

±22,650 SF INDUSTRIAL FLEX

BUILDING FOR SALE



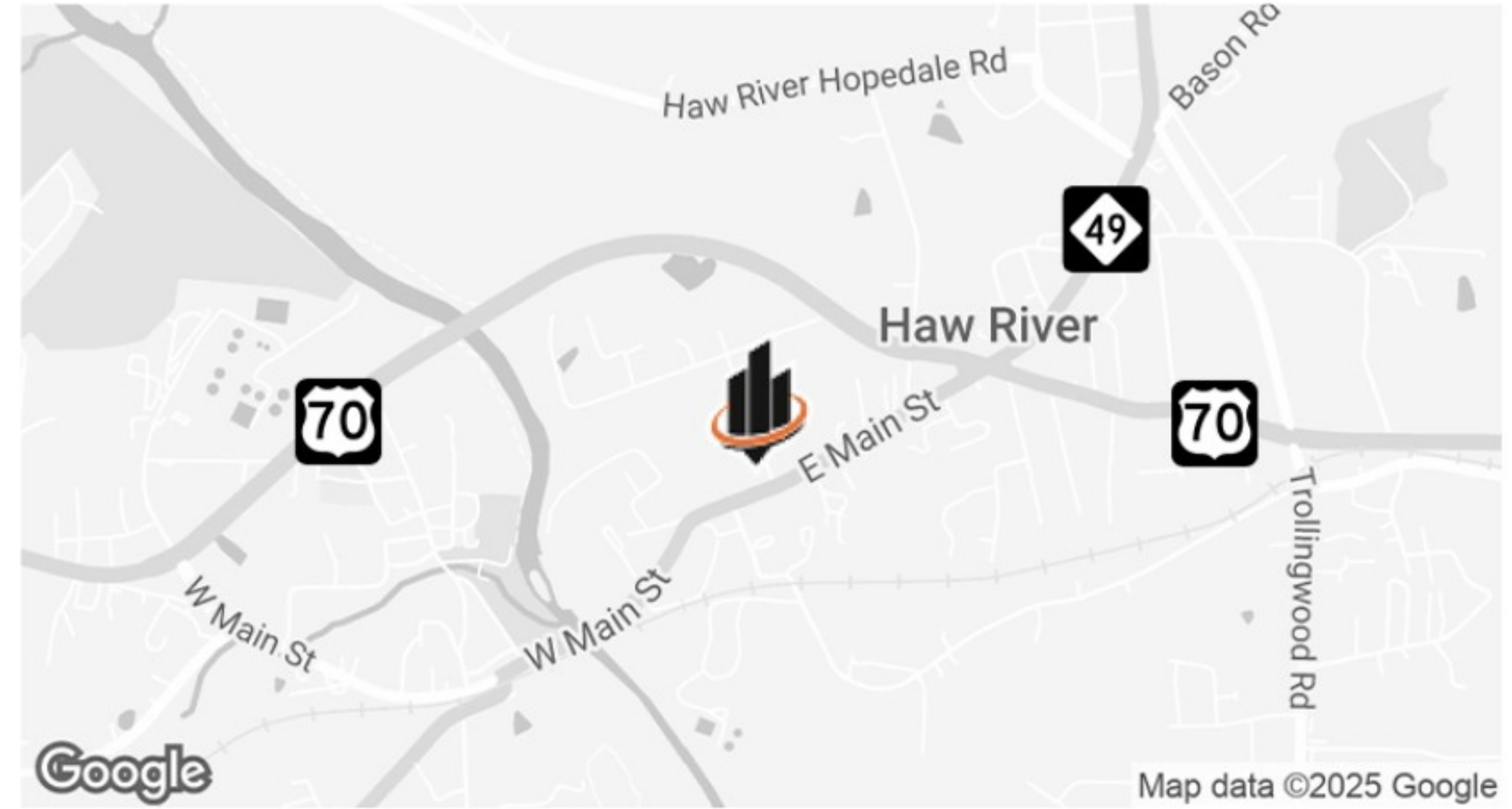
410 E. MAIN STREET

HAW RIVER, NC 27258

BRIAN ALONSO & CAREY GREENE

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PROPERTY SUMMARY



PROPERTY OVERVIEW

SVN | Real Estate Associates, as the exclusive listing agent, is pleased to offer for sale **410 E. Main Street in Haw River, NC**. This $\pm 22,650$ SF building offers exceptional flexibility, **with its multi-level layout suitable for office, retail, manufacturing, and warehouse uses.**

The parcel also includes ample space for parking, outdoor storage, and a detached garage with multiple bays - ideal for additional workspace or vehicle storage. Zoned B-2 (General Business District), the property provides a wide range of permitted uses, making it a versatile opportunity for a variety of businesses.

