



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

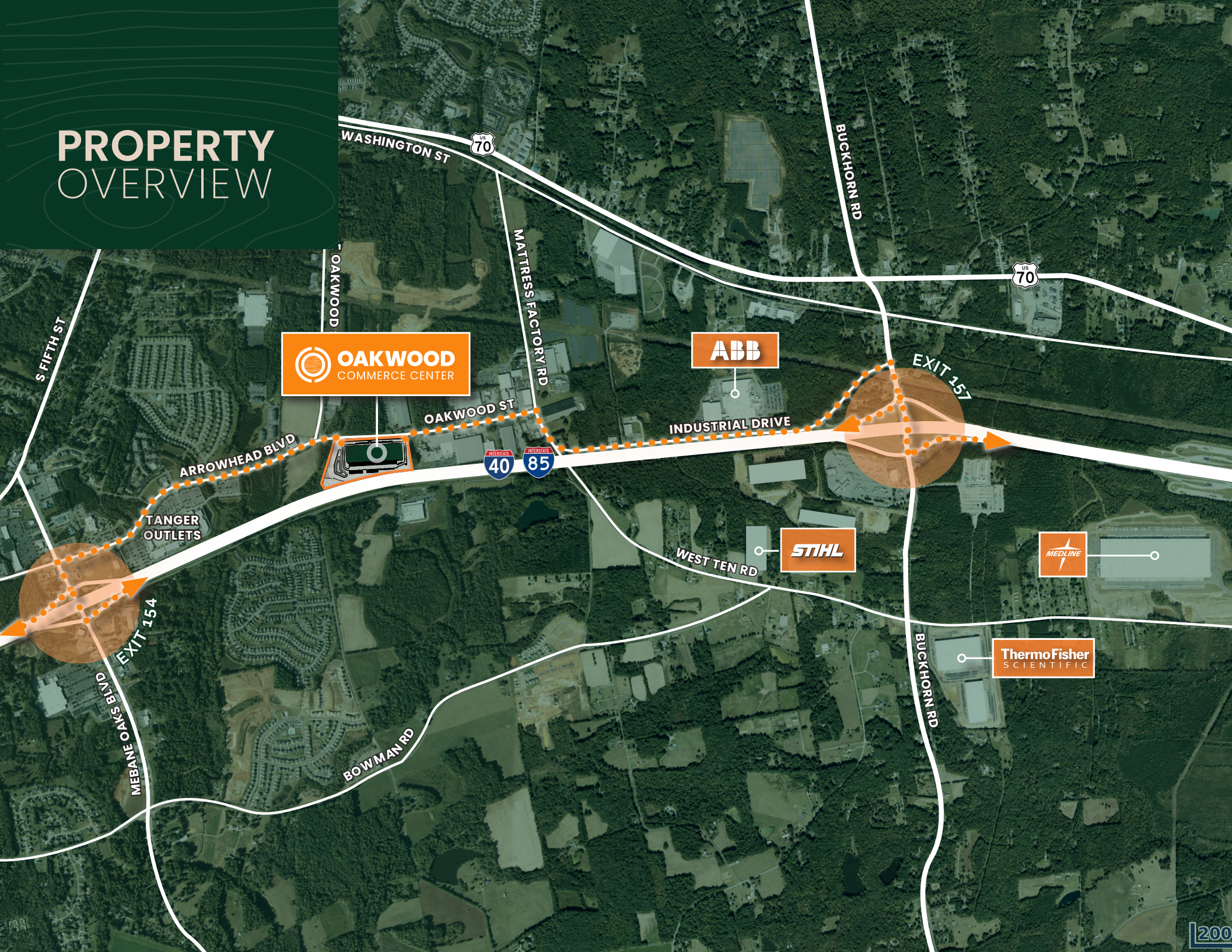


Delivering Q2 2026



Ample trailer
parking

PROPERTY OVERVIEW



 **OAKWOOD**
COMMERCE CENTER

ABB

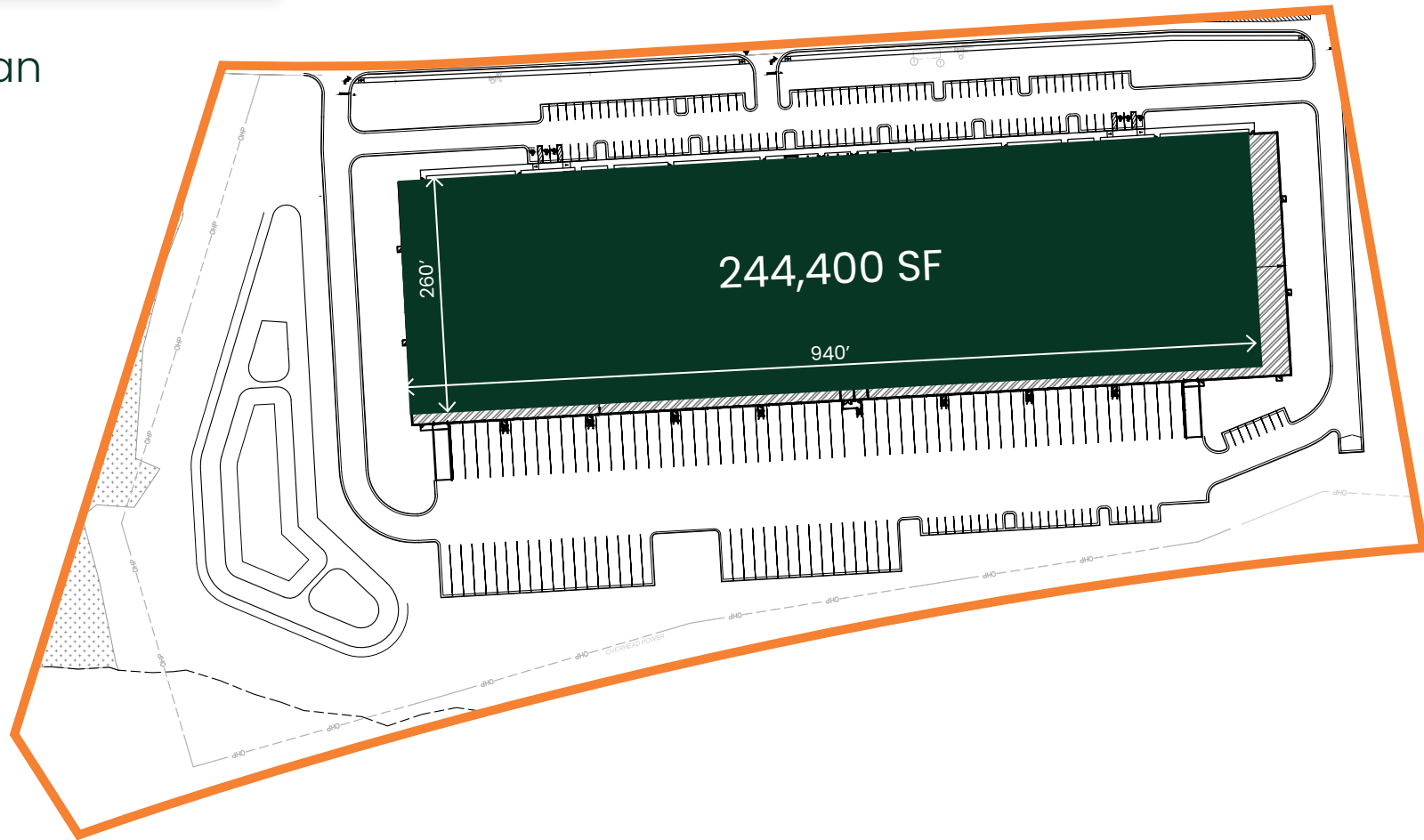
STIHL

 **MEDLINE**

ThermoFisher
SCIENTIFIC

PROPERTY OVERVIEW

Site Plan



BUILDING SPECIFICATIONS

| | |
|-------------------------------|--|
| Date Available | Delivering Q2 2026 |
| Tax Parcel ID | 9824475450 |
| Zoning | Heavy Manufacturing (HM) |
| No. of Acres | 21.88 |
| Building Dimensions | 260' x 940' |
| Typical Bay Size | 13,520 SF (52' x 260') |
| Exterior Wall Material | Non-insulated load-bearing tilt-up concrete |
| Roofing Material | 60 mil TPO with 20 yr warranty |
| Paved Parking | 159 spaces |
| Trailer Parking | 35 spaces |
| Truck Court Depth | 130' truck court depth with 55' trailer spaces |

| | |
|-------------------------------------|---|
| Ceiling Height | 36' |
| Lighting | 30 fc LED hi-bay fixtures |
| Typical Column Spacing | 52' x 50' bay spacing with 60' speed bay |
| Floor Thickness | 7" unreinforced concrete slab |
| Sprinkler System | ESFR |
| Loading Dock | 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. |
| Electrical Capacity | 4,000 amps |
| Heating | To 55 degrees when 18 degrees outside |
| Natural Gas Service Provider | Dominion Energy |
| Water and Sewer Provider | City of Mebane |
| Electrical Provider | 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



Accessibility

Situated directly off I-85,
Oakwood Commerce
Center offers quick access
to the highway.



#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

2M+
Residents

7,000+
Companies

700+
International
Companies

76
People Move Here
Daily

DUKE

15,892
TOTAL STUDENTS
#8
BEST UNIVERSITY IN
THE NATION

The Research
Triangle

UNC

30,011
TOTAL STUDENTS
#5
BEST PUBLIC UNIVERSITY
IN THE NATION



NC
STATE

35,479
TOTAL STUDENTS
\$6.5B
ANNUAL STATEWIDE
ECONOMIC IMPACT

Research
Triangle Region

A property developed by:



OAKWOOD COMMERCE CENTER

OAKWOOD ST • MEBANE, NORTH CAROLINA

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