROAD, PITTSBORO, NC 27312



Disclosure - This map is copyrighted material for marketing illustrative purposes only. The image may or may not fully represent the final property upon completion.

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896

Tenant Overview



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

Website: <https://www.unchealth.org/>

Headquarters: Chapel Hill, NC

Use: Secure Storage for University

As a nationally recognized university, UNC brings credibility and prestige to the property. Their presence in the building reflects their long-term commitment to serving the local community and maintaining a strategic footprint beyond campus. With a broad range of academic, research, and administrative functions, UNC plays a vital role in the region's education and economic landscape. Their occupancy enhances the building's profile, attracting attention from other quality tenants. Their presence reinforces the property's value and long-term positioning in the market.



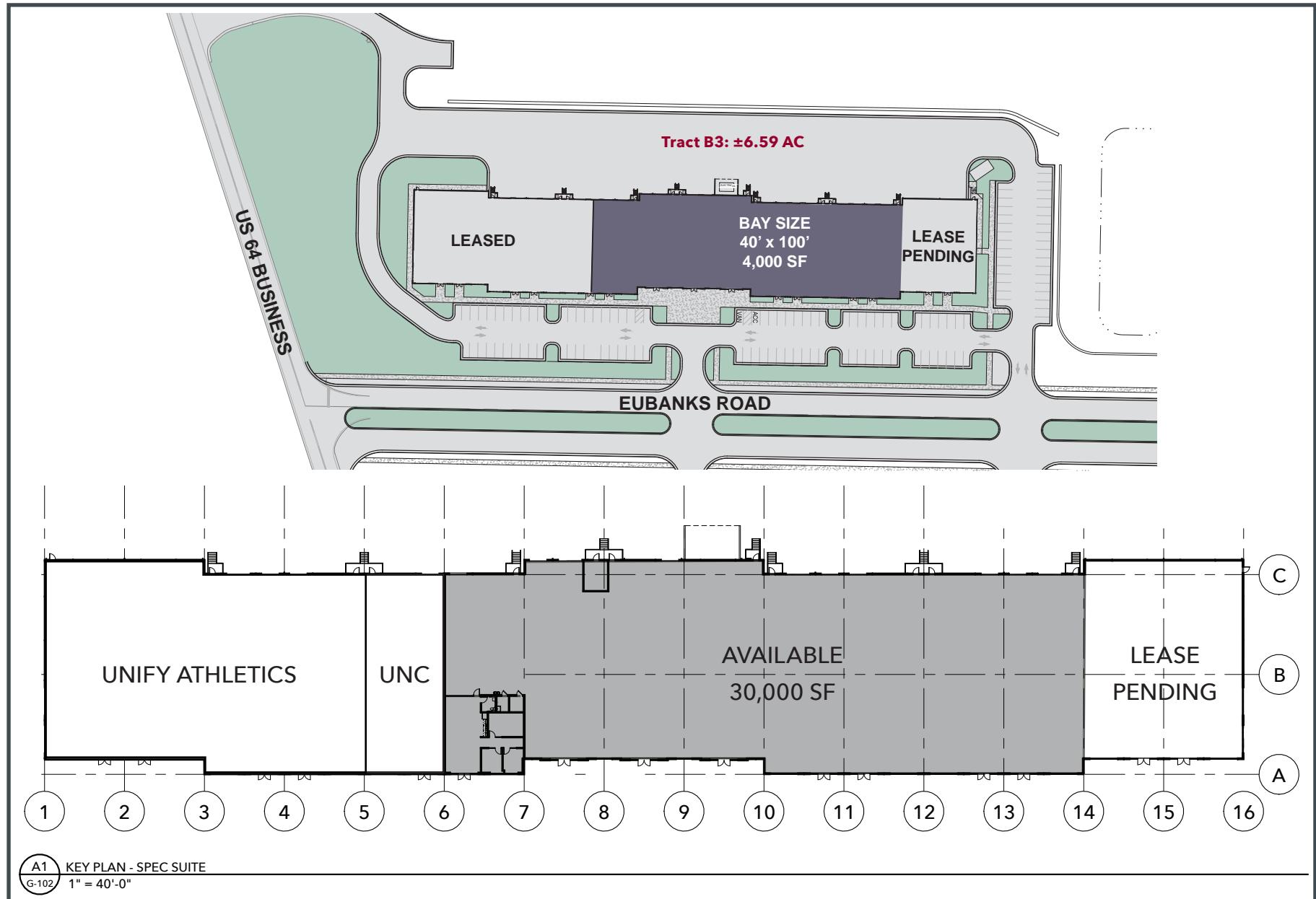
Website: <https://unify-athletics.com/>

Headquarters: Pittsboro, NC

Use: Athletics and Fitness

Unify Athletics is a family-focused tenant offering preschool, recreational, competitive gymnastics, and adult fitness