

North Carolina Commerce Park

2050 & 2070 Senator Ralph Scott Parkway | Mebane, North Carolina



AVAILABLE IMMEDIATELY: Two Class A Industrial Buildings totaling 404,450 SF in the heart of North Carolina

CROW HOLDINGS
DEVELOPMENT

CBRE

North Carolina Commerce Park

Conveniently situated in the heart of North Carolina, the two building industrial park boasts an enviable location adjacent to the Interstate 40/85 corridor. The dynamic corridor links major North Carolina markets including Charlotte and Raleigh and is indisputably the major transportation and logistics corridor in the region. From **North Carolina Commerce Park**, occupiers will be able to easily reach Atlanta to the south and Washington D.C. to the north, as well as points beyond, within a day's drive.



AREA DEMOGRAPHICS (2024)	50 MILES	75 MILES	100 MILES
Total Population	3,242,158	5,031,616	7,556,675
Daytime Population	3,305,209	5,020,603	7,436,428
Total Employees	1,411,688	2,061,407	3,048,447
Logistics/Manufacturing Employees	259,310	428,579	673,888
Households	1,297,656	2,010,448	3,007,306
Average Household Income	\$112,401	\$104,759	\$100,414



Building B
156,140 SF

Building A
248,310 SF

JANUARY 7, 2025



Building A

JANUARY 7, 2025



Building B

JANUARY 7, 2025

Building Overview



BUILDING A

248,310 SF

- **Property Address:** 2050 Senator Ralph Scott Pkwy
- **Building Size:** 248,310 SF
- **Subdividable to:** ±82,150 SF (5 bays)
- **Building Dimensions:** 310' x 800'
- **Column Spacing:** 54' x 50' typical, 60' speed bay
- **Clear Height:** 36'
- **Truck Court Depth:** 185'
- **Dock Doors:** 36 total, 9' x 10'
- **Drive-in Doors:** 2 total, 14' x 16'
- **Trailer Parking:** 76 spaces
- **Auto Parking:** 183 spaces
- **Electrical:** two (2) 1,600 amp services



