

North 85 Logistics Park

3129 MONTAGUE CENTRE RD | OXFORD, NORTH CAROLINA



Trammell Crow Company

FOR LEASE OR SALE | UP TO ±1.1M SF INDUSTRIAL SPACE ACROSS MULTIPLE BUILDINGS



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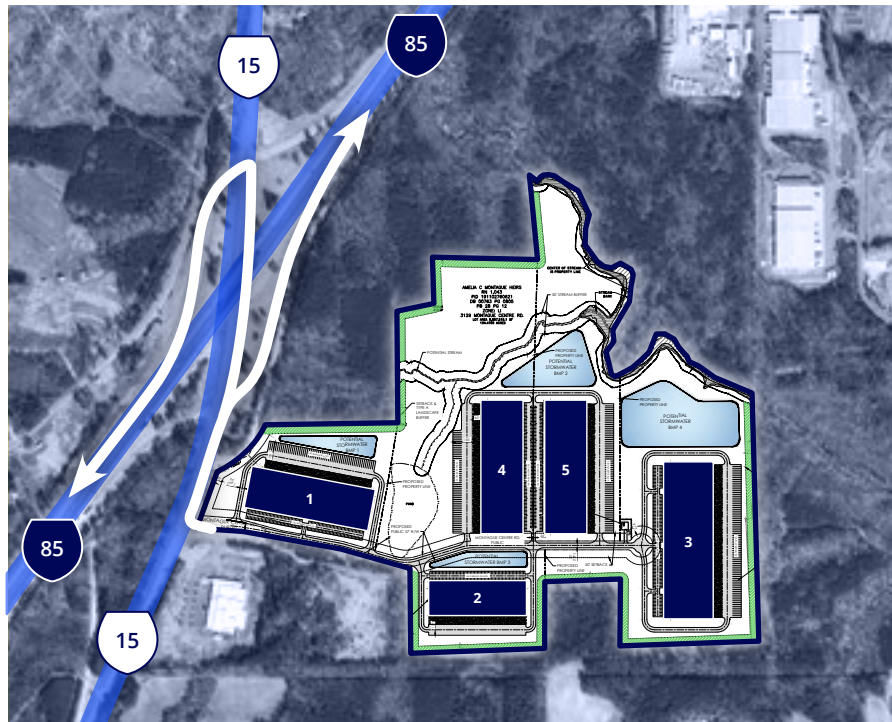
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Overview

North 85 Logistics Park is a new Class A industrial development strategically located in Oxford, North Carolina—offering immediate access to Highway 15 and Interstate 85, with excellent connectivity to the Triangle and Mid-Atlantic markets. Two site plan configurations allow for flexible build-to-suit or multi-tenant opportunities, ranging from 131,000 SF to 452,000 SF.



Property Highlights



Class A industrial park totaling
±1.1M SF across multiple buildings
on ±134 acres



Immediate access to I-85



Flexible build-to-suit site plan options,
accommodating up to 452,580 SF in a
single building



Ample trailer storage



Approximately 32' to 36' clear height



Zoned Light Industrial - [City of Oxford UDO](#)



