

Industrial | For Sale or Lease

CBRE

3031 Hamp Stone Road

±72,500 SF Manufacturing/Warehouse Facility

3031 Hamp Stone Road
Siler City, Chatham County, NC 27344
www.cbre.com/triad



Property Description

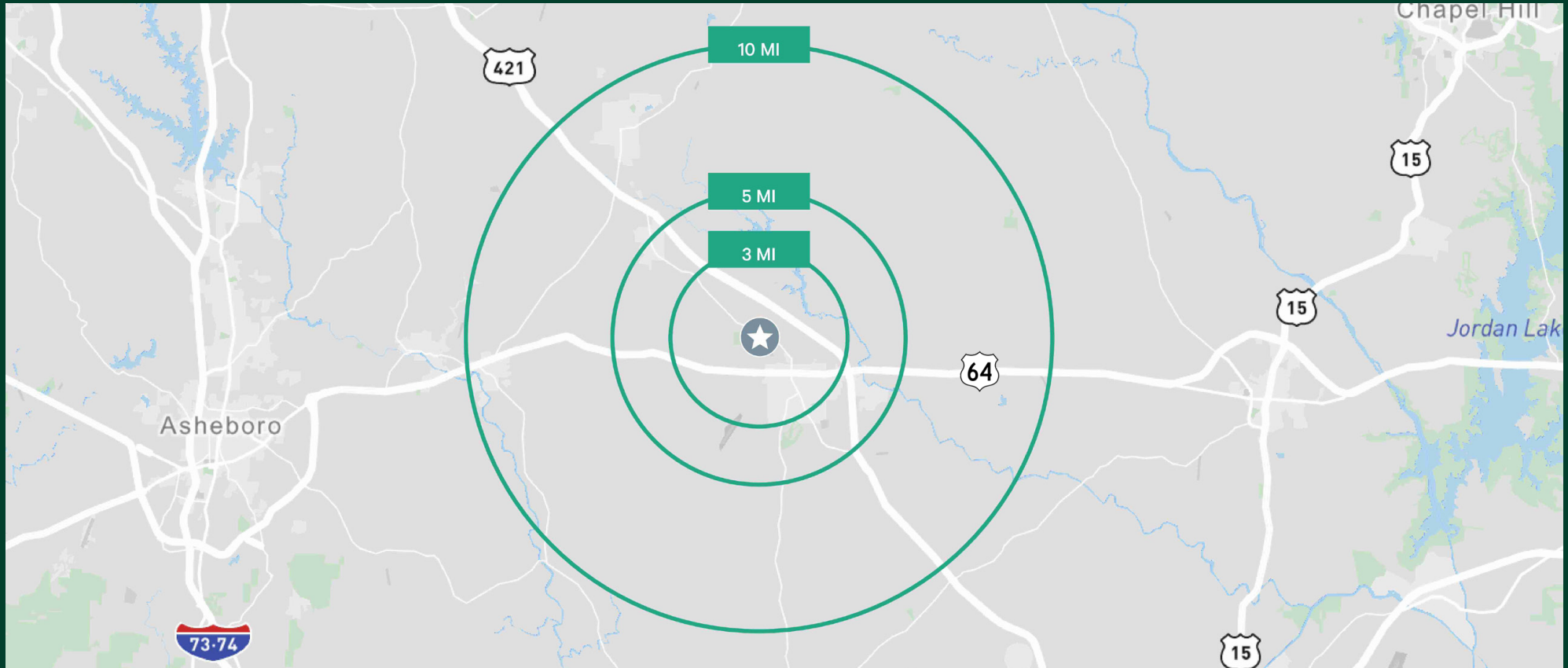
Property Address	3031 Hamp Stone Road Siler City, Chatham County, NC 27344
Occupancy	Available Immediately
List Price	\$3,950,000
Lease Rate	\$4.90 per square foot NNN
Building SF	<ul style="list-style-type: none">Total: ±72,500 SFOffice Space: ±2,850 SFManufacturing/Warehouse: ±69,650 SF
Land Area	±12.63 Acres
Zoning	L-I (Light Industrial)
Parcel ID Number	8752-58-6708 8752-58-8865 8752-49-9236
Car Parking	Paved with an Additional Gravel Lot
Loading Ramp	Dock High Loading Ramp Located in Truck Yard
Drive-In Doors	5 (15' x 15')
Warehouse Ceiling Height:	28' – 35' 2"
HVAC	Office, Lab, Employee Breakroom
Floor Thickness	8+ inches
Power/Electricity	480V / 2,500 Amp
Water/Sewer	Siler City
Electricity	Duke Energy Carolinas
Natural Gas	Dominion Energy
Telephone/Internet	Spectrum
Highways/Interstates	US Hwy 64, US Hwy 421
Nearby Airports	Piedmont Triad International Airport - 43 miles Raleigh-Durham International Airport - 51 miles
Additional Comments	+ Located in Qualified HUBZone + Roof Replaced in 2018 + 5 Bridge Cranes - 22' Under Hook <ul style="list-style-type: none">Three 10-ton CranesTwo 3-ton Cranes



