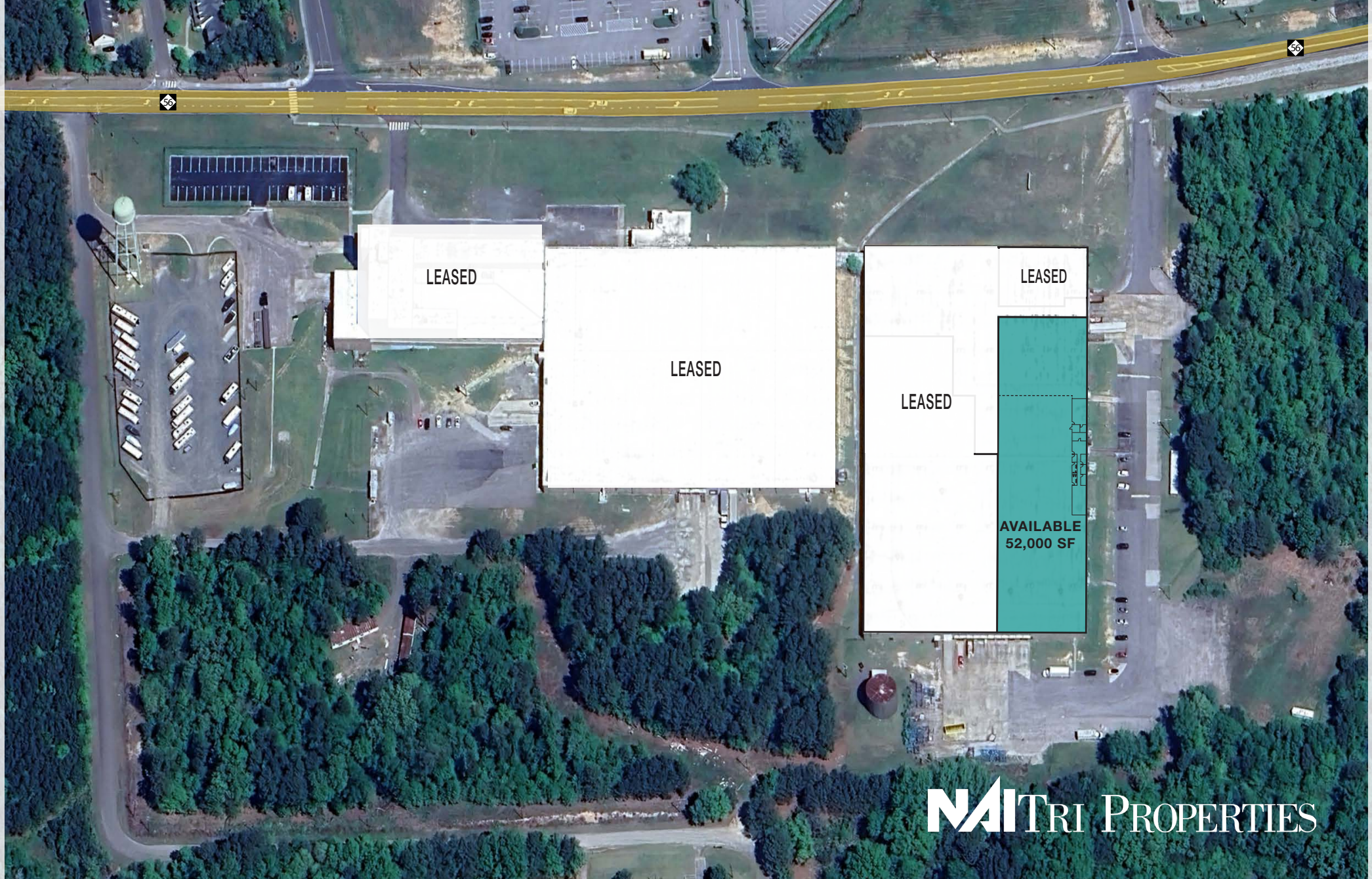


# 2174 NC HWY 56

WAREHOUSE FOR LEASE | CREEDMOOR

CREEDMOOR  
BUSINESS  
PARK



# PROPERTY OVERVIEW