1M+ labor pool within an hour drive



Favorable tax environment compared to
Wake County

Strategic Location



Major Distributors

WITHIN 20 MINUTES FROM NORTH 85



Drive Times

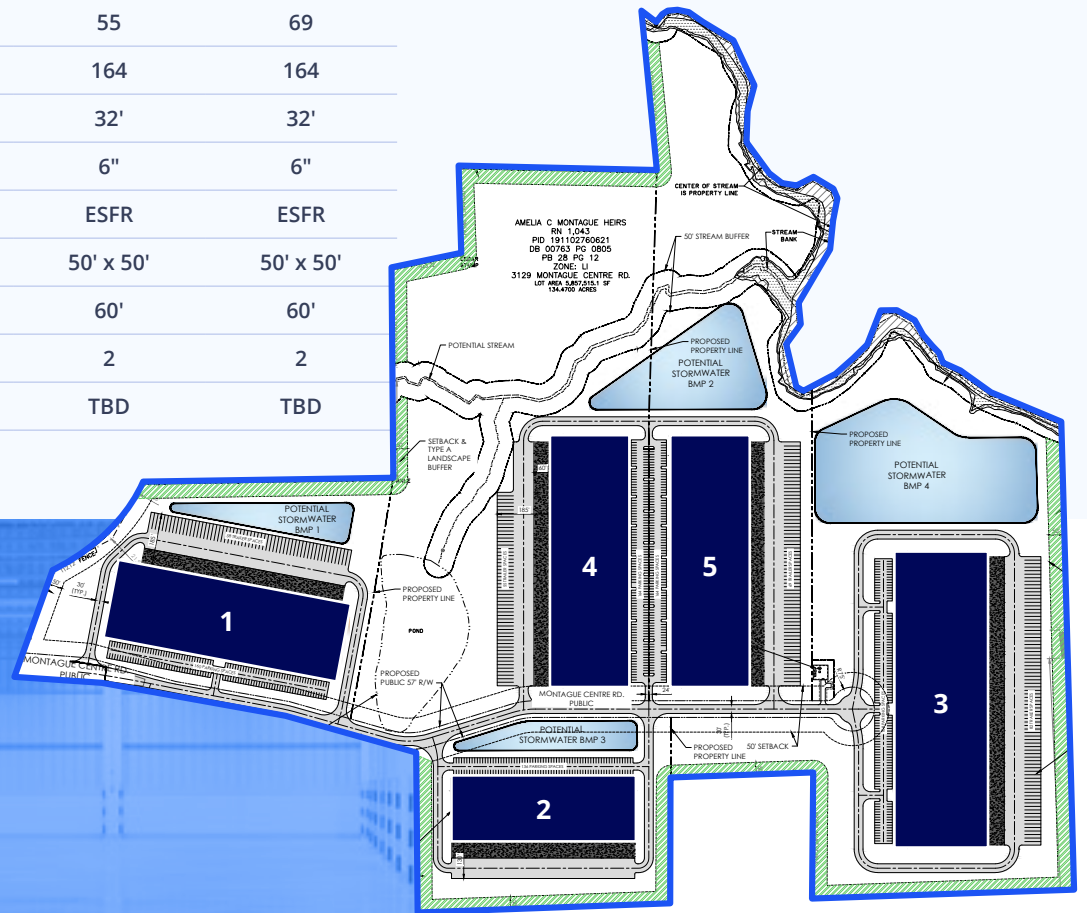
Hwy 15	1 min	0.2 mi
I-85	2 min	0.5 mi
US-1	20 min	15.5 mi
Durham	27 min	25.9 mi
RDU Airport	35 min	37.0 mi

I-540	37 min	26.0 mi
Raleigh	55 min	39.7 mi
Greensboro	1hr 15 min	78.3 mi
Richmond	1hr 50 min	124 mi
Charlotte	2hr 29 min	169 mi

Property Specifications

OPTION 1A

Building	1	2	3	4	5
Square Footage	208,000 SF	131,250 SF	310,000 SF	221,000 SF	221,000 SF
Dimensions	260' x 800'	210' x 625'	310' x 1000'	260' x 850'	260' x 850'
Truck Court	185'	130'	190'	185'	185'
Trailer Drops	58	0	82	55	69
Parking Spaces	160	136	188	164	164
Clear Height	32'	32'	36'	32'	32'
Slab	6"	6"	7"	6"	6"
Fire Protection	ESFR	ESFR	ESFR	ESFR	ESFR
Column Spacing	50' x 50'	50' x 50'	50' x 50'	50' x 50'	50' x 50'
Speed / Loading Bays	60'	60'	60'	60'	60'
Drive in Doors	2	2	2	2	2
Dock Doors	TBD	TBD	TBD	TBD	TBD