BUILDING B

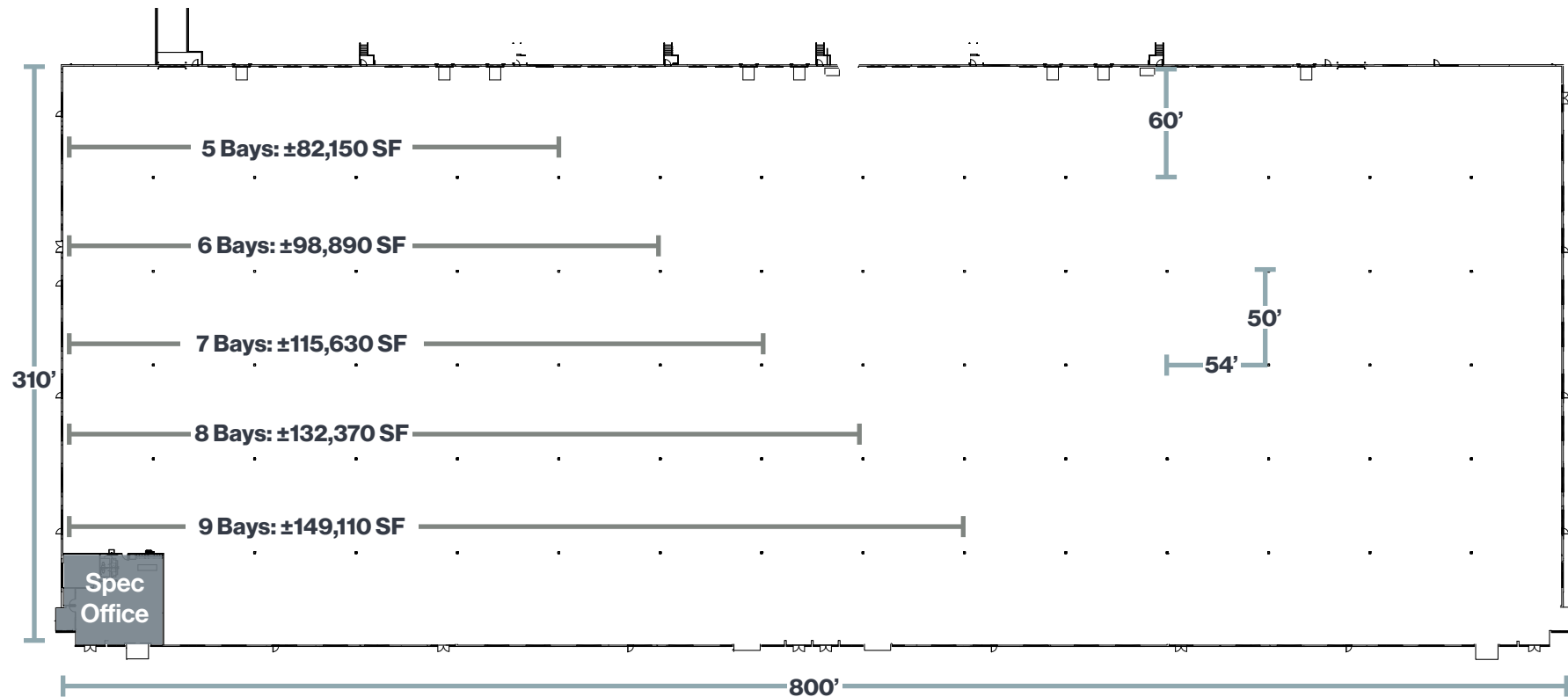
156,140 SF

- **Property Address:** 2070 Senator Ralph Scott Pkwy
- **Building Size:** 156,140 SF
- **Subdividable to:** ±56,940 SF (4 bays)
- **Building Dimensions:** 260' x 600'
- **Column Spacing:** 54' x 50' typical, 60' speed bay
- **Clear Height:** 32'
- **Truck Court Depth:** 185'
- **Dock Doors:** 29 total, 9' x 10'
- **Drive-in Doors:** 2 total, 14' x 16'
- **Trailer Parking:** 52 trailer + 20 box truck spaces
- **Auto Parking:** 119 spaces
- **Electrical:** two (2) 1,200 amp services

Floor Plan

Building A – 248,310 SF

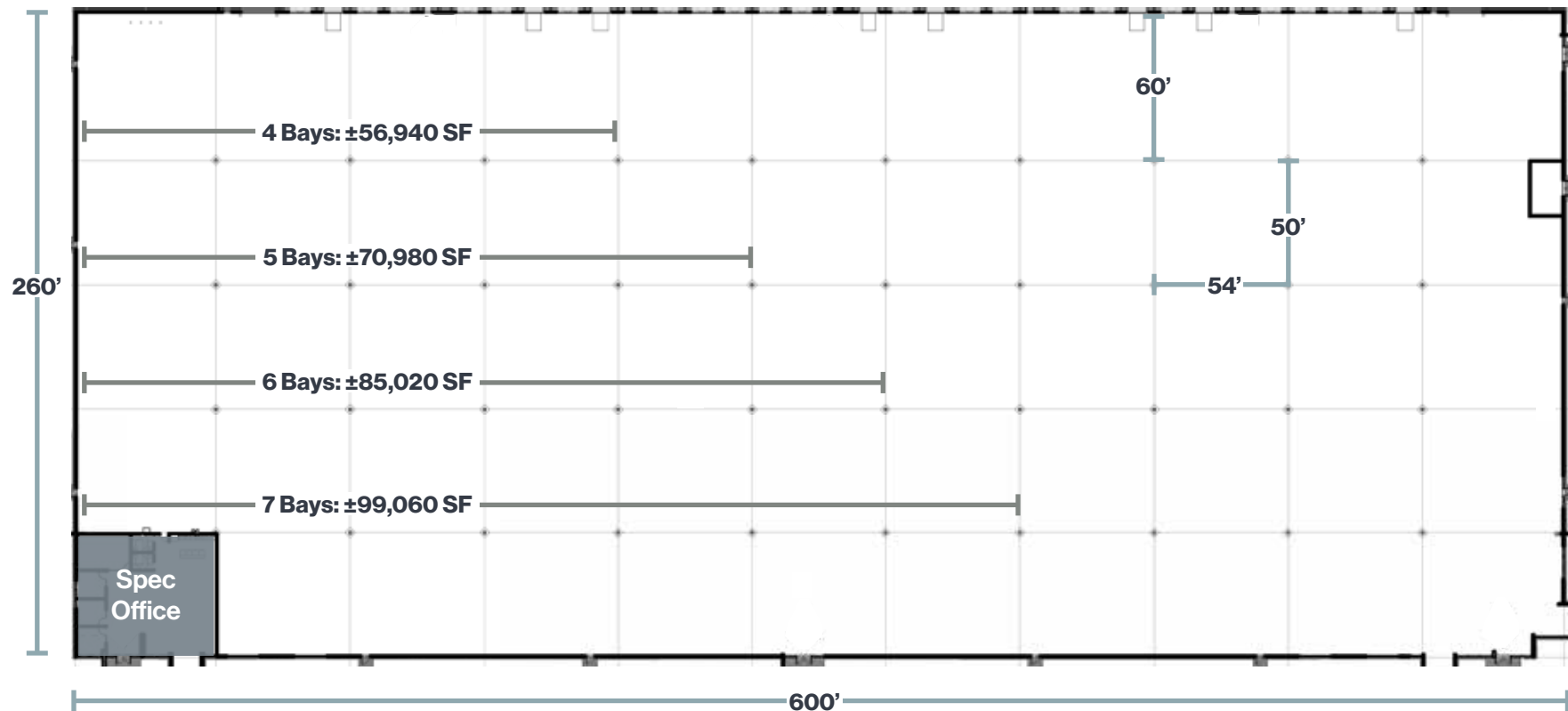
Speculative Office Construction Underway