all under one roof. Their inclusive, high-energy facility attracts a wide demographic, from toddlers to teens and parents. Expert coaches tailor instruction to all skill levels and learning styles, emphasizing confidence, discipline, and teamwork. With consistent programming and strong community ties, Unify serves as a destination for families across the region. As a tenant, they bring long-term stability, daily activity, and strong visibility to the property.

Building Plan



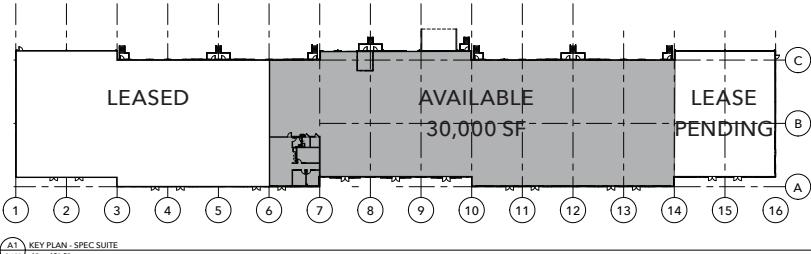
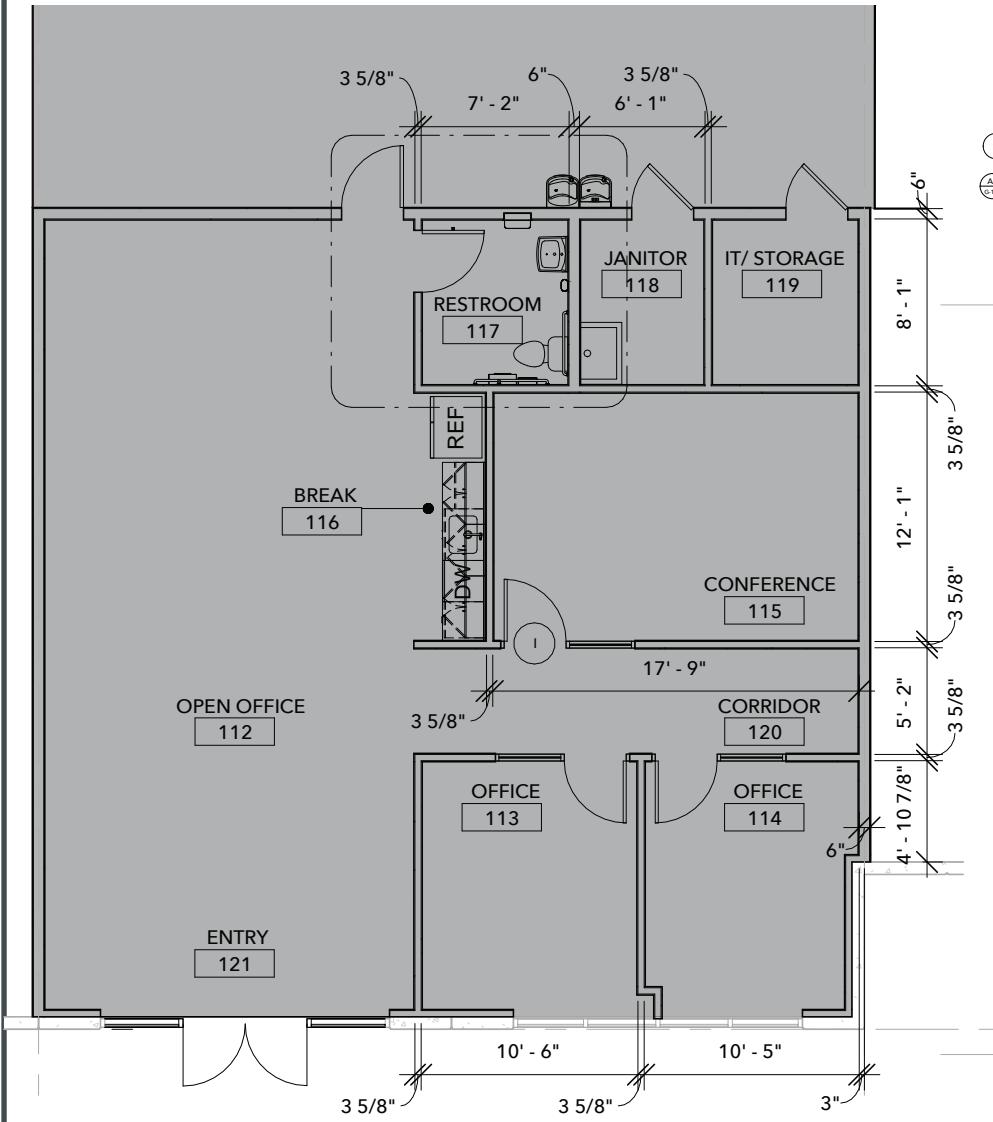
Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Spec Office Plan

