

# FLEX SPACE FOR LEASE

---

3663-3673 ALAMANCE ROAD, BURLINGTON, NC 27215



**HUNTER STEWART, SIOR, MBA**  
*Vice President, Principal*  
919.548.3172  
hstewart@lee-associates.com

**AIMEE GIBBS, J.D.**  
*Broker*  
919.548.9649  
agibbs@lee-associates.com

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

# PROPERTY SUMMARY

## LOCATION DESCRIPTION

Office/Warehouse space just steps away from the Burlington Alamance Regional Airport and just 1.7 miles from the intersection of I-40 and NC Hwy 62.

## PROPERTY HIGHLIGHTS

- » 22,658 SF Total in two buildings
- » **Available Suites -**
  - » **Suite 3653: 1,950 SF** (Available Now)
  - » **Suite 3671: 1,250 SF** (Available Now)
  - » **Suite 3673: 1,250 SF** (Available May 2026)
  - » **Suites 3671 & 3673: 2,500 SF Total** (Contiguous - expandable option)
  - » **Build to Suit: 10,000 to 50,000 SF**
- » Built in 2006
- » 30 parking spaces
- » Metal construction
- » 1 Dock door
- » 6 Drive-in doors (10' x 10')
- » Zoned Industrial 1

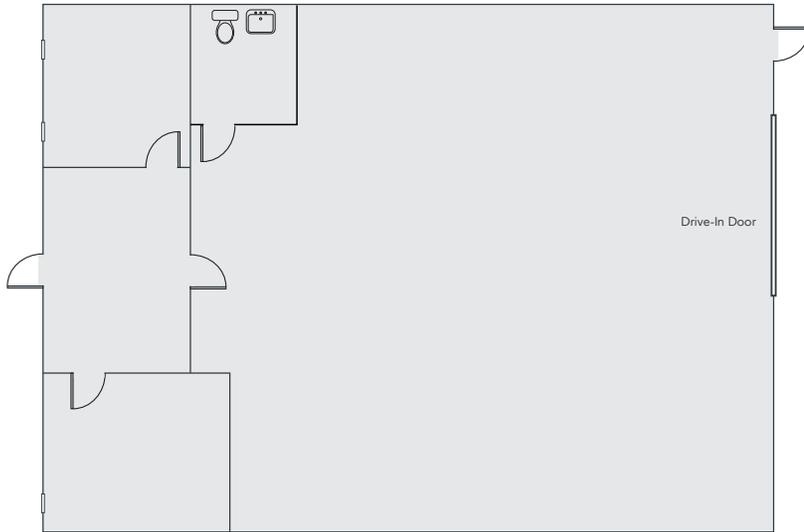
## LEASE RATE

- » Contact broker



FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

# SUITE 3653



[3653 VIRTUAL TOUR](#)

## SUITE 3653

**SUITE SIZE** 1,865 SF

**OFFICE AREA** 250 SF

**WAREHOUSE** 1,384 SF

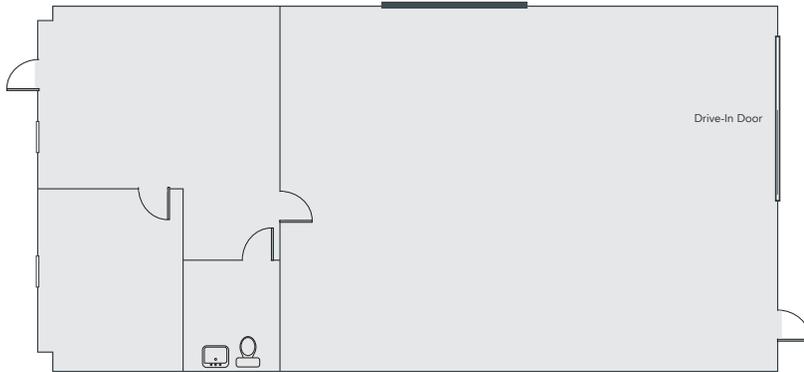
**BUILDOUT** RECEPTION, 2 PRIVATE OFFICES,  
HEATED WAREHOUSE, DRIVE-IN  
DOOR



FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

# SUITE 3671

Suite 3673



**3671 VIRTUAL TOUR**



## SUITE 3671

### SUITE SIZE

1,250 SF  
Contiguous with Suite 3673 (1,250 SF available May 2026). Combined total 2,500 SF.

