

WAREHOUSE FOR SALE OR LEASE

920 E RALEIGH STREET

SILER CITY, NC 27344



PROPERTY OVERVIEW

ADDRESS	920 E Raleigh St, Siler City, NC 27344
BUILDING SIZE	±122,000 RSF on 8.309 acres Will consider subdividing
CONSTRUCTION	Concrete slab with steel frame and metal warehouse built in 1976
LOADING DOCK DOORS	5 - 10'x10'
DRIVE IN DOORS	2 - 12'x14'
ELECTRICAL	6,000 amps/480 volt
LIGHTING	LED/Metal halide/strip fluorescent lighting
HVAC	Office 100% HVAC, some areas of Manufacturing areas have HVAC, with heat only in the remaining areas
CEILING HEIGHT	12' - 22' eave height
SPRINKLER	Wet sprinkler system with fire alarm system
UTILITIES	Water - Siler City (Allotment of 15,000 gallons per day) Sewer - Siler City Electric - Duke Energy Natural Gas - Dominion Energy
Zoning	LI - Light Industrial - Siler City ETJ Link to Table of Permitted Uses
PARKING	110 paved spaces, asphalt parking areas, chain link fencing with automated gates
RENTAL RATE	\$3.75/SF, NNN
SALE PRICE	\$5,650,000

CONTACT

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



REGIONAL OVERVIEW



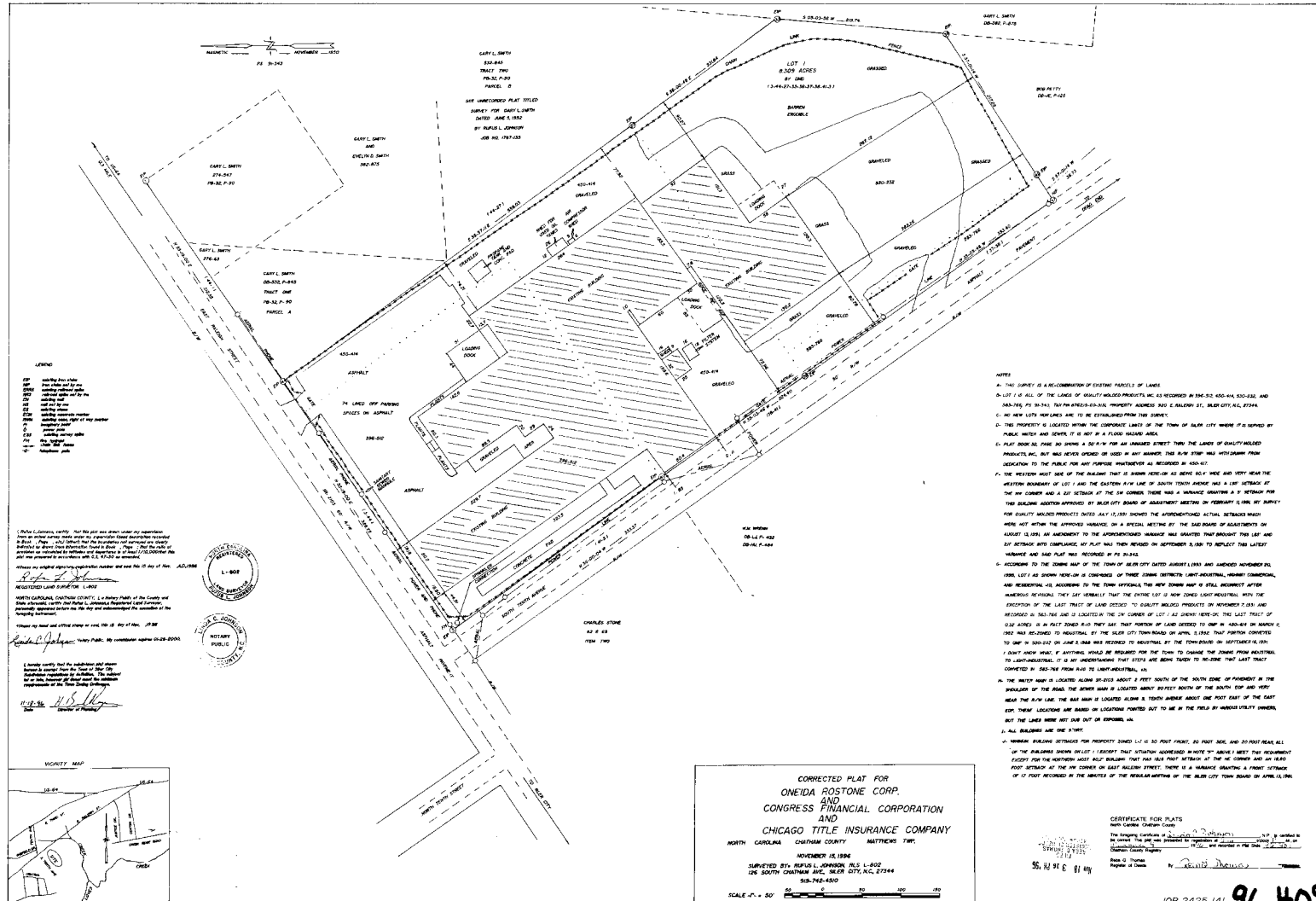
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SITE PLAN