Floor Plan

Building B – 156,140 SF

Speculative Office Construction Underway

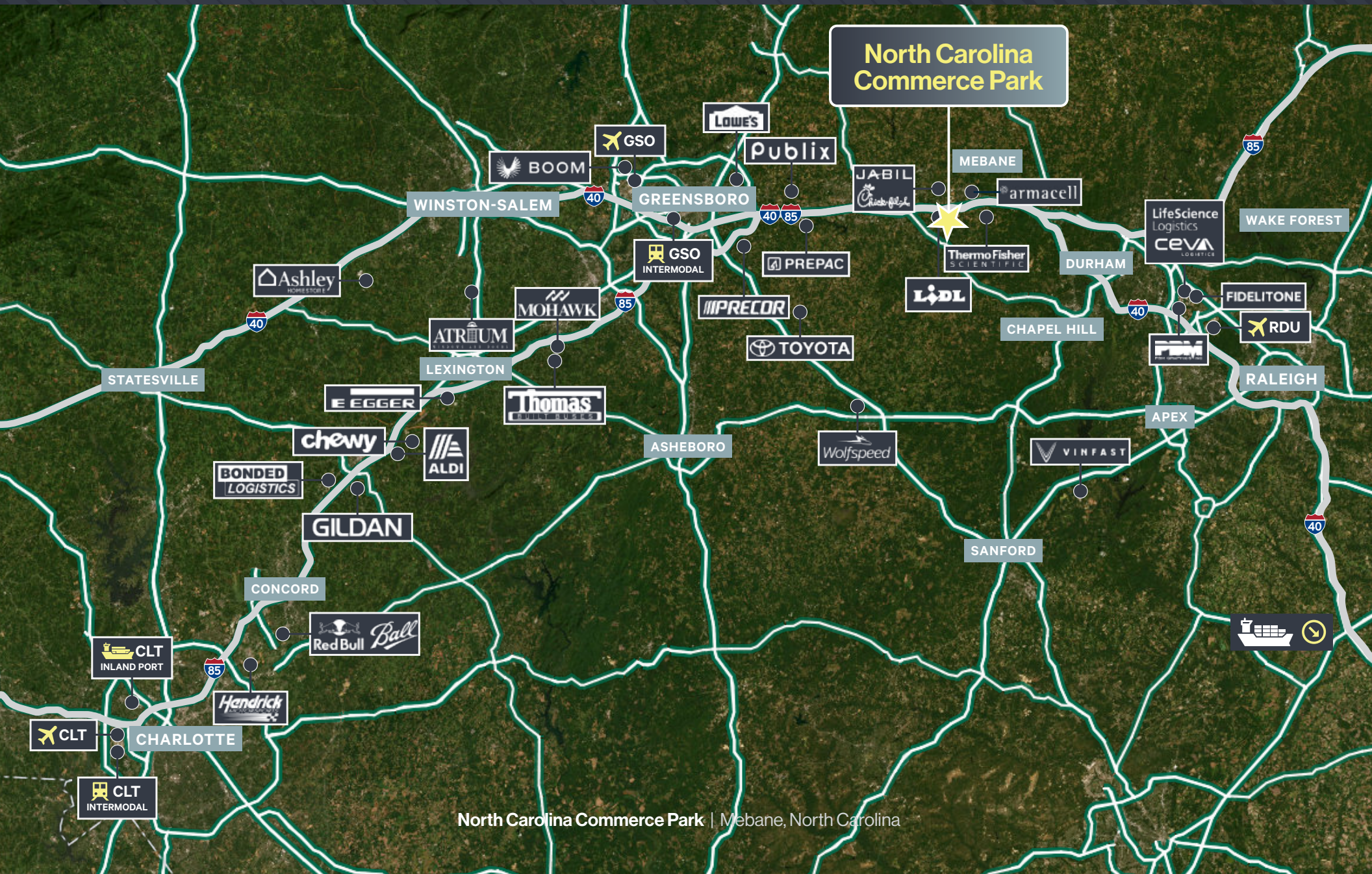


[illegible]

The site plan shows a large rectangular building footprint with a central area labeled '100,000 SQ FT BUILDING'. To the north of the building is a yellow-shaded rectangular area labeled '20 TRAILER SPACES 55' x 12\"'. To the east of the building is another yellow-shaded rectangular area labeled '20 BOX TRUCK PARKING SPACES 35' x 10\"'. The plan includes various site features such as 'SCM B' (Site Control Measure B) in the north, 'SCM A' in the south, and 'L15' (Level 15) in the east. The building footprint is divided into sections labeled 'A' through 'J'. The parking areas are also labeled with dimensions and quantities. The plan includes a north arrow and a scale bar.

