

# 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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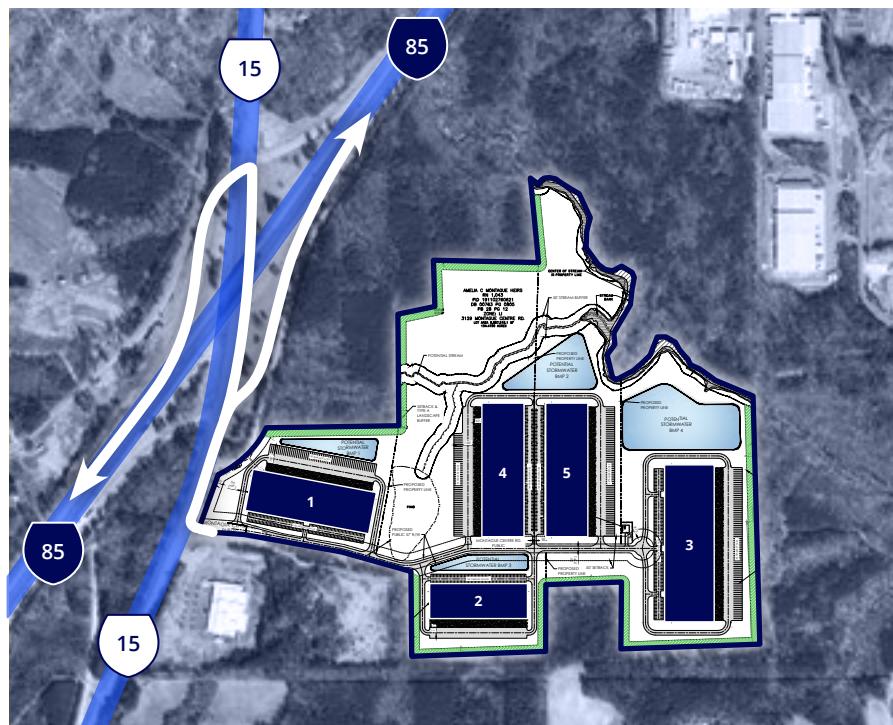
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# North 85 Logistics Park

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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](#)