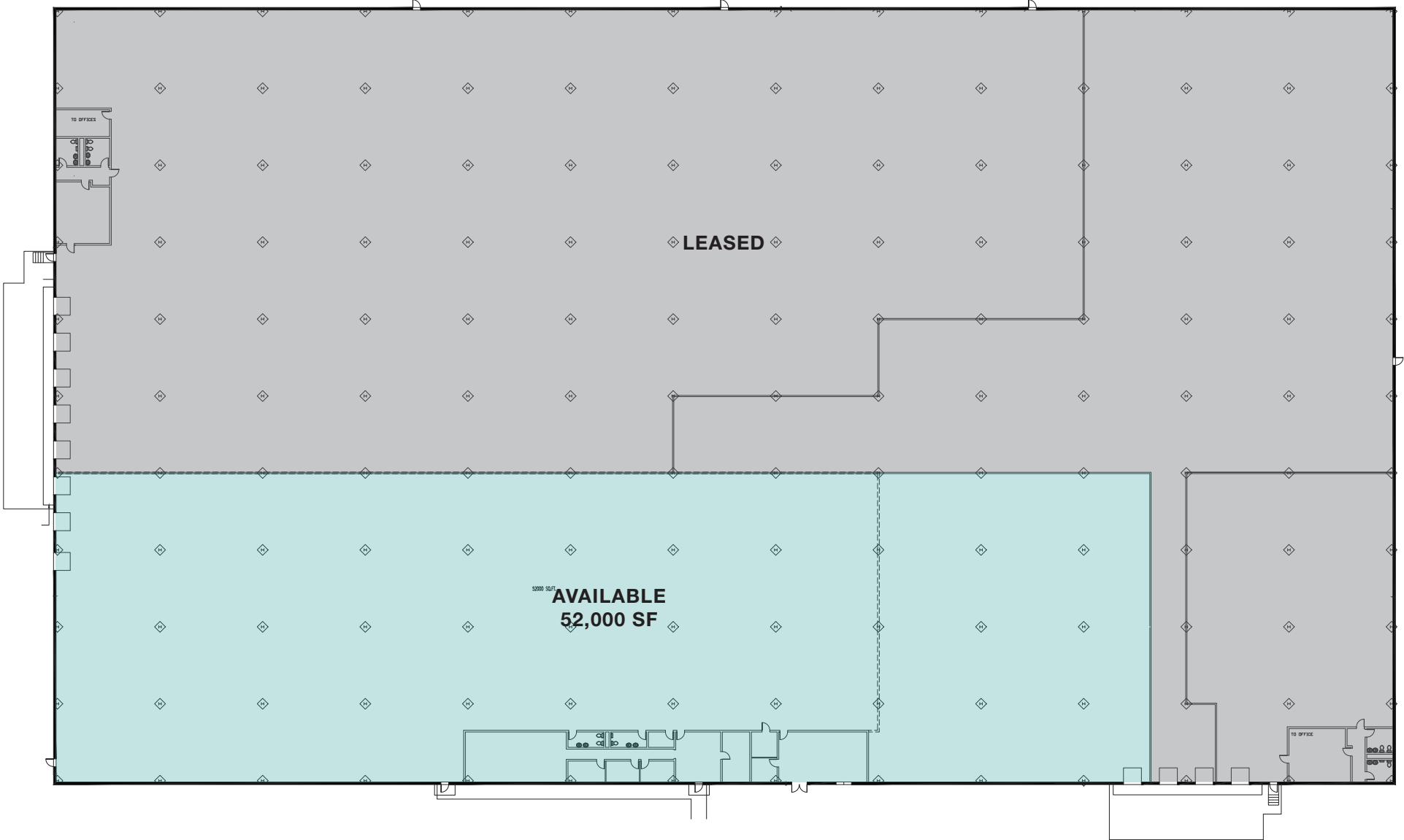
52,000 SF warehouse/distribution for lease. 1 mile from NC Highway 50 & US Highway 15, 6.6 Miles from I-85.