### OFFICE AREA

110 SF

### WAREHOUSE

836 SF

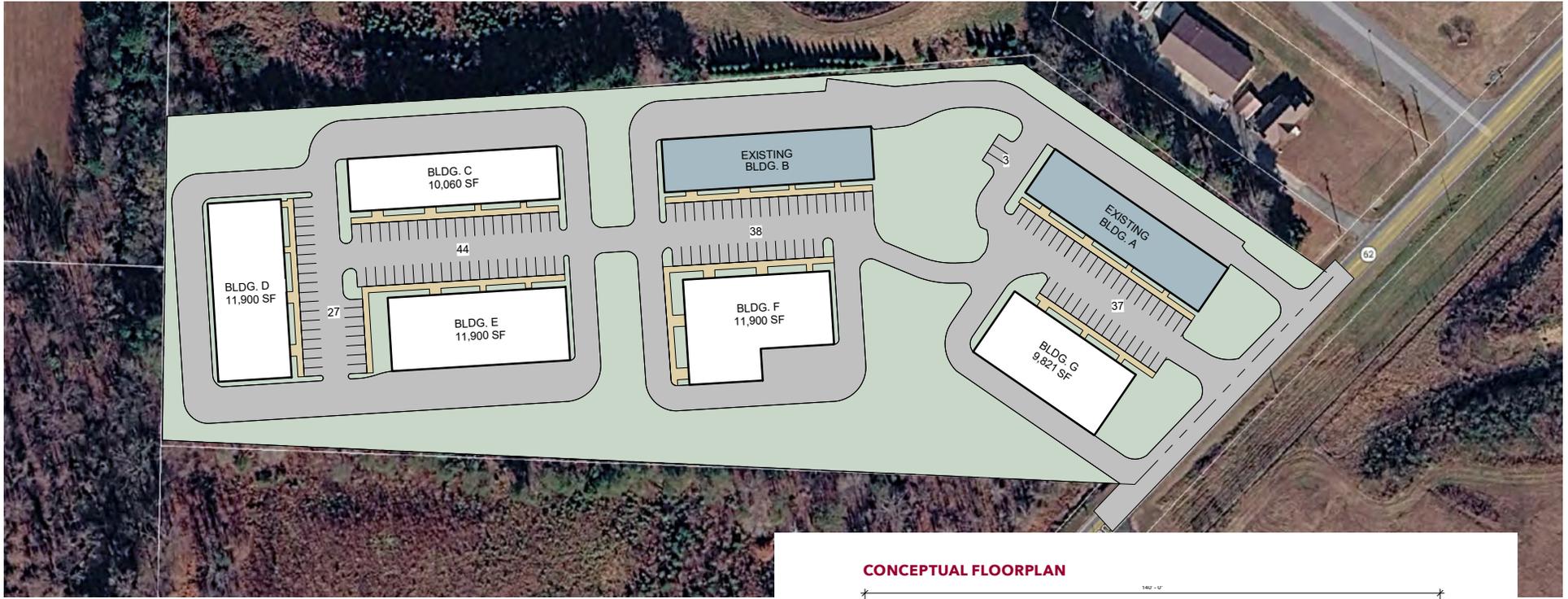
### BUILDOUT

RECEPTION, 1 PRIVATE OFFICES,  
RESTROOM, HEATED WAREHOUSE,  
DRIVE-IN DOOR



FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

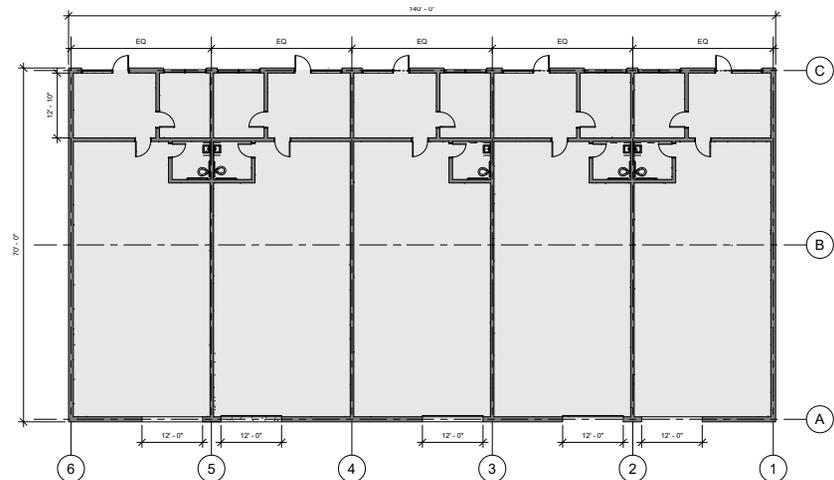
# BUILD TO SUIT - CONCEPTUAL PLAN



## BUILD TO SUIT DETAILS

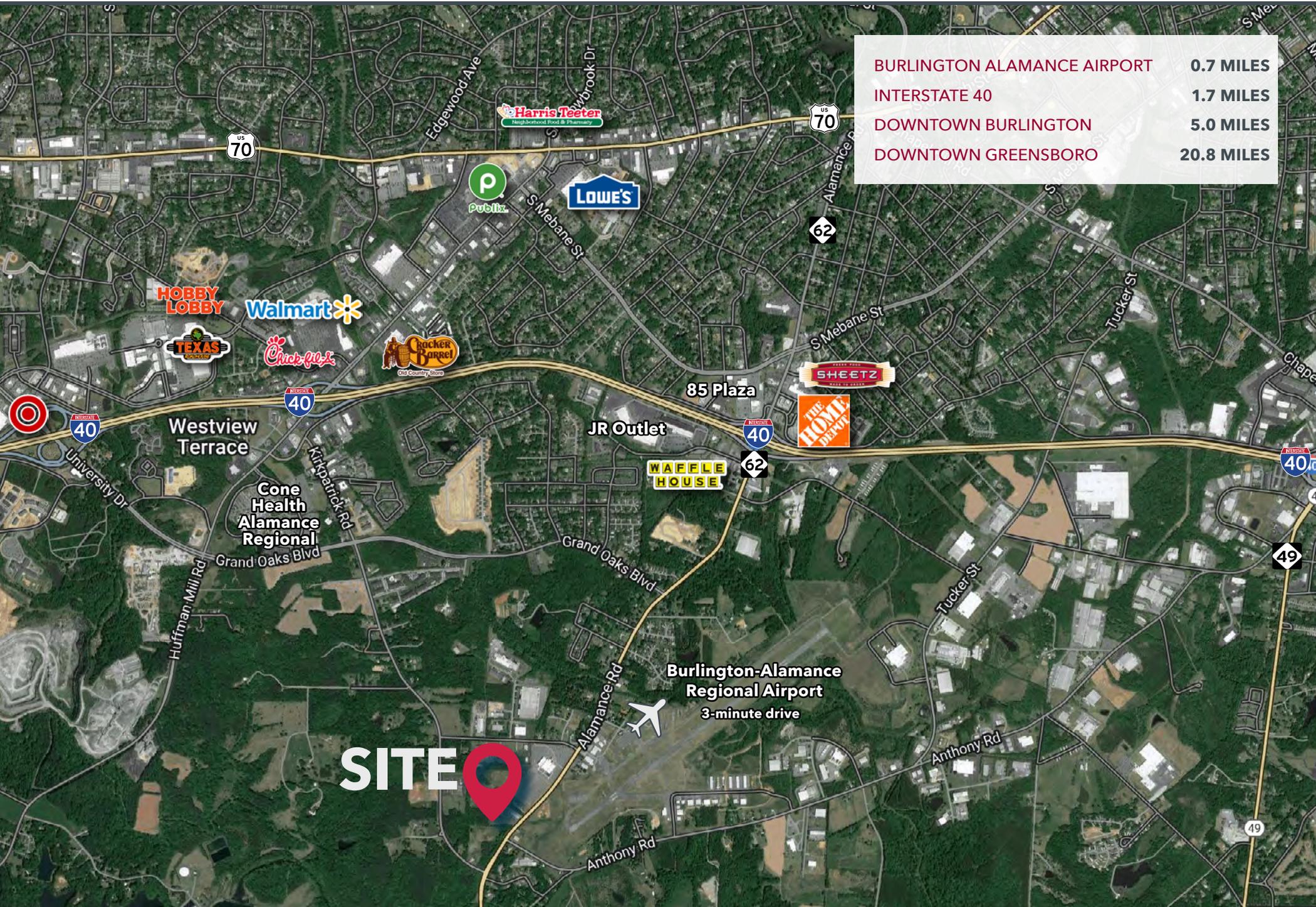
- » 10,000 - 50,000 SF Available
- » Flexible layouts
- » Potential laydown yard available

## CONCEPTUAL FLOORPLAN

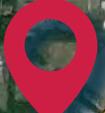


FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

# AREA OVERVIEW



BURLINGTON ALAMANCE AIRPORT	0.7 MILES
INTERSTATE 40	1.7 MILES
DOWNTOWN BURLINGTON	5.0 MILES
DOWNTOWN GREENSBORO	20.8 MILES

**SITE** 

**Burlington-Alamance  
Regional Airport**  
3-minute drive

85 Plaza

JR Outlet

WAFLE  
HOUSE

SHEETZ

THE HOME  
DEPOT

Walmart

LOWE'S

Publix

Harris Teeter  
Neighborhood Food & Pharmacy

HOBBY LOBBY

TEXAS  
SCORCHERS

Chick-fil-A

CROCKER  
BARREL  
Old Country Store

Westview  
Terrace

Cone Health  
Alamance  
Regional

Grand Oaks Blvd

Burlington-Alamance  
Regional Airport  
3-minute drive

Anthony Rd

Anthony Rd

Edgewood Ave

Lawbrook Dr

S Mebane St

US 70

NC 62

S Mebane St

Tucker St

University Dr

Huffman Mill Rd

Kirkpatrick Rd

Grand Oaks Blvd

Tucker St

49