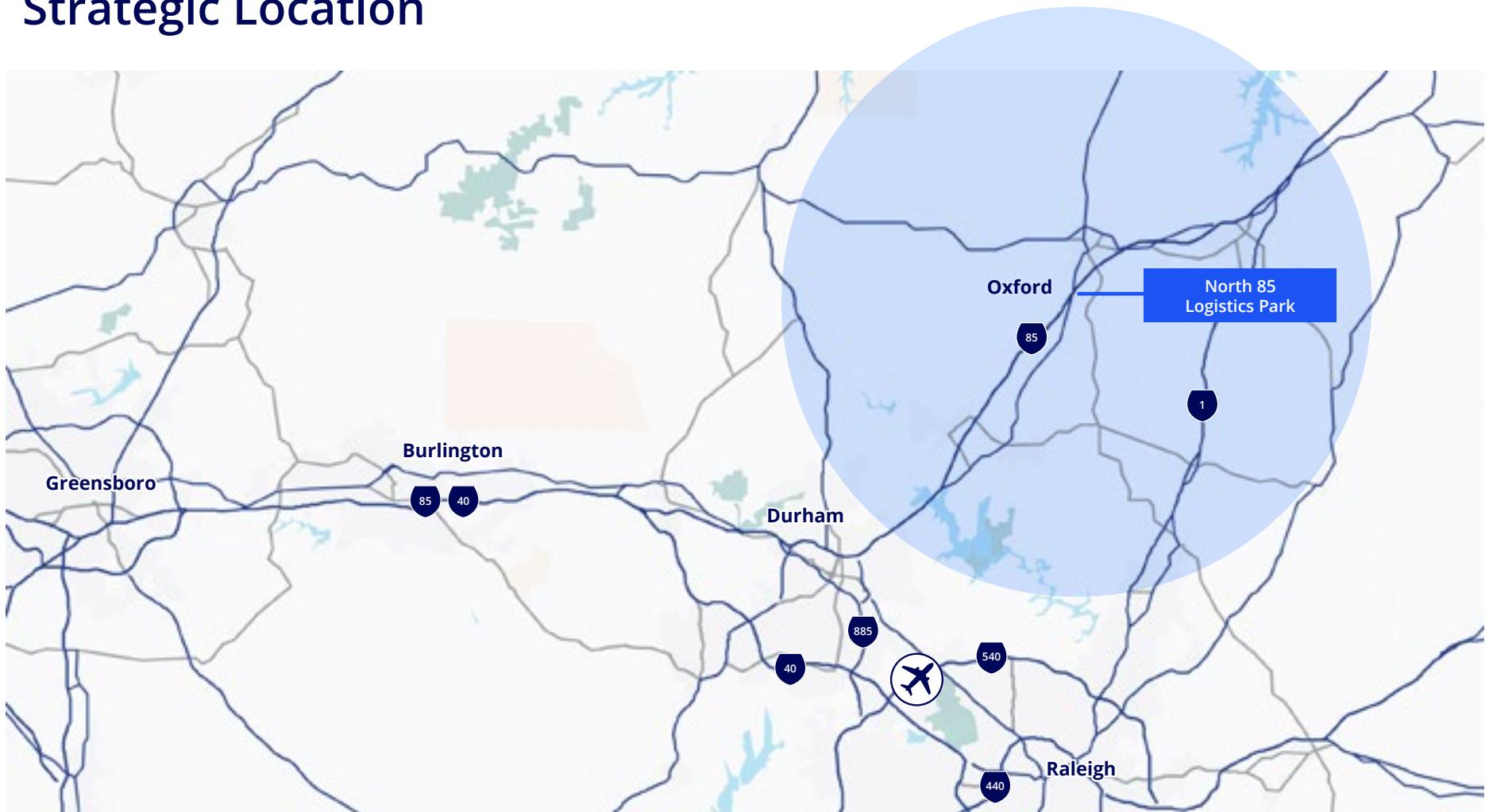


1M+ labor pool within an hour drive



Favorable tax environment compared to Wake County

# Strategic Location



## Major Distributors

WITHIN 20 MINUTES FROM NORTH 85



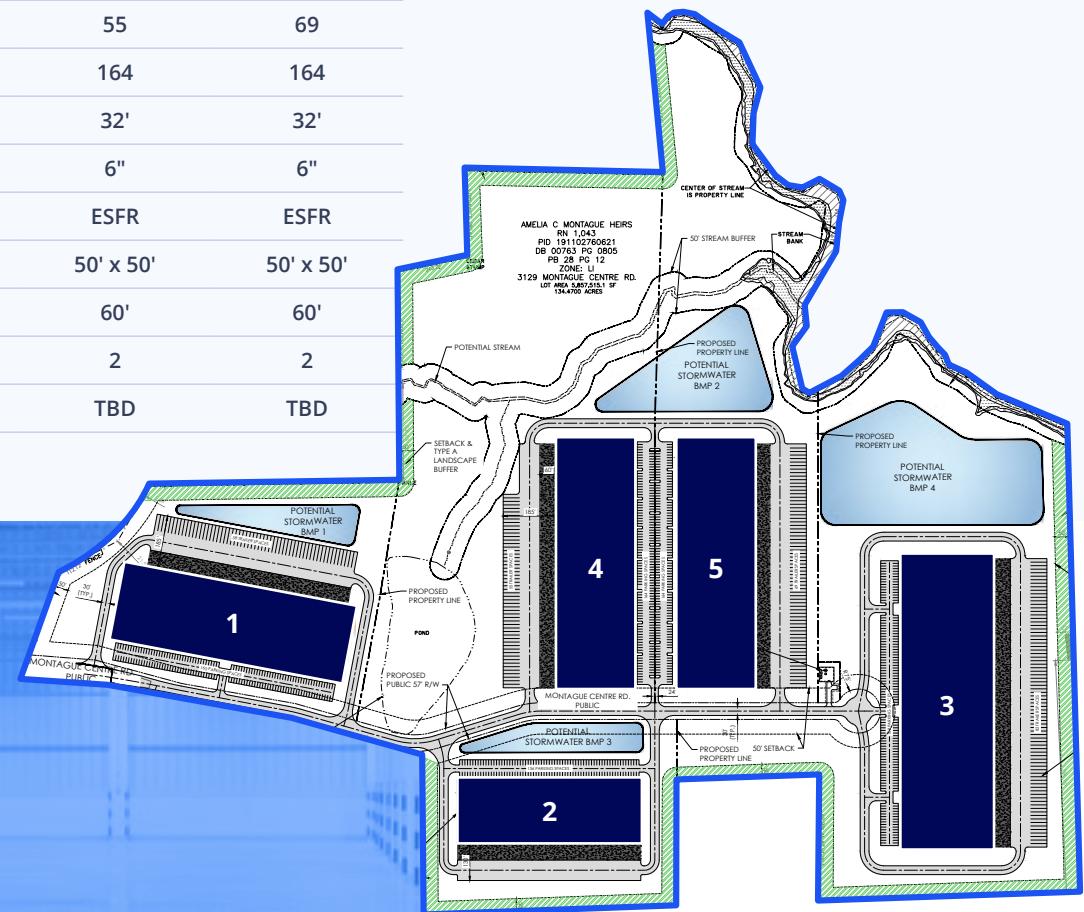
## Drive Times

|             |            |         |
