

AUGUST 2025

CBRE



# 7411 Rex Road Chapel Hill, NC

**Free-Standing Industrial Facility For Sale  
with Potential for Land Redevelopment**



# 7411 Rex Road

## Chapel Hill, NC

### Property Details

Land-Acres	8.68 Acres
Improvements SF	15,120 SF
Improvements- Year Built	1988
Clear Height	21' eaves – 24' center
Loading Doors	(±37) Dock-High Doors   (1) Drive-In Door
Use	Warehouse/Distribution
Zoning	MU-OI-1 (Mixed Use, Office & Institutional) Town of Chapel Hill Zoning
Utilities	Municipal water and sewer
Access to Site	I-40 / Eubanks Road
Access to Highway, Rail, Airport	Excellent
Condition	Good
Visual Description	Free-standing cross-dock, facility with ample paved parking spaces and dock-high loading doors
APN#	9870883323
Surrounding Neighborhood/ Surrounding Uses	Proximity to employee housing, existing office/industrial users and retail amenities.





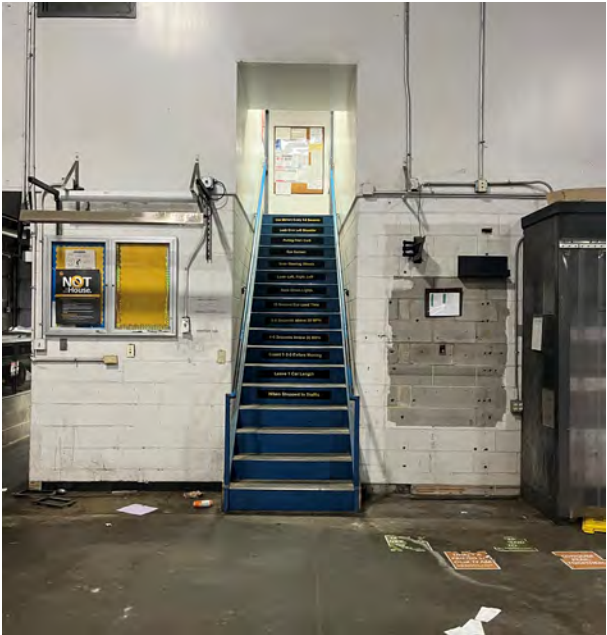
# Potential Redevelopment Opportunity



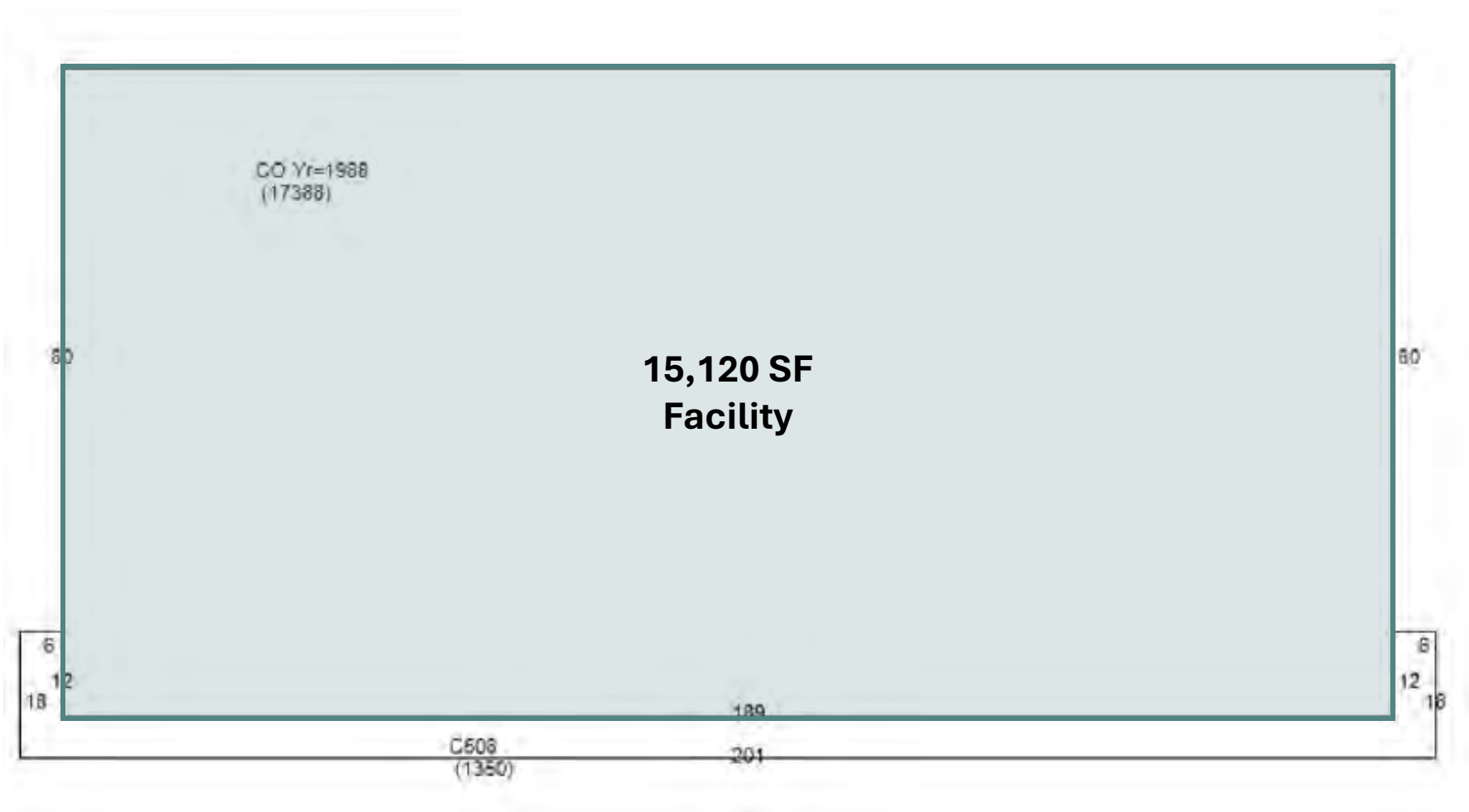
Size	±8.68 acres
Utilities	Municipal water and sewer
Zoning	MU-OI-1 (Mixed Use, Office & Institutional) Town of Chapel Hill Zoning
Permitted Uses	Most retail uses, office, hospitality, etc. For more information on permitted uses, click <a href="#">here</a>
Future Land Use	Medium Residential (4-8 units/acre). For more information on future land use, click <a href="#">here</a>
Neighboring Area	With the recent and planned neighboring mixed-use developments and the easy access off I-40 & NC Hwy. 86, the property is primely positioned for redevelopment. The current zoning allows a myriad of uses, opening the door for unlimited development potential. Having the opportunity to lease the existing building while getting the site entitled for redevelopment, creates an income stream for any developer looking to enter or expand into the Chapel Hill market.



# Property Photos



# Floor Plan



# Contact Us

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