ADDRESS	2174 NC Hwy. 56, Creedmoor, NC 27522
AVAILABLE SIZE	52,000 SF for Lease (landlord will consider subdividing)
LOT SIZE	Extra land for parking
LEASE RATE	\$5.95 SF, TICAM \$1.25 SF
CEILING HEIGHT	18' clear
ZONING	IND, Town of Creedmoor <a href="#">click here for permitted uses</a>
FEATURES	<p>±52,000 SF available - includes ±38,000 SF 100% HVAC with electric heatpumps and ±14,000 SF warehouse with heat only</p> <p>4 dock high doors, 3 with pit levelers</p> <p>LED lights</p> <p>30' x 40' column spacing</p> <p>Wet sprinkler system</p> <p>Power: Dominion</p> <p>Panel 1 and 2 - 225 amp 480/277 3 phase</p> <p>Panel 3 and 4 - 100 amp 120/208 3 phase</p> <p>Panel 5 and 6 - 277/480 volt, 3 phase, 450 amps</p> <p><a href="#">Click here for photos</a></p>
	<p>Construction Walls: masonry (brick/block)</p> <p>Roof: rubber membrane</p> <p>Floor: 7" slab on grade</p>

**LEASE RATE: \$5.95/SF NNN, TICAM \$1.25/SF**



# FLOOR PLAN



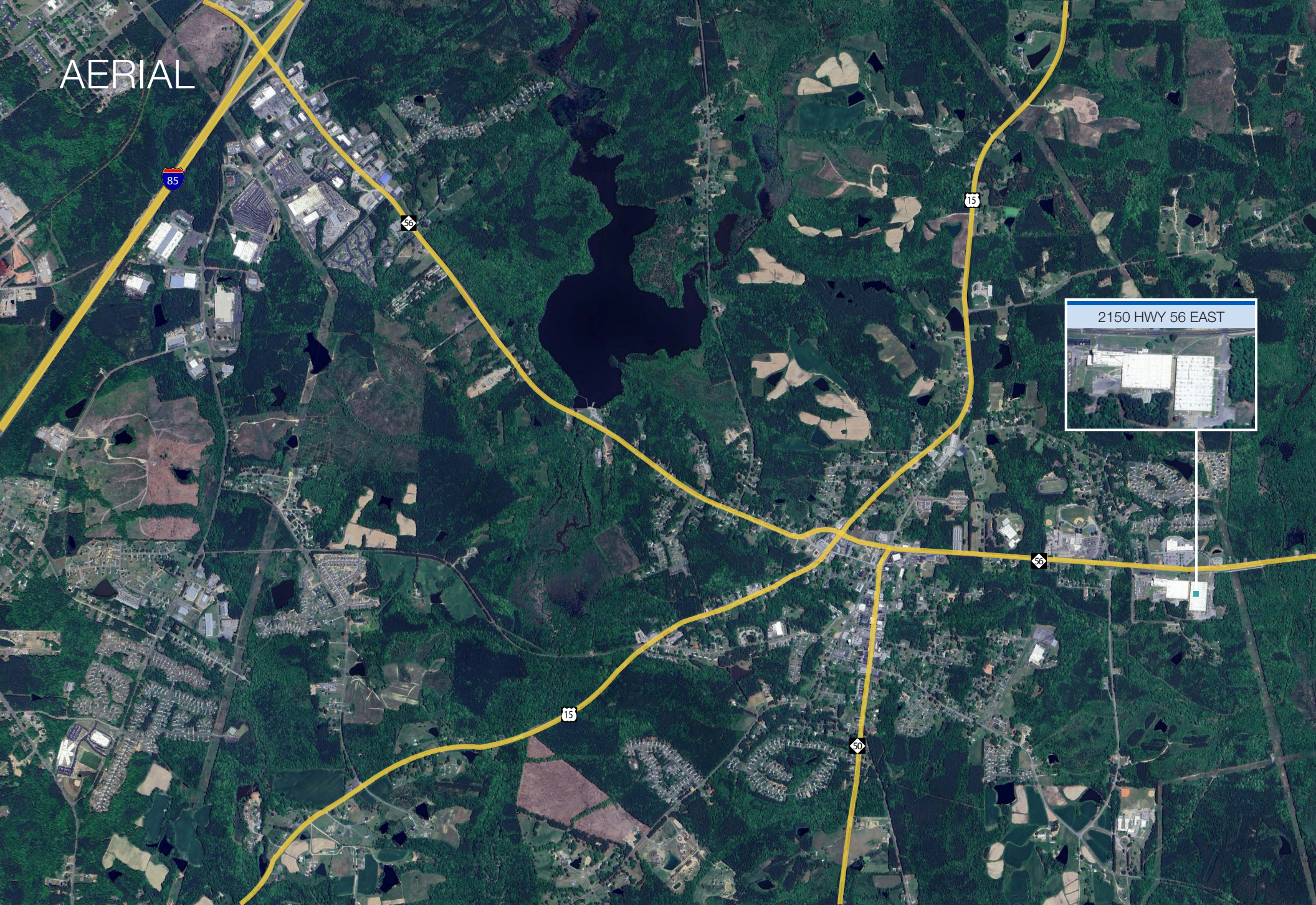
## CONTACT

ED BROWN, SIOR, CCIM | 919.345.5939 | ebrown@triprop.com

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AERIAL



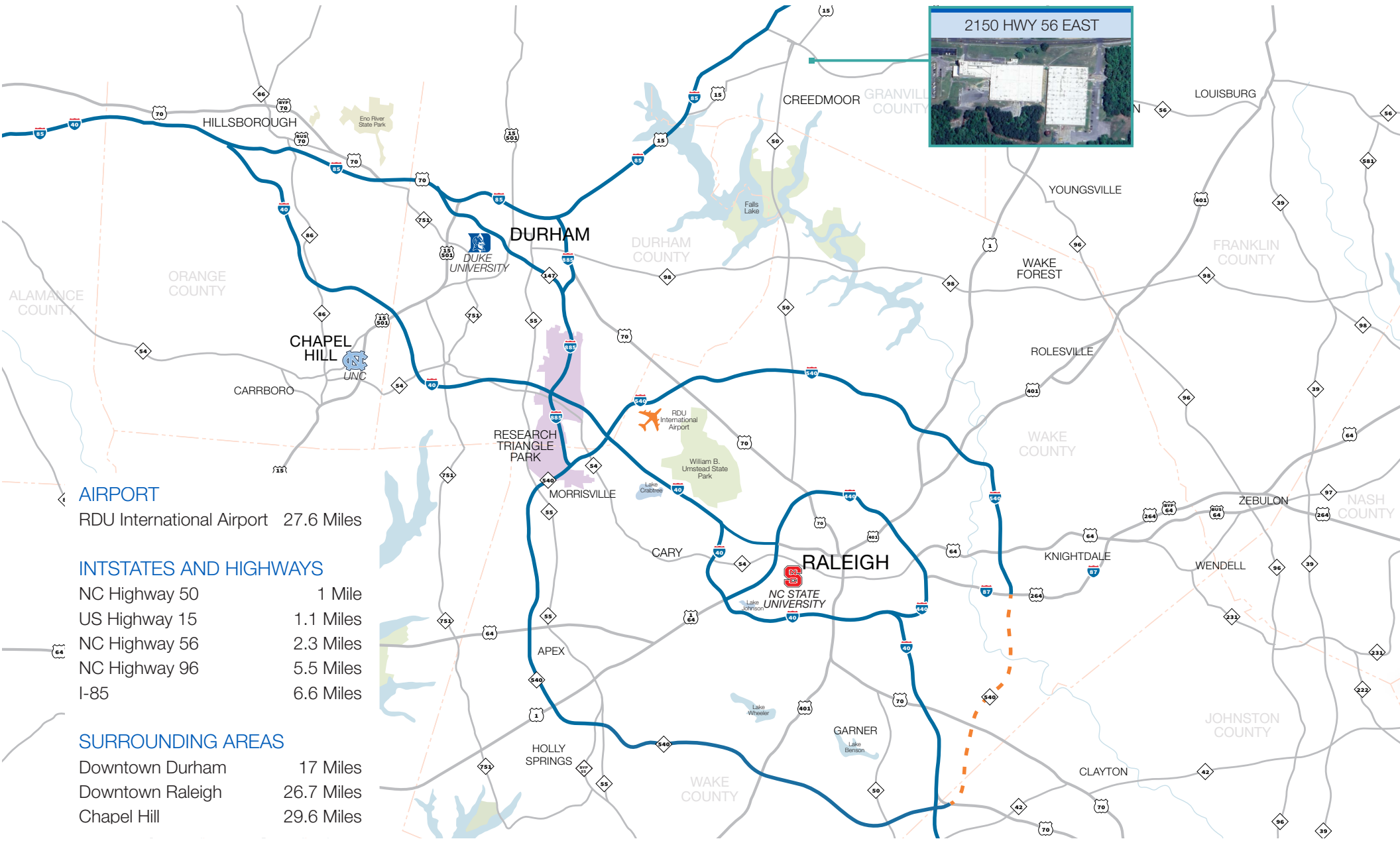
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**NAI TRI PROPERTIES**