Floor Plan

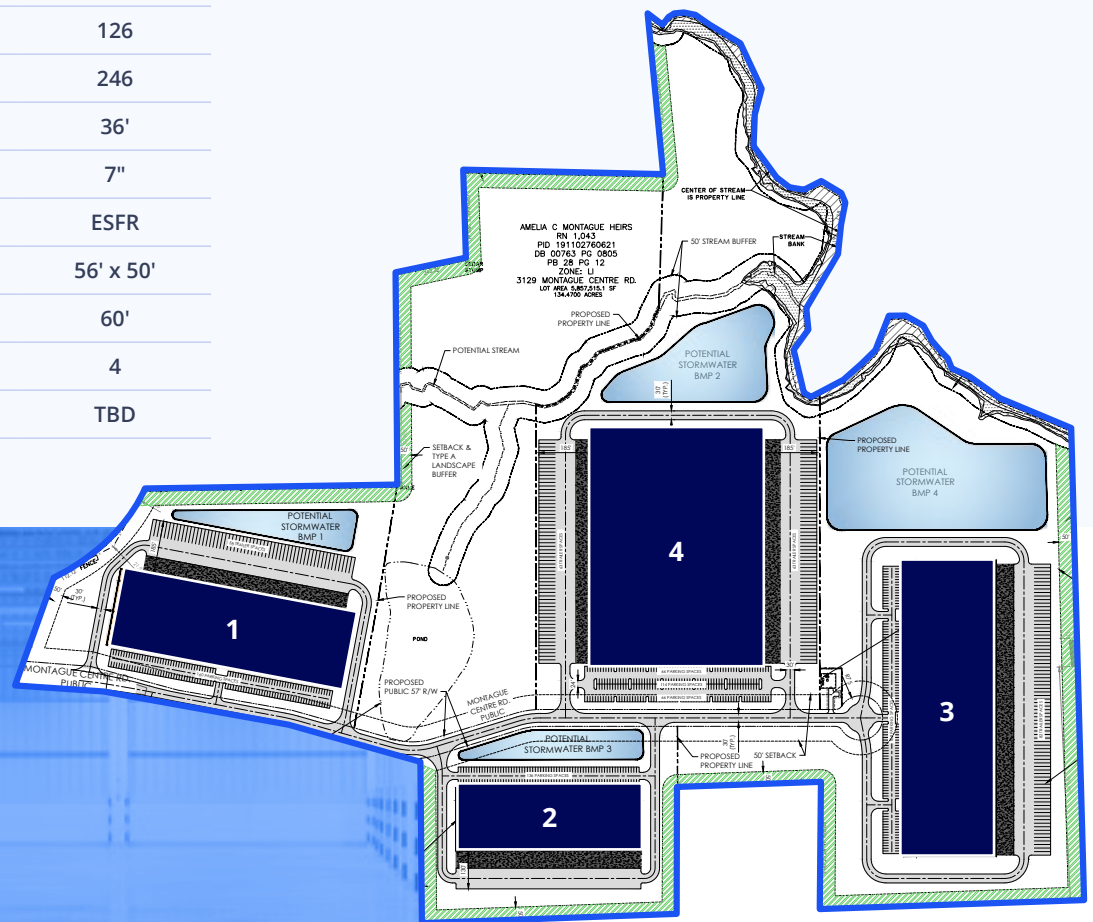
BUILDING 1



Property Specifications

OPTION 1B

Building	1	2	3	4
Square Footage	208,000 SF	131,250 SF	310,000 SF	452,580 SF
Dimensions	260' x 800'	210' x 625'	310' x 1000'	570' x 794'
Truck Court	185'	130'	190'	185'
Trailer Drops	58	0	82	126
Parking Spaces	160	136	188	246
Clear Height	32'	32'	36'	36'
Slab	6"	6"	7"	7"
Fire Protection	ESFR	ESFR	ESFR	ESFR
Column Spacing	50' x 50'	50' x 50'	50' x 50'	56' x 50'
Speed / Loading Bays	60'	60'	60'	60'
Drive in Doors	2	2	2	4
Dock Doors	TBD	TBD	TBD	TBD



Why Granville County?

Major Manufacturing Presence

Home to some of the largest manufacturing plants in the nation, Granville County is known for its skilled workforce and progressive business environment. With six Interstate-85 exchanges and close proximity to the Research Triangle, Granville County gives companies access to major markets. Of the 30,000+ people in the Granville County labor force, 25% of them work in manufacturing. That is twice the state's average and three times the national average giving manufacturing companies a strategic advantage when locating within Granville County.

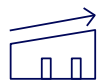
Top Industries

Advanced Manufacturing
Food Production & Distribution
Professional Services

Tier 2

Most lucrative state
designation for economic
development incentives

DEMOGRAPHICS



8.9%

Projected industry
growth by 2028



62,500+

2025 Total County
Population



37%

Of the labor force is
Blue Collar



2.4%

Unionization rate in NC,
the lowest in the nation



1M+

Labor pool within an
hour drive



5.8%

10-year population
growth rate



80% of the US Population within a one-day drive

TRANSPORTATION & LOGISTICS



6

I-85 interchanges
Network of US and NC
Highways



2

Nearby airports including
RDU International Airport &
Henderson-Oxford Airport



2

Inbound & Outbound rail
service available by Norfolk
Southern Railway or CSX-
Carolina Connector



5

Maritime ports within
driving distance including
Wilmington, NC &
Norfolk, VA within 3 hours

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