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Siler City, North Carolina

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Demographics



2024 Demographics	3 Mile	5 Miles	10 Miles
Population	9,285	14,112	32,277
Employees	3,850	5,195	9,364
Households	3,411	5,230	12,574
Average Household Income	\$73,188	\$72,062	\$76,852
Average Value of Owner Occupied Housing Units	\$255,576	\$292,761	\$314,888
Daytime Workers	4,109	5,554	10,097

*Source: CBRE Fast Reports

Traffic Counts	
Hamp Stone Rd	3,100 VPD
Old US Hwy 421	5,200 VPD
US Hwy 64	14,000 VPD
US Hwy 421	21,000 VPD

*Source: NCDOT

3031 Hamp Stone Road
Siler City, North Carolina

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Photo Gallery



3031 Hamp Stone Road
Siler City, North Carolina

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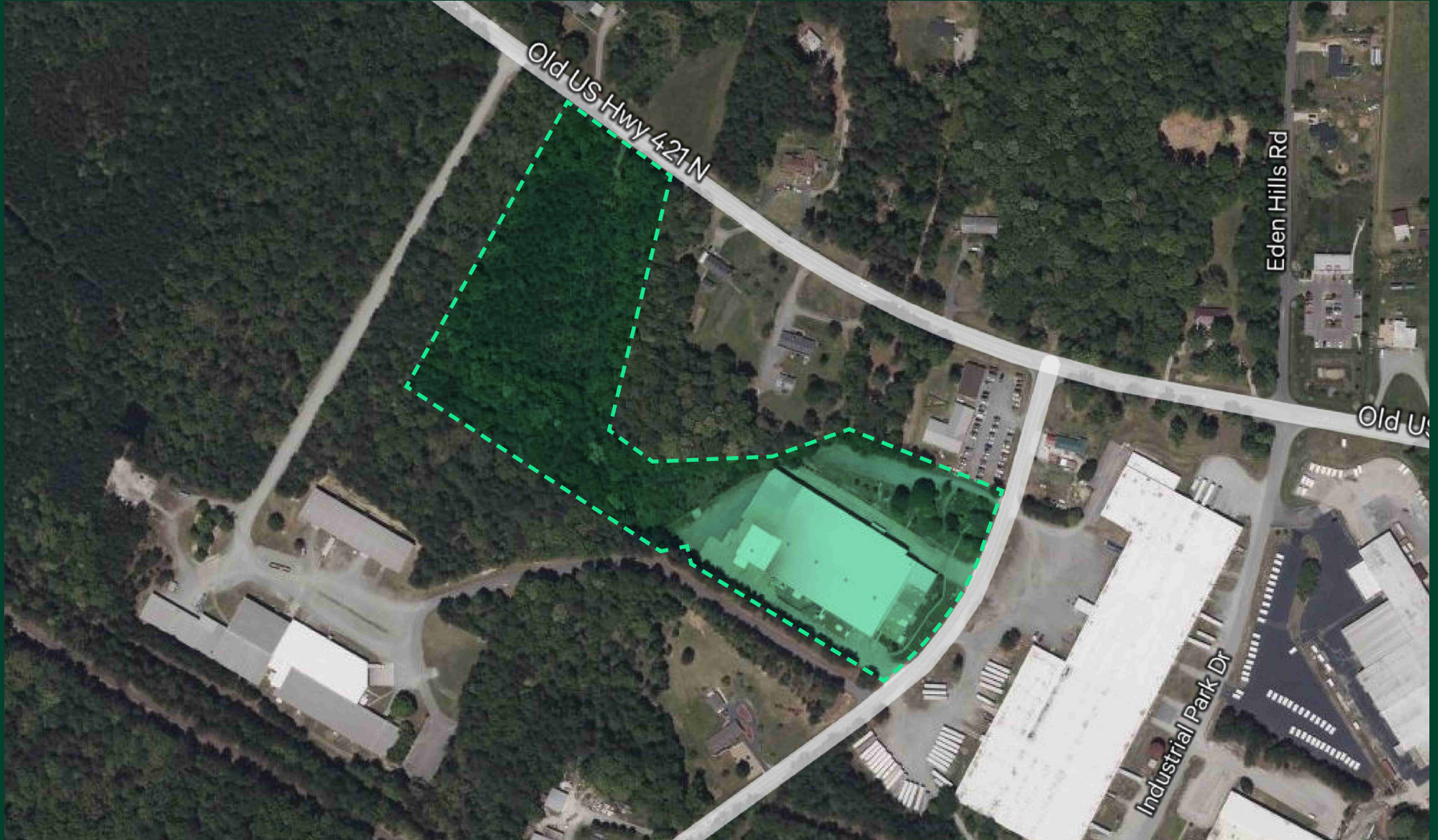
Photo Gallery