# TRIANGLE REGION



## AIRPORT

RDU International Airport 27.6 Miles

## INTSTATES AND HIGHWAYS

- NC Highway 50 1 Mile
- US Highway 15 1.1 Miles
- NC Highway 56 2.3 Miles
- NC Highway 96 5.5 Miles
- I-85 6.6 Miles

## SURROUNDING AREAS

- Downtown Durham 17 Miles
- Downtown Raleigh 26.7 Miles
- Chapel Hill 29.6 Miles

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# AMENITIES

This warehouse site has great access to major roadways, schools, food, parks, and services within Creedmoor, North Carolina. Below are some of the amenities that can be reached with a 12 minute drive.

## FOOD

American Hero Pizza & Subs  
Arby's  
Bojangles  
China Wok  
Chinatown Restaurant  
Creedmoor City Tavern  
Don Murray's BBQ  
El Corral Mexican Restaurant  
El Rio Mexican Restaurant  
Finch's Family Restaurant  
La Jarochita  
McDonald's  
Pizza Hut  
Plumpeez Deli  
Rino's Italian Grill and Pizza  
Sonic Drive-In  
Subway  
Sunnyside on Main  
Taqueria el Molcajete  
The Bayou  
TJ's Fish & Chicken  
TruSoul Food Kitchen  
Waffle House  
Wendy's  
Yakamoz Steakhouse

## PARKS & REC

Butner Athletic Park  
Lake Rogers Park

Ledge Creek Forest Conservation Area  
Sandling Beach State Recreation Area  
South Granville Country Club  
The Gauntlet Fitness and Walking Trail

## BANKS

First National Bank  
PNC Bank  
State Employees Credit Union  
Truist

## SERVICES

459 The Shop  
Cedar Creek Gallery  
Citgo  
Creedmoor Community Center  
Dollar General  
Dollar Tree  
Exxon  
Falls Lake Academy  
Food Lion  
Gil-Man Florist Inc  
Granville Early College High School  
Hawley Middle School  
Mount Energy Elem School  
O'Reilly Auto Parts  
South Granville High School  
South Granville Public Library  
Speedway  
Town & Country Hardware

Tractor Supply  
Tractor Supply Co  
Vance-Granville Community College  
Variety Mart  
Whittmore Learning Academy

## MEDICAL

Creedmoor Drug Co  
CVS Pharmacy  
Duke Primary Care  
Express Care

## PARKS AND REC

Creedmoor Cross City Trail  
Harris Park  
Lake Rogers Park  
Robertson Creek Nature Preserve  
South Elite Legacy Fitness  
South Granville Country Club  
South Granville Golf Course  
The Gauntlet Fitness and Walking Trail  
The Viking Experience NC