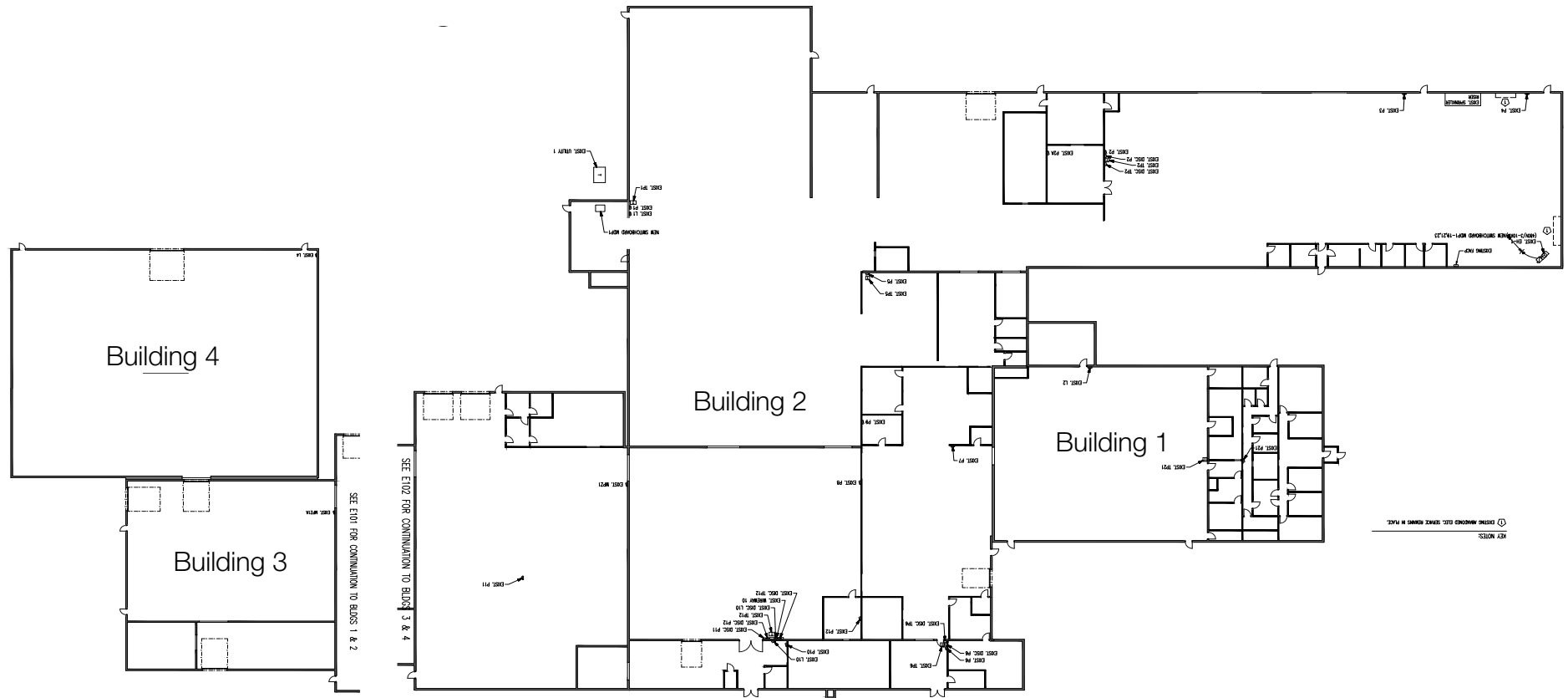
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NAI TRI PROPERTIES