PROPERTY HIGHLIGHTS

- Versatile building with wood flooring throughout upper floor
- Ample parking and easy access for industrial activities
- Just ± 2.5 miles north of Interstate 85/40
- Centrally located between Mebane and Burlington (± 5 miles) with convenient access to US 70 (± 0.5 miles)

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PROPERTY DETAILS

PRICING INFORMATION

SALE PRICE	\$1,399,000
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BUILDING INFORMATION

ADDRESS	410 E. Main Street
CITY, STATE, ZIP	Haw River, NC 27258
COUNTY	Alamance
PLANNING JURISDICTION	Town of Haw River
OPPORTUNITY ZONE	Yes

TAXES & VALUATION

BUILDING SIZE/AVAILABLE SF	±22,650 SF
NUMBER OF FLOORS	2
SPRINKLER	Yes (Wet)
YEAR BUILT/RENOVATED	1956/2022
CEILING HEIGHTS	Various (7-12 ft)
FOUNDATION/ROOF	Cement/Asphalt
CONSTRUCTION TYPE	Cement Block
DETACHED GARAGE	Yes (3 Bays)
HVAC UNITS	4

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410 E. MAIN STREET | \$1,399,000

PROPERTY INFORMATION

PROPERTY TYPE	Industrial Flex
PARCEL ID	153253
ZONING	B-2 (General Business District)
LOT SIZE	±1.08 Acres
LOT TYPE	Gravel, Asphalt and Grass
LOT FRONTAGE	180 ft

UTILITIES & AMENITIES

DOCK HIGH DOORS	1
ROLL UP DOORS	1
WATER	City
SEWER	City
GAS	Enbridge
INTERNET	Comcast
POWER PROVIDER	Duke Energy
POWER SERVICE	110V/220V 3-phase
# OF RESTROOMS	7 (4 upper floor, 3 lower floor)
GENERATOR	No

SVN | REAL ESTATE ASSOCIATES

EXTERIOR PHOTOS



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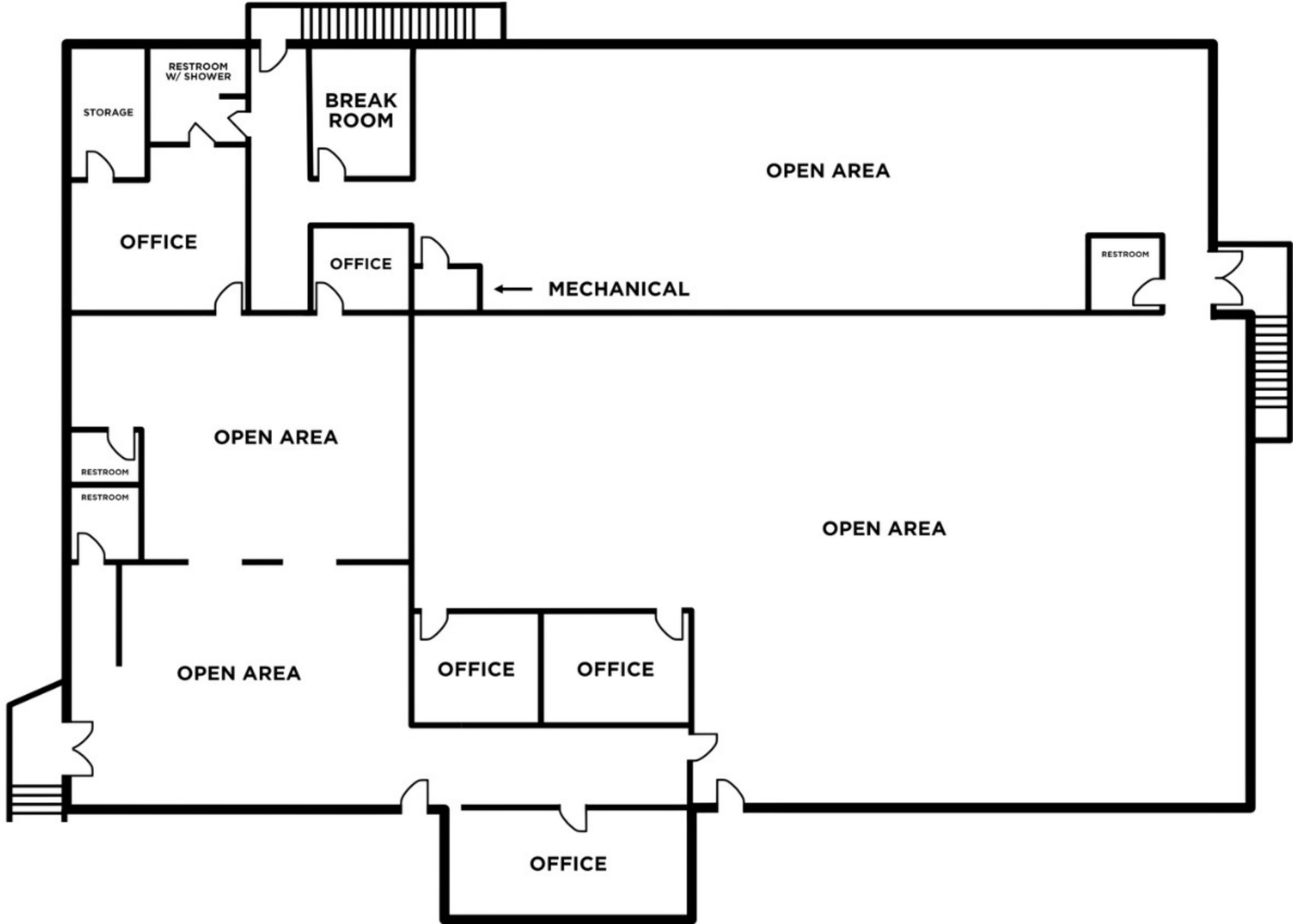
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UPPER LEVEL FLOOR PLAN