|-------------|------------|---------|
| 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

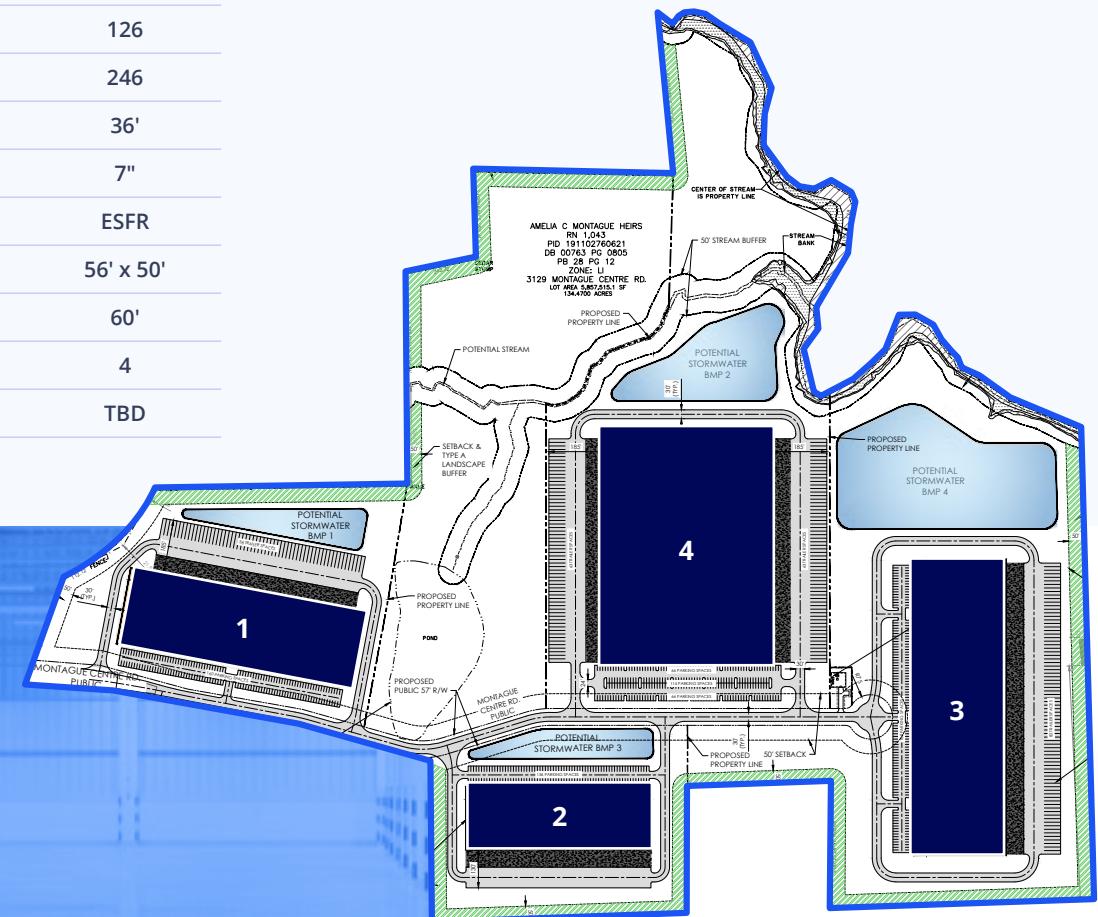
## BUILDING 1



# 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

**For more information, contact:**

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