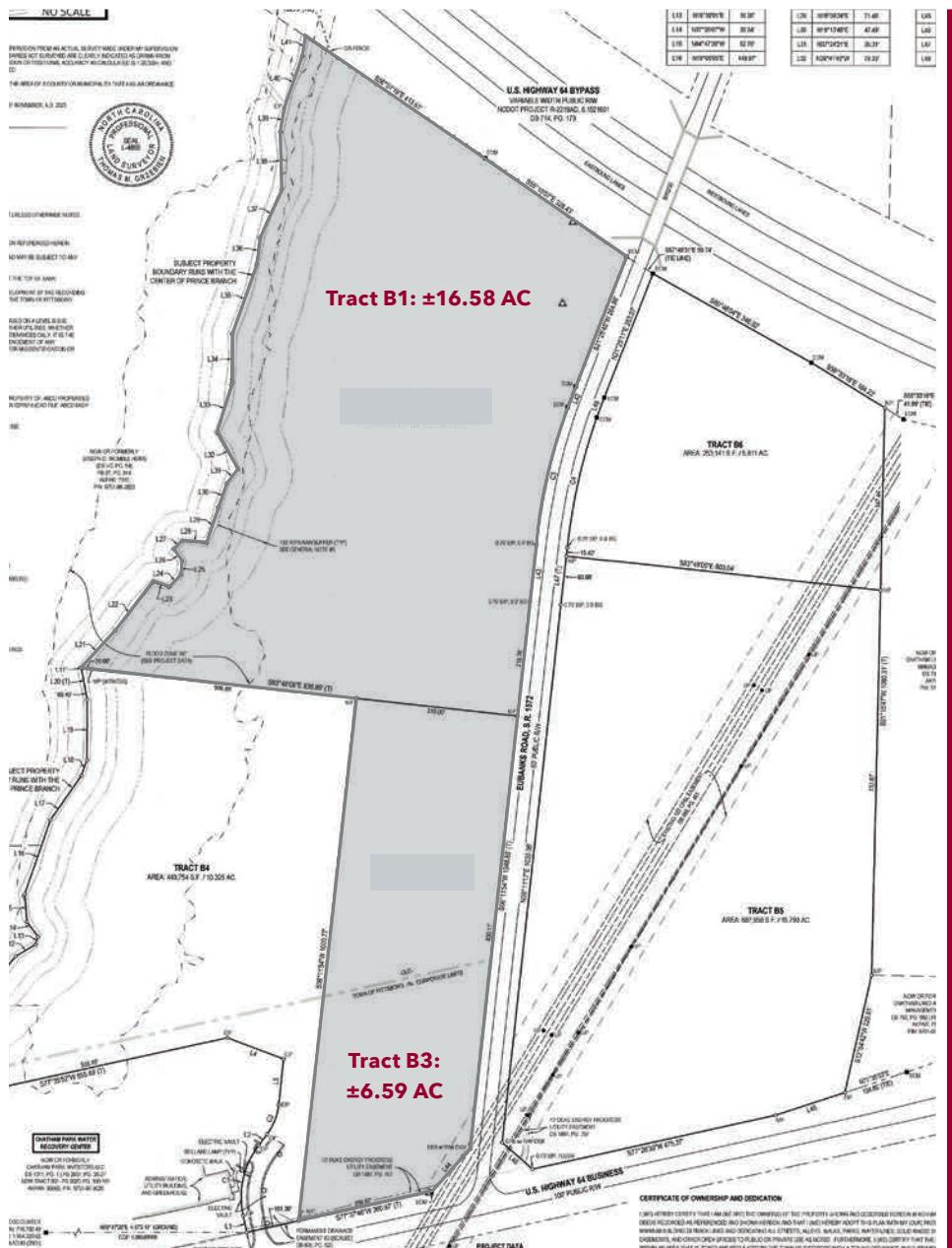
1,545 SF Spec Office



Moss Withers, SIOR, MBA
 mwithers@lee-associates.com