## HOTELS

Baymont by Wyndam  
Best Western  
Quality Inn & Suites

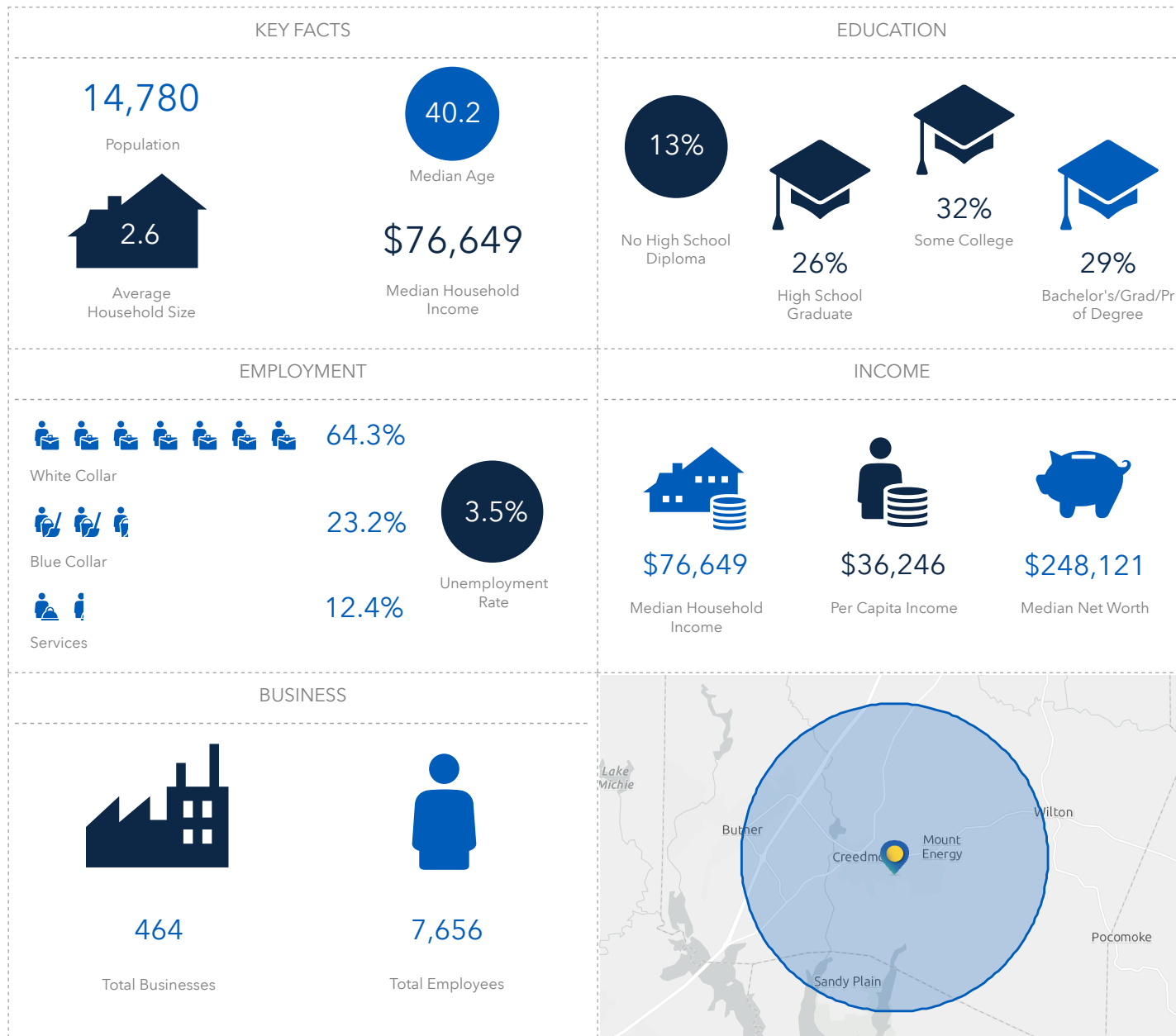
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# DEMOGRAPHICS - 5 MILE



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