Location Overview

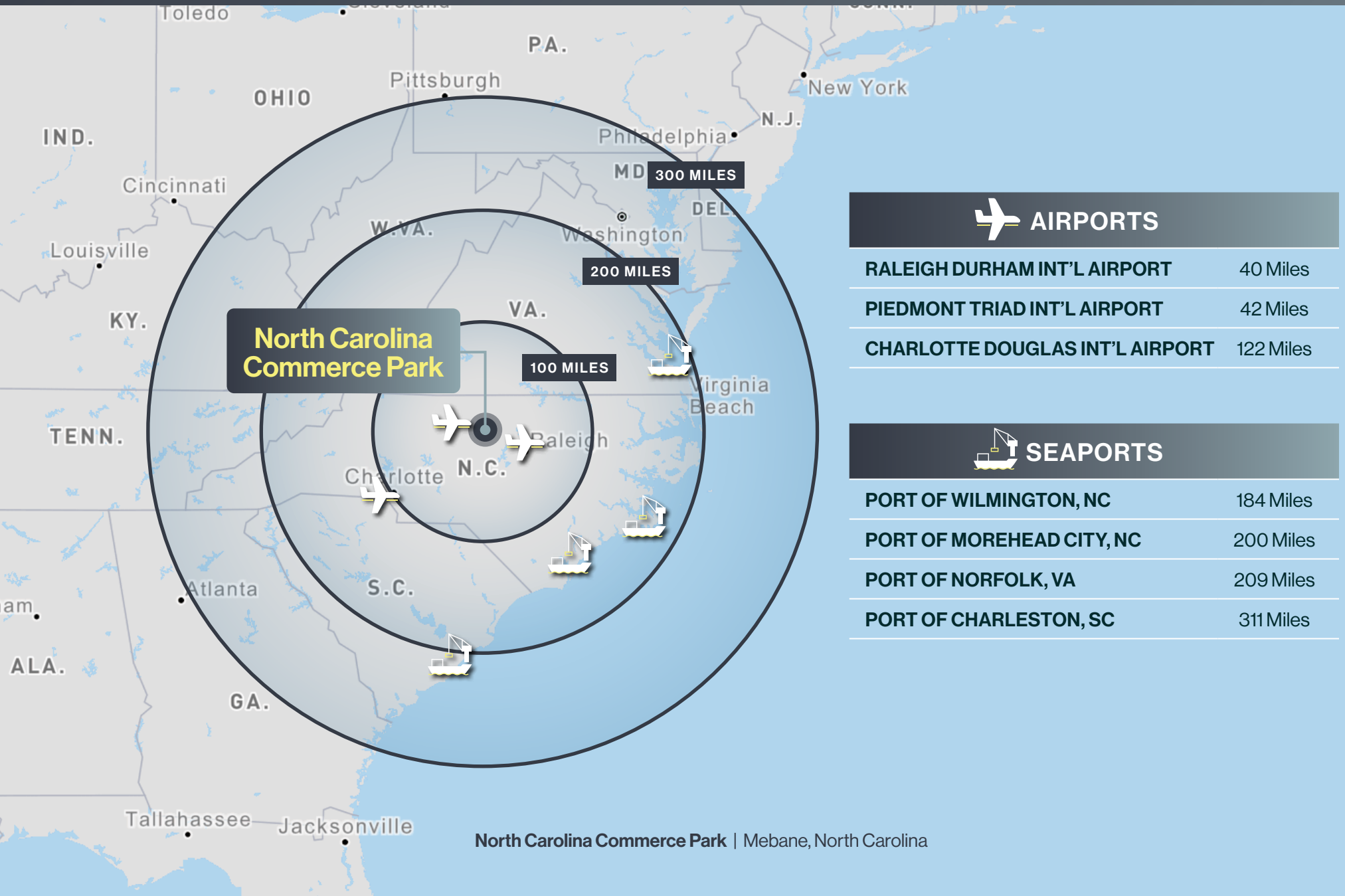
Major North Carolina Distributors & Manufacturers along the I-40/85 Corridor



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Aerial Overview

Convenient Accessibility to Airports & Seaports along the East Coast



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