 O: 919.576.2501

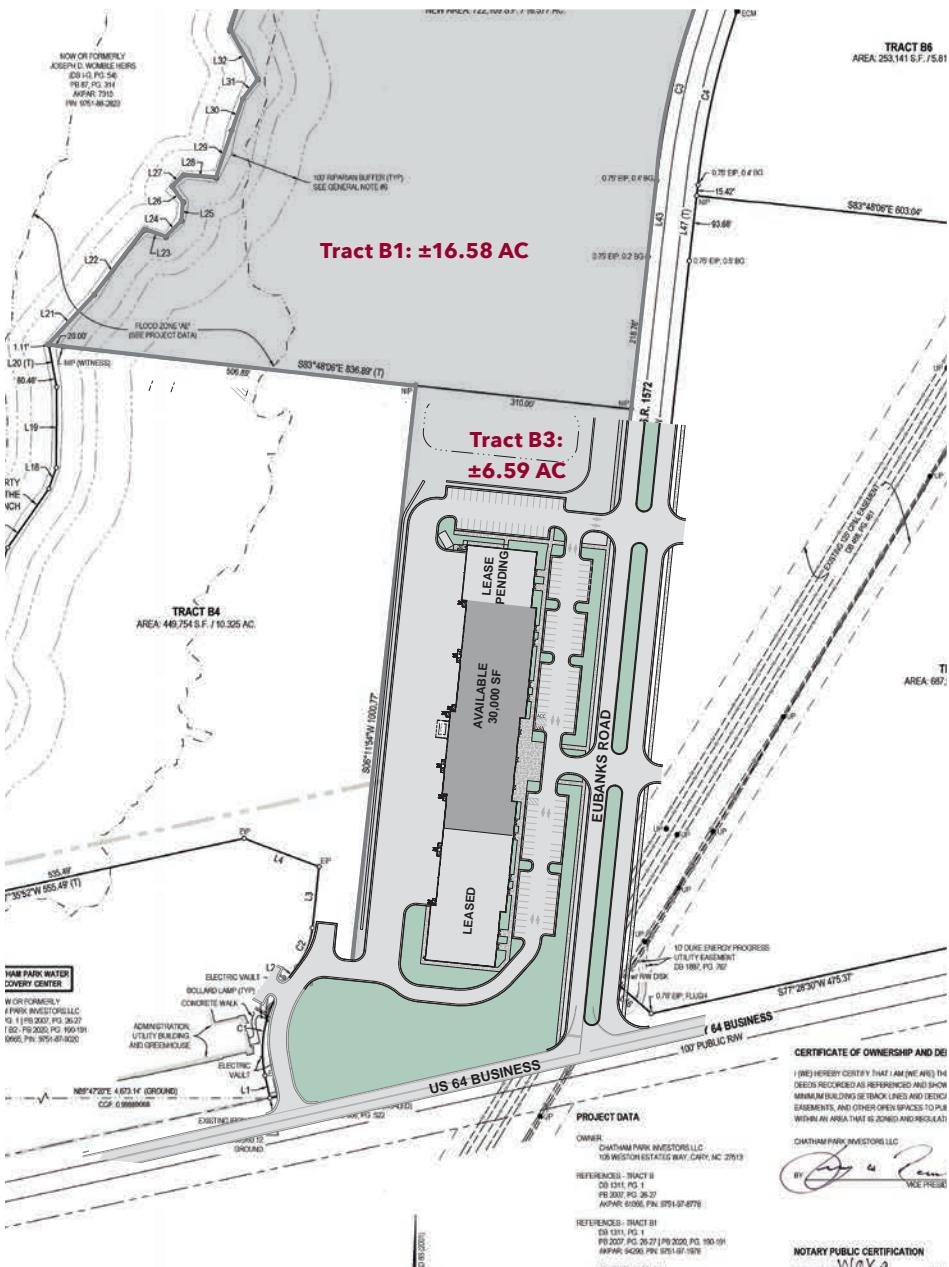
Ryan Lawler
 rlawler@lee-associates.com
 O: 919.576.2511
 C: 949.291.3896

