



# OAKWOOD COMMERCE CENTER

OAKWOOD ST • MEBANE, NORTH CAROLINA

±244,400 SF Class A Industrial Space  
Off I-85 / I-40 Corridor

# PROPERTY OVERVIEW



## Highlights



±244,400 SF  
Divisible



Quick access to  
I-85 / I-40 corridor



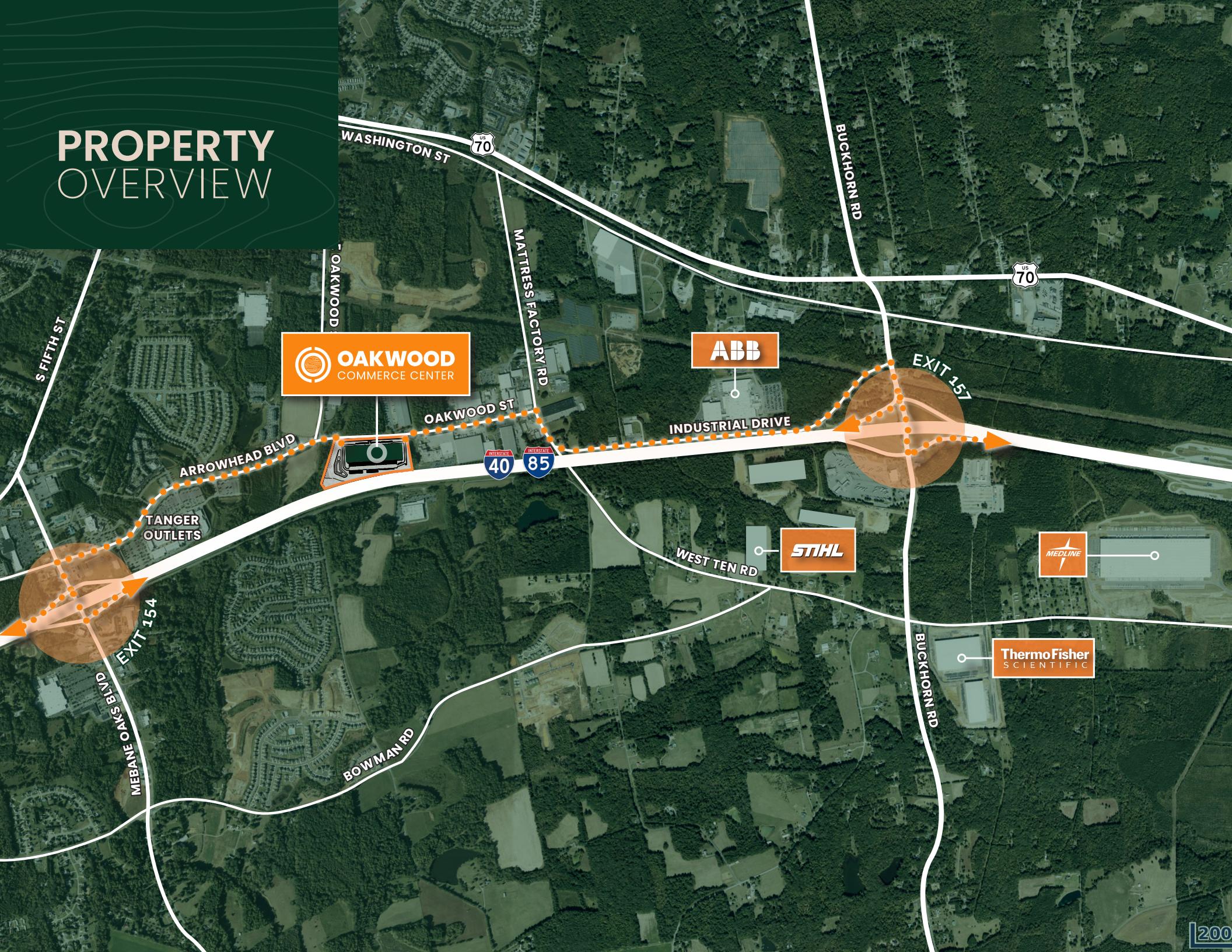
±21.88 acres



Ample trailer  
parking

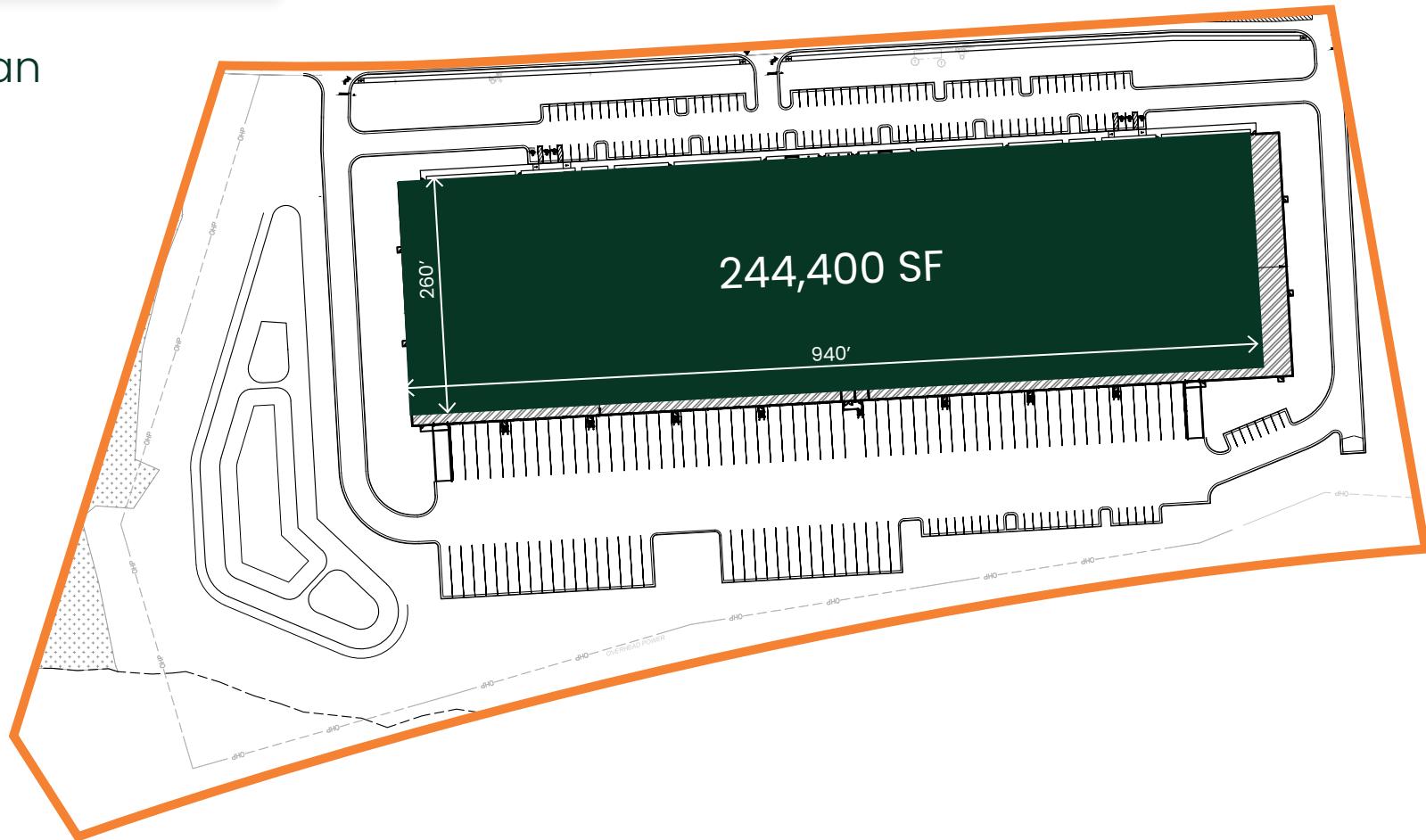
Delivering Q2 2026

# PROPERTY OVERVIEW



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## Site Plan



# BUILDING SPECIFICATIONS

<b>Date Available</b>	Delivering Q2 2026	<b>Ceiling Height</b>	36'
<b>Tax Parcel ID</b>	9824475450	<b>Lighting</b>	30 fc LED hi-bay fixtures
<b>Zoning</b>	Heavy Manufacturing (HM)	<b>Typical Column Spacing</b>	52' x 50' bay spacing with 60' speed bay
<b>No. of Acres</b>	21.88	<b>Floor Thickness</b>	7" unreinforced concrete slab
