

OXFORD INDUSTRIAL PARK

WAREHOUSE FOR LEASE, OXFORD, NC



FOR LEASE

PROPERTY OVERVIEW

ADDRESS

Oxford Industrial Park
100 Enterprise Court
Oxford, NC 27565

AVAILABLE FOR LEASE

62,888 SF available
Total building size 203,964

ZONING

Current zoning is Granville County ETJ, General Industrial (I-2) a which allows heavy industrial and related uses and is designed to accommodate all but the most objectionable industries. Future land use calls for Granville County ETJ Office & Industrial. This allows for employment-generating industrial uses such as warehouses, light manufacturing, and multi-tenant flex spaces.

LOCATION

US 15	1.5 Miles
I-85	2.5 Miles
US 1	12.5 Miles
I-40	40 Miles



\$6.50/SF NNN, \$1.40/SF TICAM

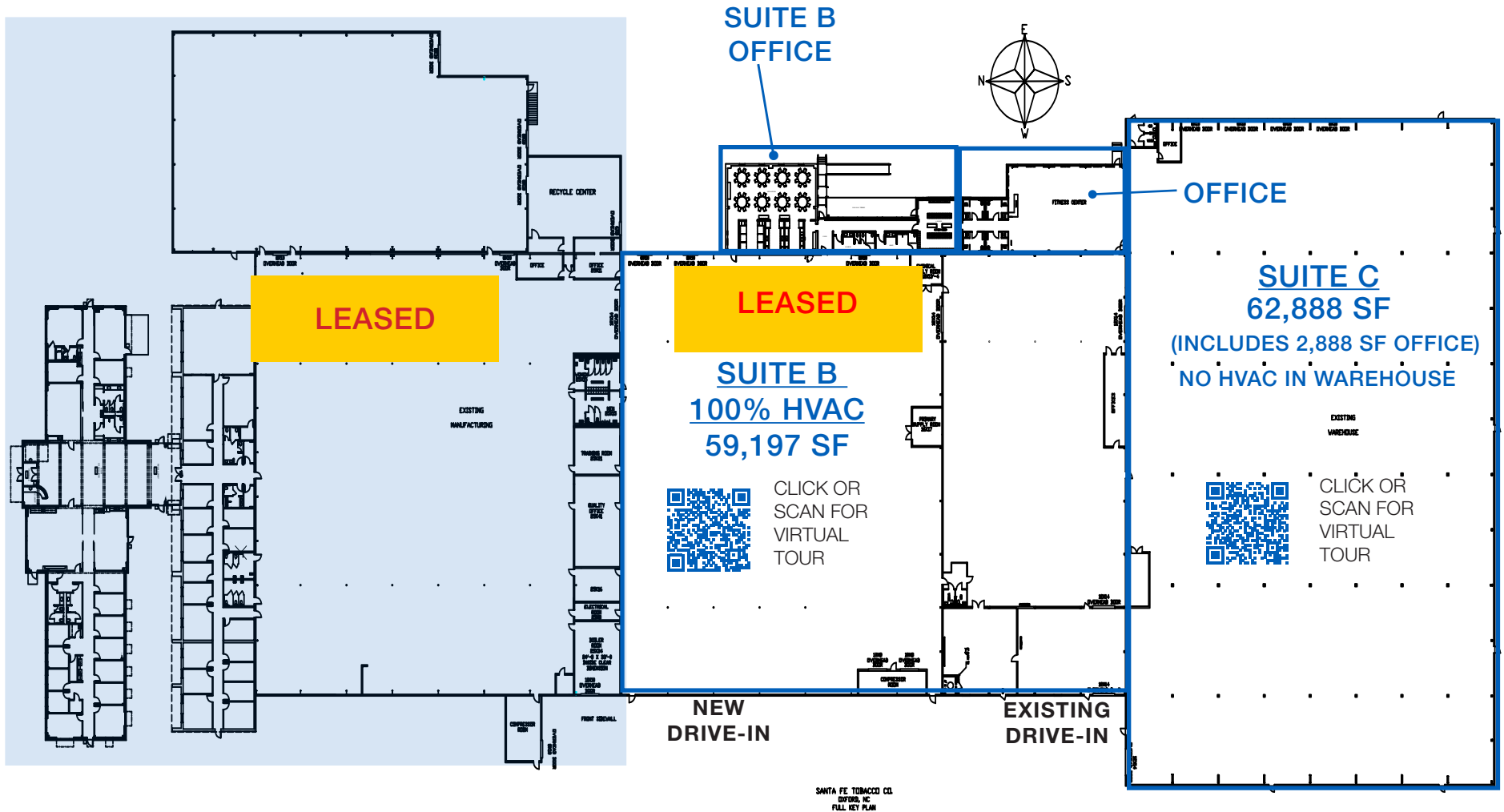
CONTACT

ED BROWN, SIOR, CCIM | 919.345-5939 | ebrown@triprop.com

NAITRI PROPERTIES



FLOOR PLAN



59,197 - 122,085 SF Available

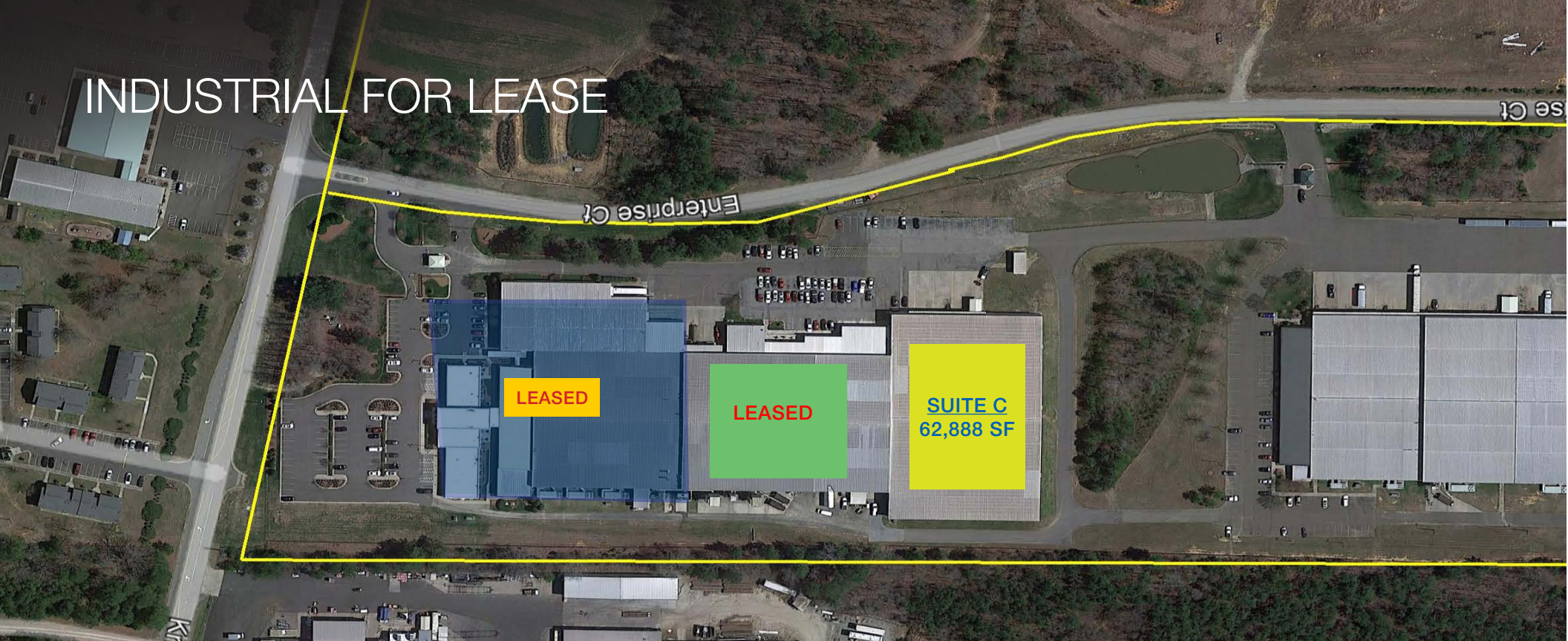
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INDUSTRIAL FOR LEASE