JOB 2425-141 96-409

FLOOR PLAN



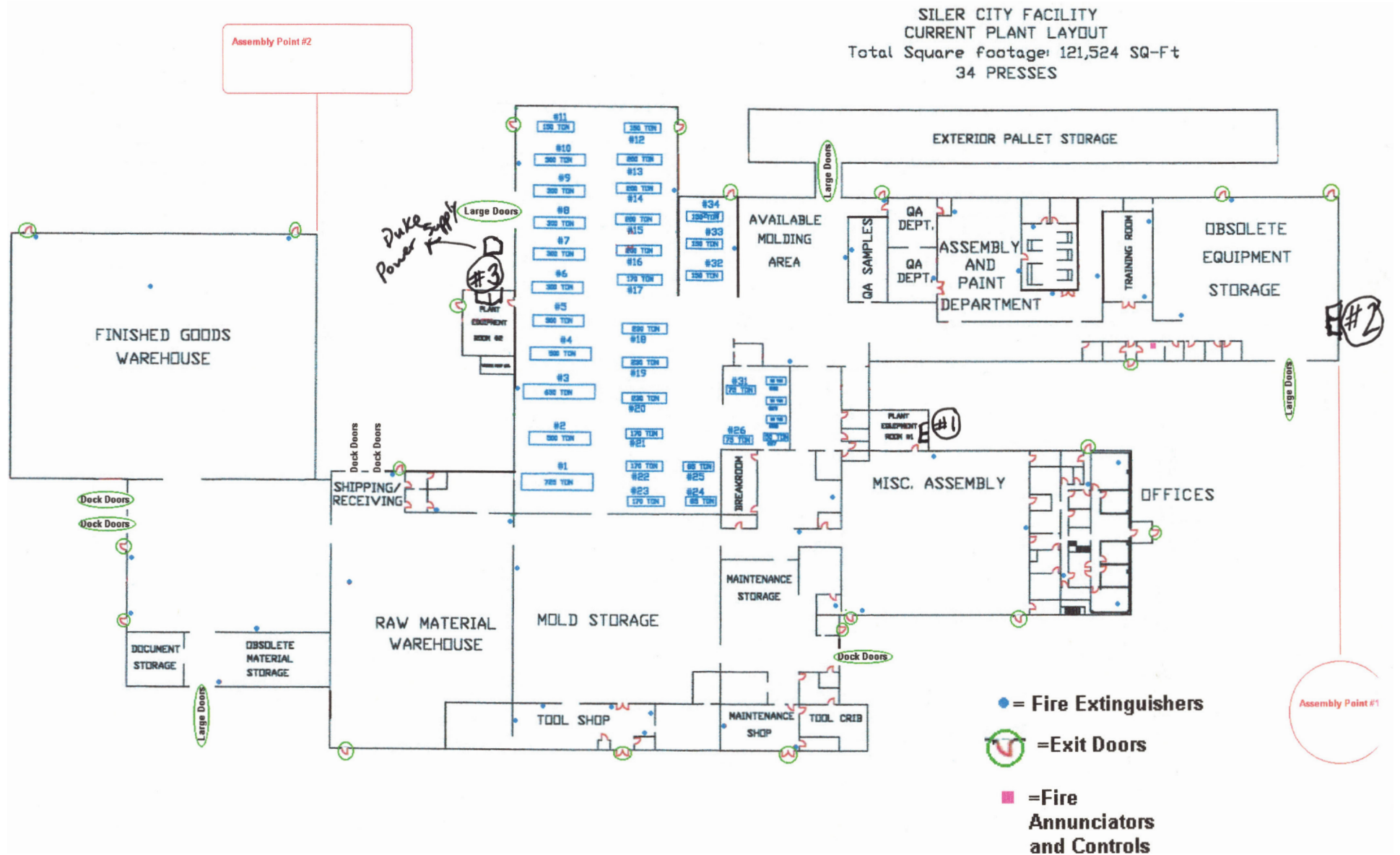
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FLOOR LAYOUT