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UPPER LEVEL PHOTOS



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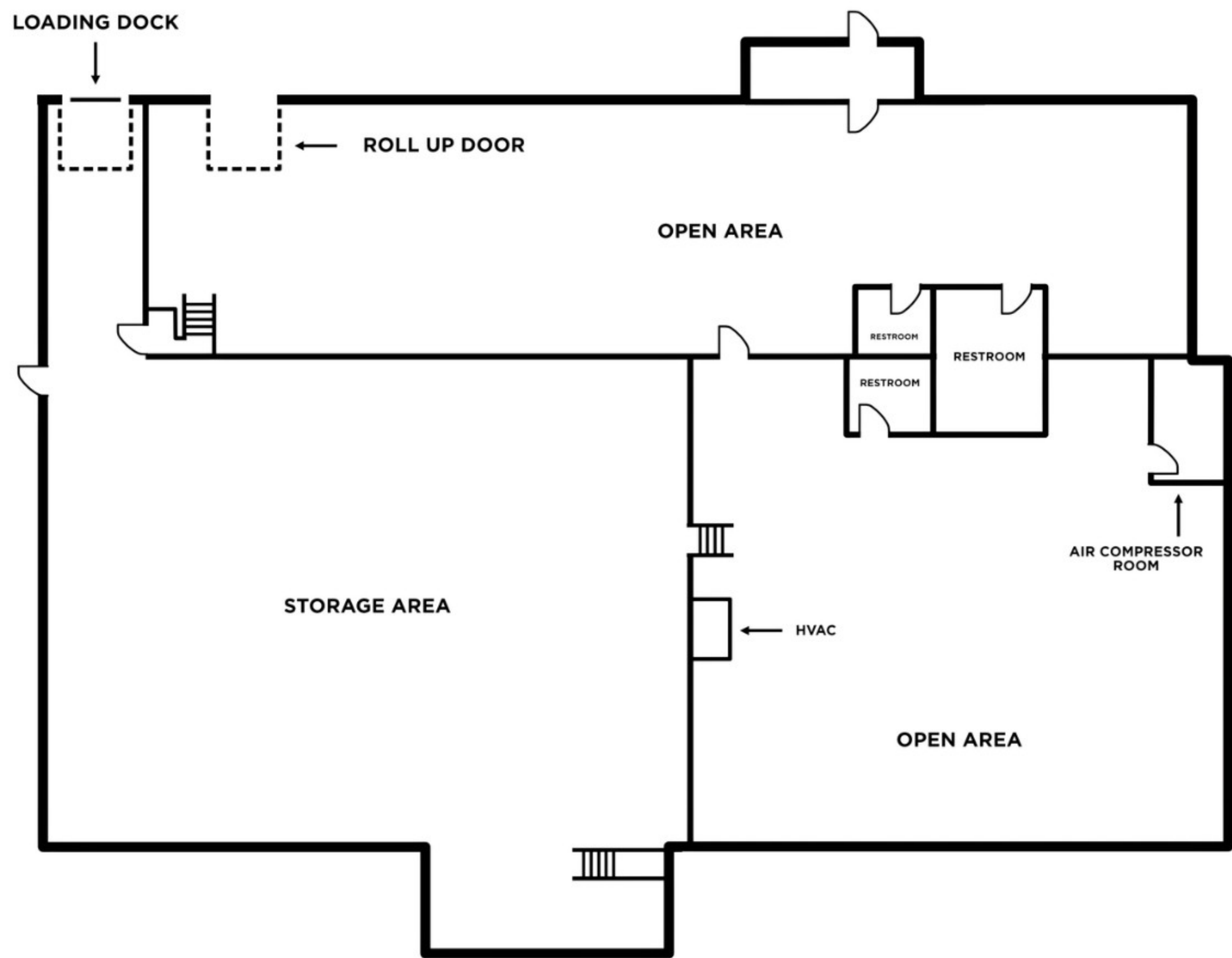
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LOWER LEVEL FLOOR PLAN