Suite C

- 62,888 SF
- ±2,888 SF Office Space
- 4 Docks High Doors
- 1 Drive In Door 12'w x 14' h
- 22' - 27.5' Ceiling Height
- New LED motion lights
- 3 sets of restrooms (2 with showers)
- 2 Big Ass Fans
- 6 Ventilation Fans
- Column spacing 24' x 49' (speed bay 58')
- 600 AMP 3 Phase 480 V (3 power panels)

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PROPERTY OVERVIEW

ADDRESS	100 Enterprise Court Oxford, NC 27565
TOTAL AVAILABLE	62,888 SF
FOUNDATION	Concrete
BUILDING SYSTEM	8' Masonary Wainscot with Pre-Engineered Metal Above
ROOF	Insulated Standing Seam Metal
BAY SIZES	Varies
SPRINKLER	100% wet system, ESFR in the rear warehouse and normal hazard wet system in the remainder
LIGHTING	LED
PHOTOS	Click here to view photos
ZONING	Industrial I-2 click here for use table
SERVICES	Gas: PSNC Energy Power: Duke Energy Water: City of Oxford Sewer: City of Oxford



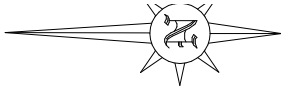
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NAI TRI PROPERTIES