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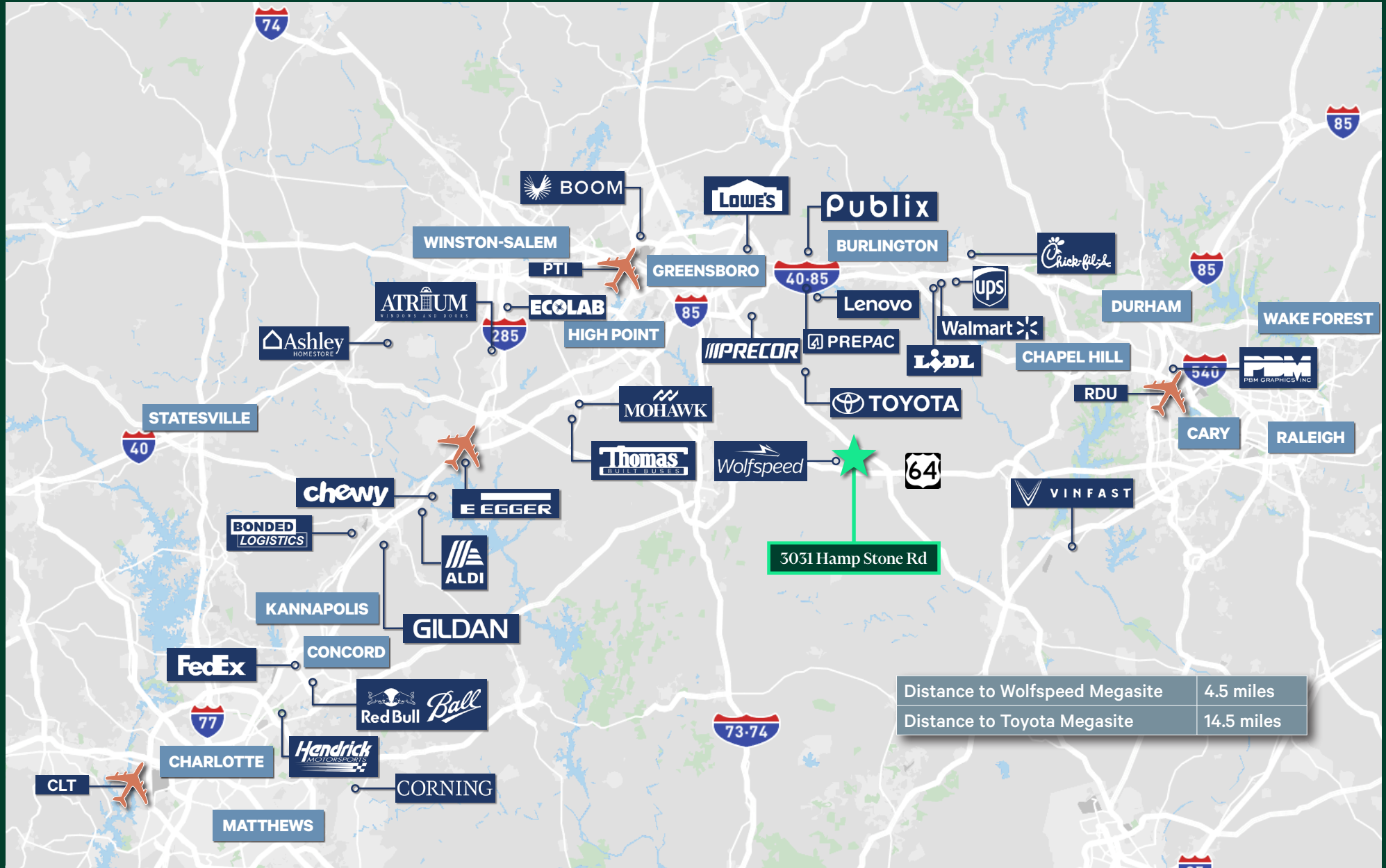
Aerial Map



3031 Hamp Stone Road
Siler City, North Carolina

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Location Map



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Siler City, North Carolina

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