



INDUSTRIAL BUILDING FOR SALE

# 845 VALLEY VIEW ROAD

SOUTHERN PINES, NC 28387

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# PROPERTY SUMMARY

## OVERVIEW

The former Epic Enterprises building is a 44,500 SF industrial/manufacturing building with offices just east of the Southern Pines city limits with access to US 1 via the Hyland Hills intersection at the back of the property.

## PROPERTY HIGHLIGHTS

- » 44,500 SF building
- » ±9.566 Total acres across 8 parcels
- » Residential properties are intentionally undeveloped to create a buffer
- » Industrial on northern side of Southern Pines
- » Access off of US-1 and Valley View Rd
- » Full movement intersection at US-1
- » Additional land
- » Public water
- » 1 dock, 1 grade level door
- » Septic
- » ±6,000 SF of office
- » Conditioned office space; heated warehouse
- » Ceiling heights:
  - » Right side: 14' at center and 11' 8" at eaves
  - » Left side: 14' 8" at center and 11' 3" at eaves
- » Ample parking

## PRICING

- » \$3,500,000



# OFFICE AREA



# WAREHOUSE AREA



# FLOOR PLAN

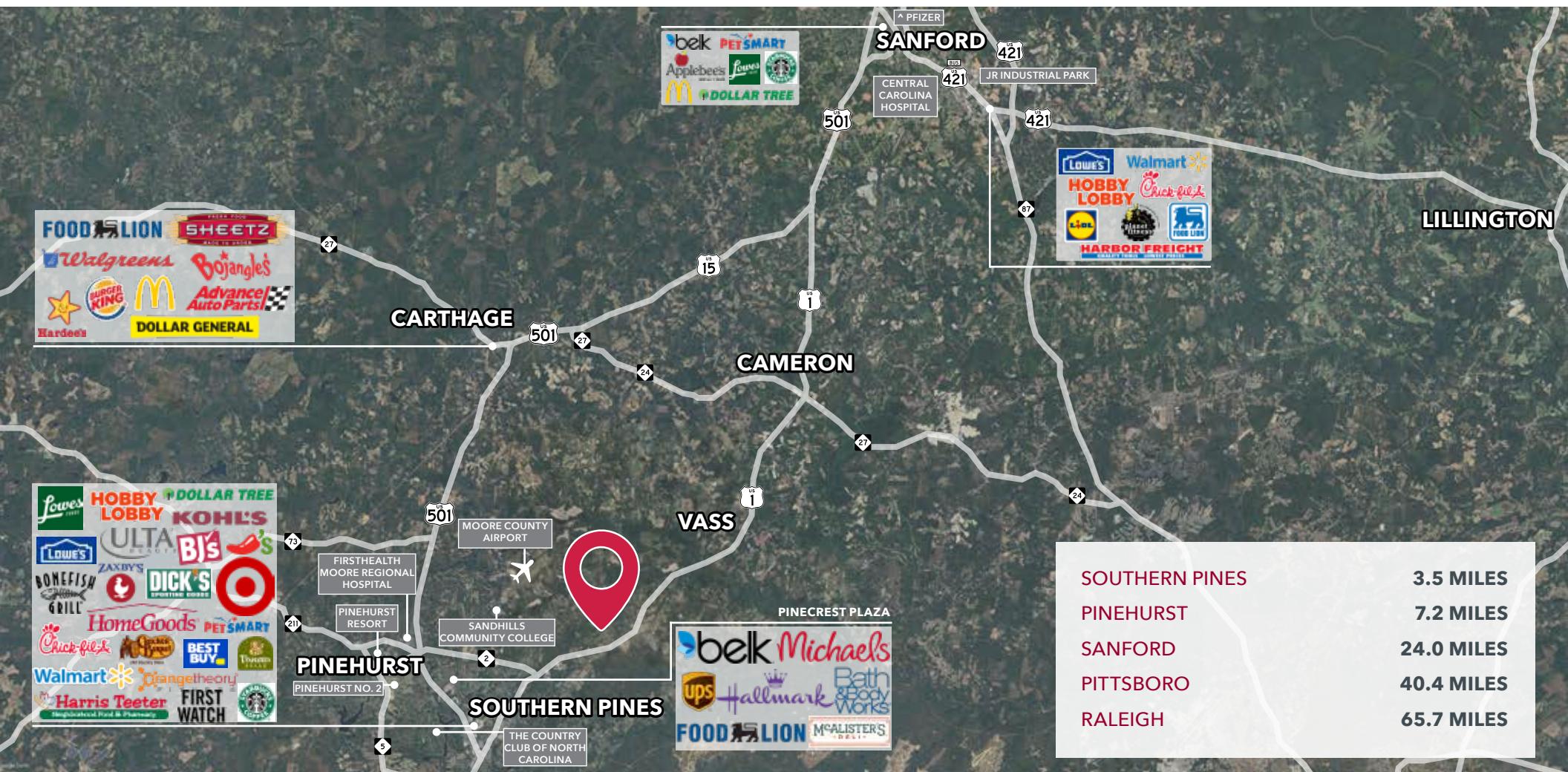


# AERIAL



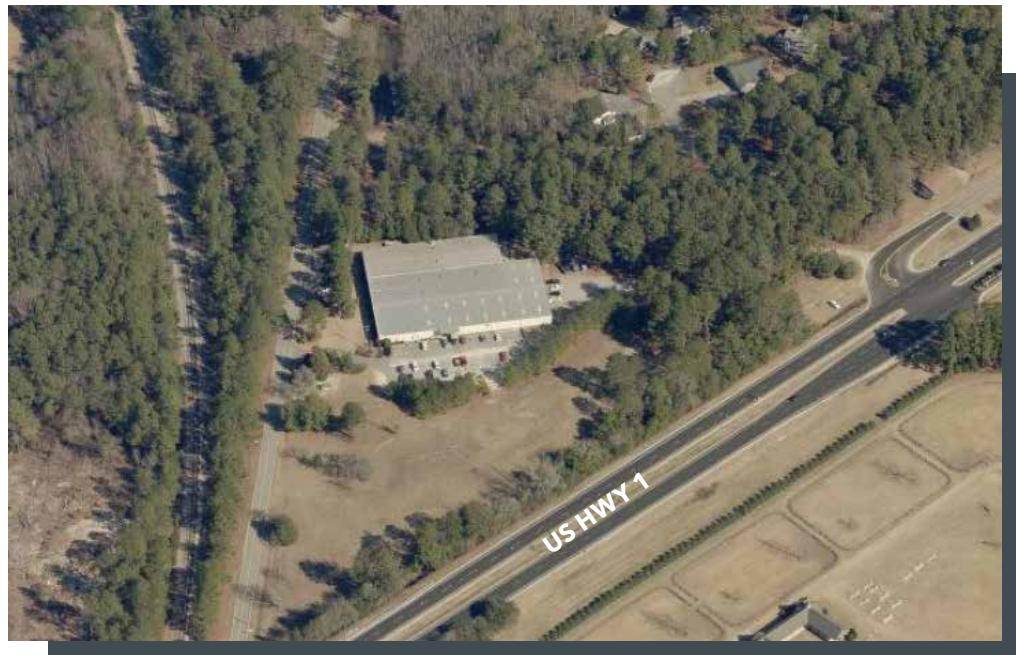
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# AREA OVERVIEW



# DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Population (2025)	381	7,230	23,825
2030 Projected Population	431	9,061	32,354
Daytime Population	351	9,393	34,720
Median Age	44.1	44.7	43.6
Median Home Value	\$332,692	\$404,732	\$446,449



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