Site Plan



Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896



NOTARY PUBLIC CERTIFICATION
W/0 V.3

The logo for Lee & Associates, featuring a stylized 'L' and 'A' icon followed by the company name in a serif font.

Location Overview

The property occupies a strategic location near the heart of Chatham Park, a major mixed-use development. It provides immediate access to new retail, dining, healthcare, and residential areas. The site benefits from improved infrastructure, proximity to Highway 64, and growing commercial amenities, making it ideal for businesses seeking visibility and connectivity in a rapidly expanding market.

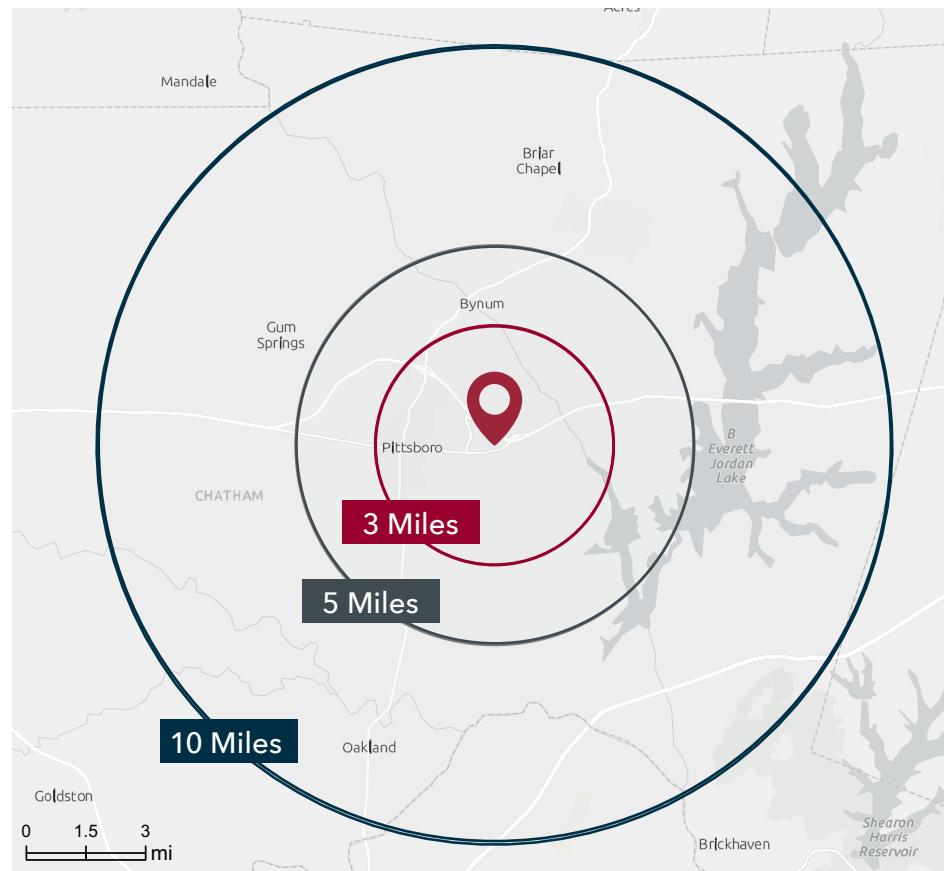
Demographic projections through 2060 anticipate a roughly 73% population growth, signaling long-term momentum. Continued improvements in regional infrastructure—such as road upgrades to service these new facilities and broadband expansion to 2,555 rural addresses—alongside investments in workforce development through institutions like Central Carolina Community College, suggest a future of balanced growth that supports both industry and community well-being.

Demographics Snapshot

	3 MILE	5 MILES	10 MILES
Population (2024)	7,279	13,234	47,436
Median Age	45.7	47.1	47.8
Average Household Income	\$95,326	\$110,139	\$140,346
Average Home Value	\$399,942	\$444,969	\$521,823
Bachelor's Degree or Higher	43.9%	48.9%	59.1%

Key Location Advantages

- » 16 minutes to I-540
- » 29 minutes to Chapel Hill, NC
- » 30 minutes to RDU International Airport
- » 31 minutes to Research Triangle Park