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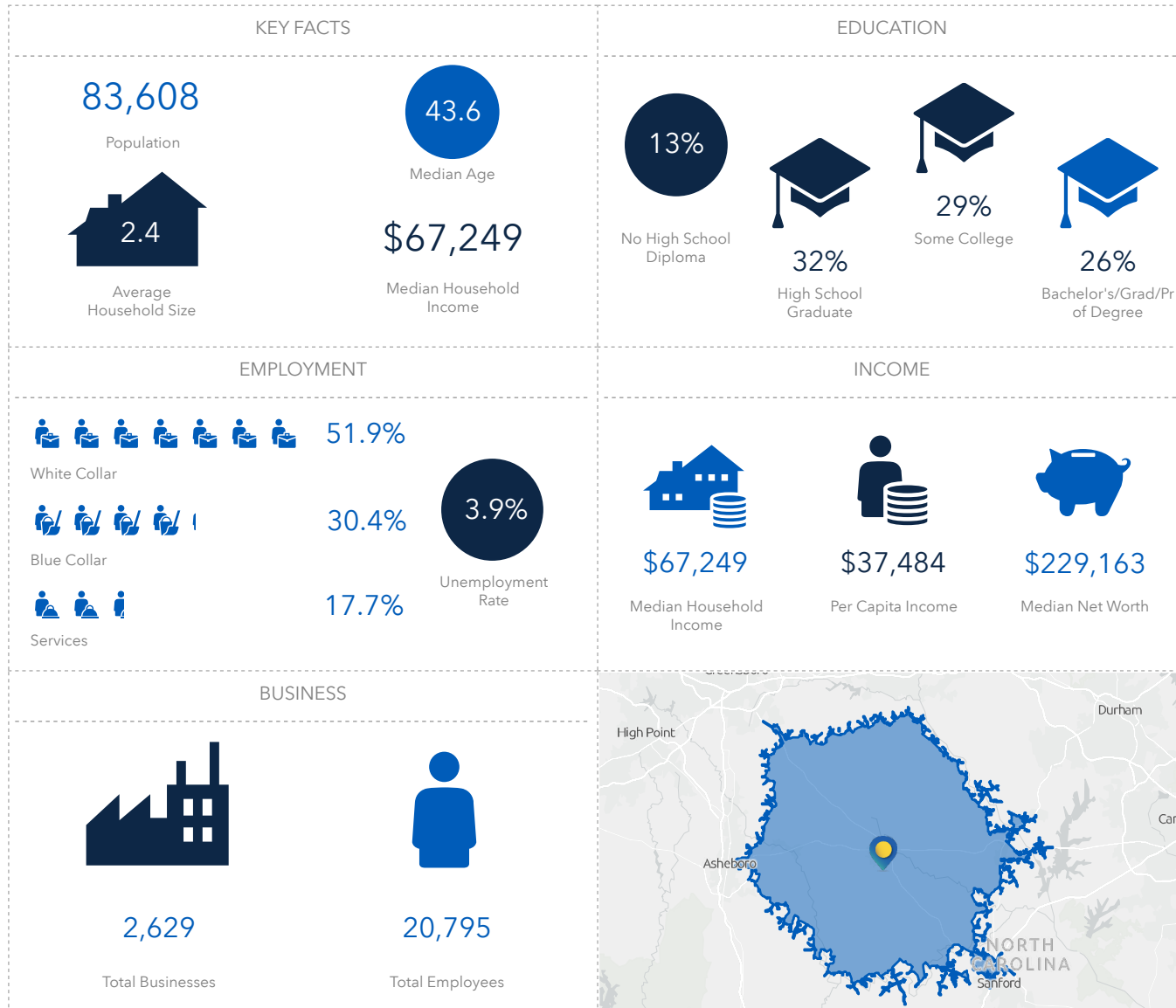
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NAI TRI PROPERTIES

DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE



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