SITE PLAN

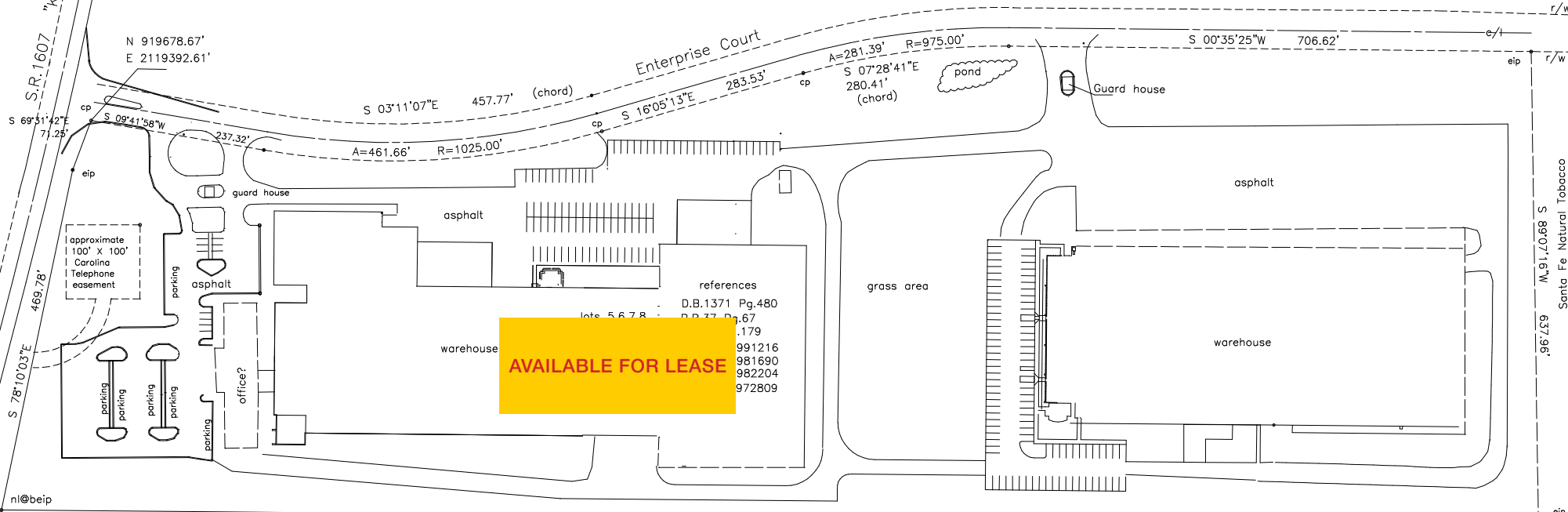


26.56 acres computed from deeds

Note: some of this boundary was by Bobbitt Surveying at previous times and all corners are noted as they were found at the time of origina; survey previous surveys by me and others



vicinity map (not to scale)



Note: any unmarked corners are computed from deeds

S 00°29'02"E
60.68' (tie)

NOTES :

ONLY THE NOTES MARKED WITH AN (*) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.

- () 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
- (*) 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
- () 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.
- (*) 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- (*) 5.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.
- () 6.) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.
- (*) 7.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, IN U.S. FEET.

CMH Manufacturing
D.B.1372 Pg.497

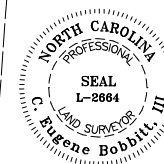
I, C. EUGENE BOBBITT, III, PLS., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED BOOKsee , PAGE ref , ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOKsee , PAGE ref ; THAT THE RATIO OF PRECISION AS CALCULATED IS lcomputed ; THAT THIS PLAT WAS PREPARED IN ACCORDNANCE WITH G.S.47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 16 DAY OF December , A.D., 2022

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664

Hyung Kim
d.B.681 Pg.259



BOBBITT SURVEYING, P.A.

CERTIFICATE No. - C-595

P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
Phone 252-438-5162

survey for

Oxford Industrial Park, LLC

Fishing creek Township

Granville County, North Carolina

Scale 1"= 100 feet December 16, 2022

plat File 22 M G 26 L

sfclif1 usb7

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AMENITIES

Below are some of the amenities that can be reached within a short 10 minute drive or less. Within 5 minutes one can enjoy downtown Oxford's plethora of foodie finds, breweries, entertainment options.

FOOD

Bojangles
Cookout
Deep South Bar & Grill
Family Diner
George's Oxford Village Family Restaurant
Hardee's
Harvest Restaurant
Hwy 55 Burgers, Shakes, & Fries
KFC
Main St Oasis
Mi Tierra Mexican Food
Milano's Restaurant
Popeyes Louisiana Kitchen
Snack Shack
Soul Serving C'lthen
Speed Grill & Deli
Tita Mexican and Salvadorian Food
Tobacco Wood Brewing Company
Toros Cantina
Uptown Bar & Restaurant
Wendy's

SERVICES

Advance Auto Parts
Black's Tire & Auto Service
Bobo's Menswear
Comfort Inn & Suites Oxford South
Days Inn and Suites by Wyndham Oxford
Drivers License Office
Duke Primary Care Oxford
Exxon
Family Dollar
First Horizon Bank
Food Lion
Fred's Towing & Transport
Granville County ABC Board
Granville Health System
Granville Primary Care & OB/GYN
Mobil
Oxford Credit Union
PNC Bank
Richard H Thornton Library
Robert M Currin PA
Rosemart Food Stores

Shell
Speedway
Truist
Union Bank
United States Postal Service
Valero
Walgreens
Walmart Supercenter
Water Department
Z Mart Gas Station

PARKS & REC

Granville Athletic Park
Oxford Parks & Recreation
Hix Complex
Rucker Park Pool

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