<b>Building Dimensions</b>	260' x 940'	<b>Sprinkler System</b>	ESFR
<b>Typical Bay Size</b>	13,520 SF (52' x 260')	<b>Loading Dock</b>	Twenty-Five (25) 9' x 10' overhead doors equipped with 45,000 lb mechanical levelers, seals, and bumpers. Twenty-six (26) knockout panels for future 9' x 10' overhead doors.
<b>Exterior Wall Material</b>	Non-insulated load-bearing tilt-up concrete	<b>Electrical Capacity</b>	4,000 amps
<b>Roofing Material</b>	60 mil TPO with 20 yr warranty	<b>Heating</b>	To 55 degrees when 18 degrees outside
<b>Paved Parking</b>	159 spaces	<b>Natural Gas Service Provider</b>	Dominion Energy
<b>Trailer Parking</b>	35 spaces	<b>Water and Sewer Provider</b>	City of Mebane
<b>Truck Court Depth</b>	130' truck court depth with 55' trailer spaces	<b>Electrical Provider</b>	Duke Energy

# LOCATION OVERVIEW

## Proximity to major MSAs and ports

### Airports

1	Raleigh-Durham International	35 miles
2	Piedmont Triad International	46 miles
3	Charlotte Douglas International	125 miles



### Ports

1	Norfolk, VA	205 miles
2	Morehead City, NC	196 miles
3	Wilmington, NC	181 miles
4	Charleston, SC	303 miles
5	Savannah, GA	349 miles
6	Jacksonville, FL	486 miles



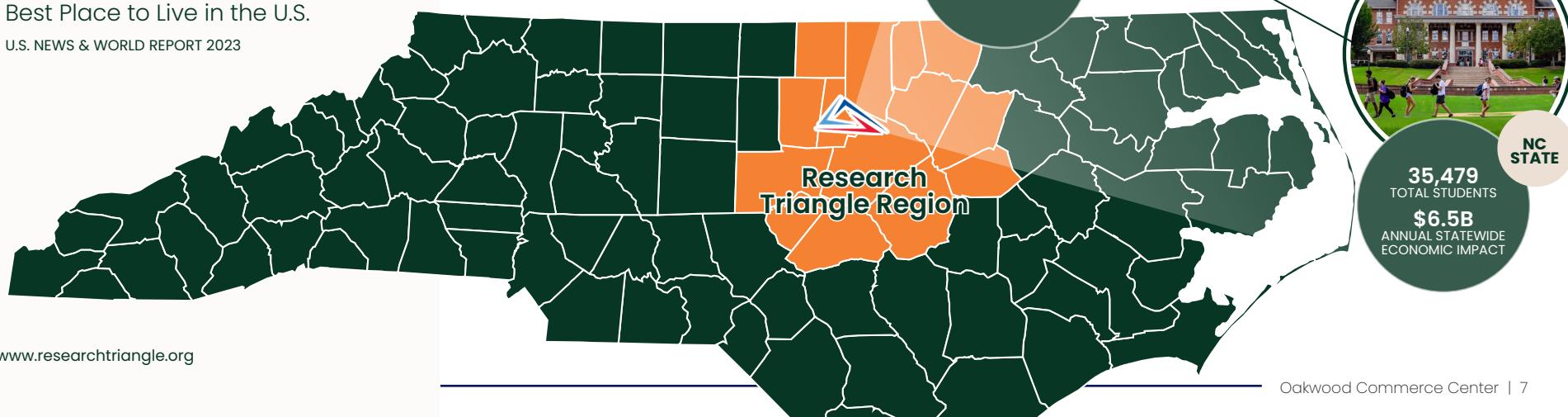
# STRATEGIC LOCATION

**#1** Top State for Business  
CNBC 2023

**#1** Best Large Metro for Homeownership  
LENDING TREE 2023

**#2** Top State for Best Business Climate  
BUSINESS FACILITIES 2023

**#3** Best Place to Live in the U.S.  
U.S. NEWS & WORLD REPORT 2023



Source: [www.researchtriangle.org](http://www.researchtriangle.org)

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A property developed by:



THE KEITH CORPORATION



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