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LOWER LEVEL PHOTOS



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DETACHED GARAGE PHOTOS



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RETAILER MAP



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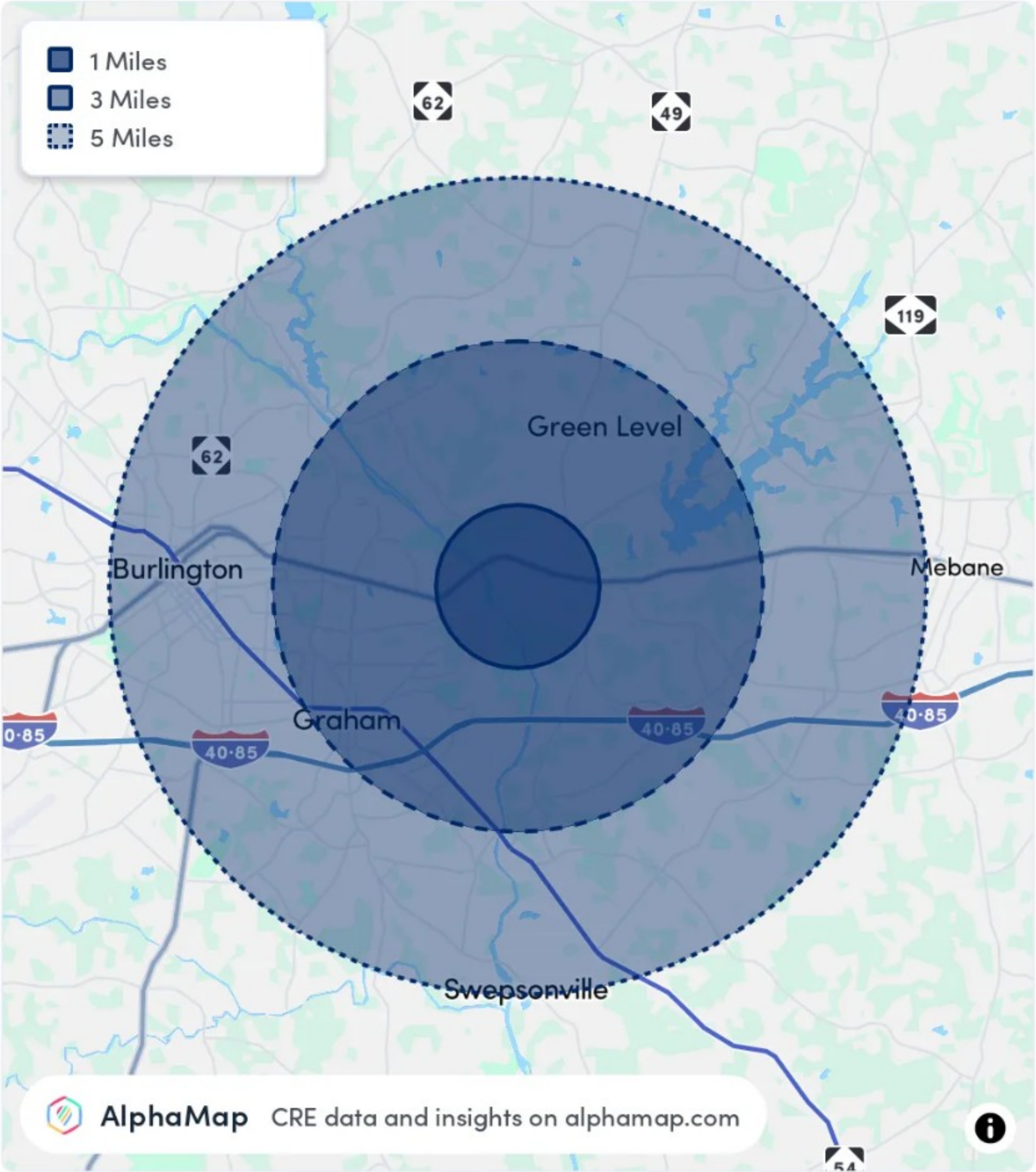
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,992	27,104	74,487
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	775	10,772	29,771
PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$63,562	\$61,133	\$68,548
AVERAGE HOUSE VALUE	\$186,352	\$180,143	\$220,376
PER CAPITA INCOME	\$24,446	\$24,453	\$27,419

Map and demographics data derived from AlphaMap



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PRESENTED BY:



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