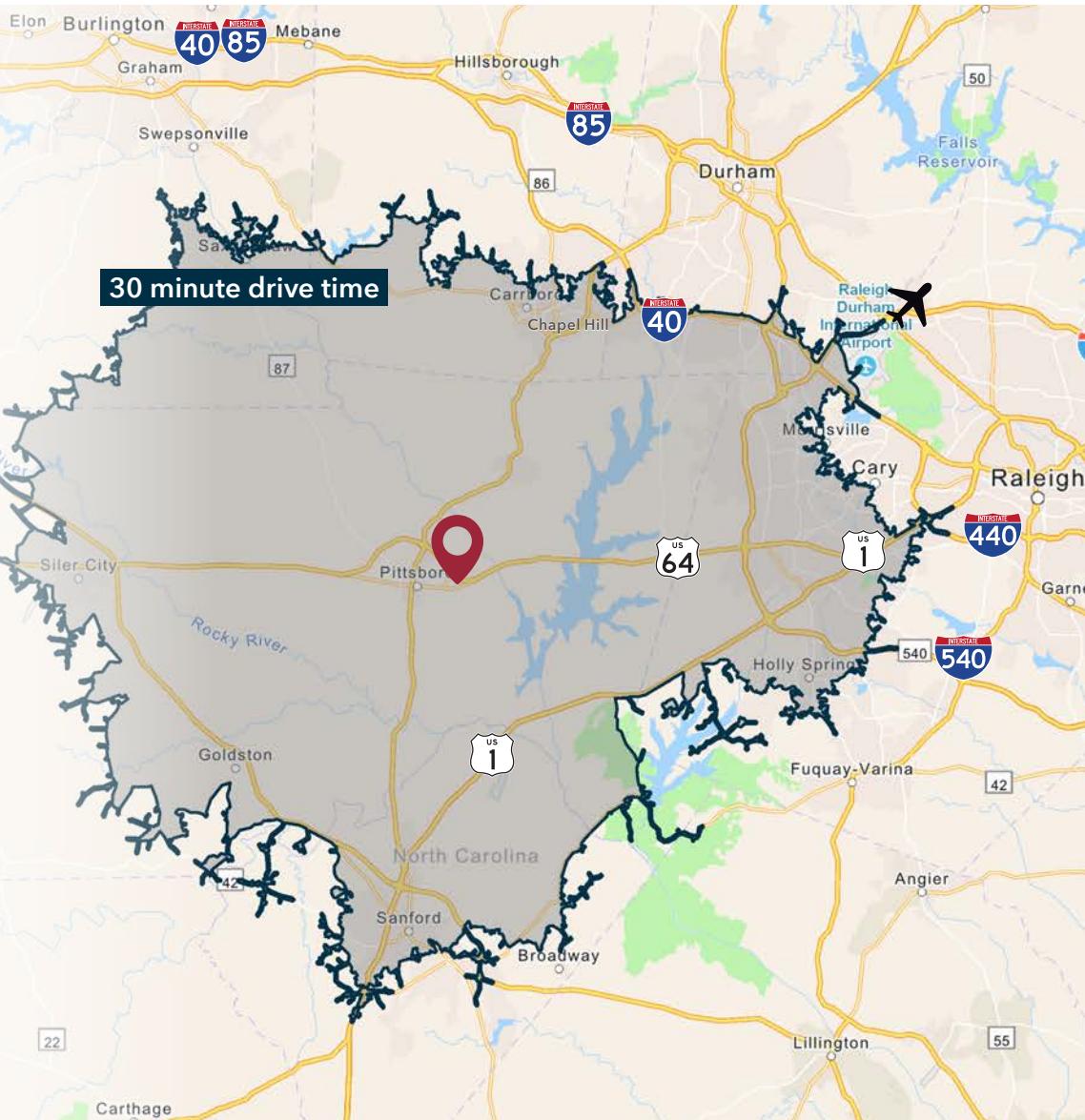
Market Overview

Since 2020, Chatham County has experienced remarkable growth across demographic, economic, and industrial sectors. The county's population surged from approximately 76,285 in 2020 to an estimated 81,624 by 2023.

Anchored by transformative mega projects like Wolfspeed's \$5 billion silicon carbide semiconductor plant and VinFast's planned \$4 billion electric vehicle facility, the region has drawn roughly \$9 billion in industrial investment and created an initial wave of 9,000 direct jobs—with substantial additional "halo" positions projected. Dr. Michael Walden, Professor Emeritus and economist at NC State University, noted that between 2019 and 2023, Chatham outpaced both state and national GDP growth, although this surge coincided with rising living costs—about a 24% increase in the surrounding metro area—highlighting some affordability pressure.

These industrial titans have sparked further infrastructure investments and residential development, especially within expansive projects like Chatham Park, which is reshaping the county's suburban and economic landscape.

Looking ahead through the remainder of the decade, Chatham County is positioned for sustained expansion and maturation. Wolfspeed is nearing the completion of its massive facility and is expected to commence full-scale production in mid-2025, boosting employment and economic activity. Although VinFast's timeline shifted—originally targeting 2025, now opening between 2028 and 2025—the project is still anticipated to introduce up to 7,500 jobs upon full deployment.





FOR MORE INFORMATION, CONTACT:

Moss Withers, SIOR, MBA
mwithers@lee-associates.com
O: 919.576.2501

Ryan Lawler
rlawler@lee-associates.com
O: 919.576.2511
C: 949.291.3896



All information contained herein is believed to be accurate and has been obtained from sources deemed reliable. However, no warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information. Prospective purchasers are encouraged to independently verify all information, assumptions, and projections contained herein. This Offering Memorandum is subject to prior sale, withdrawal, or modification without notice.