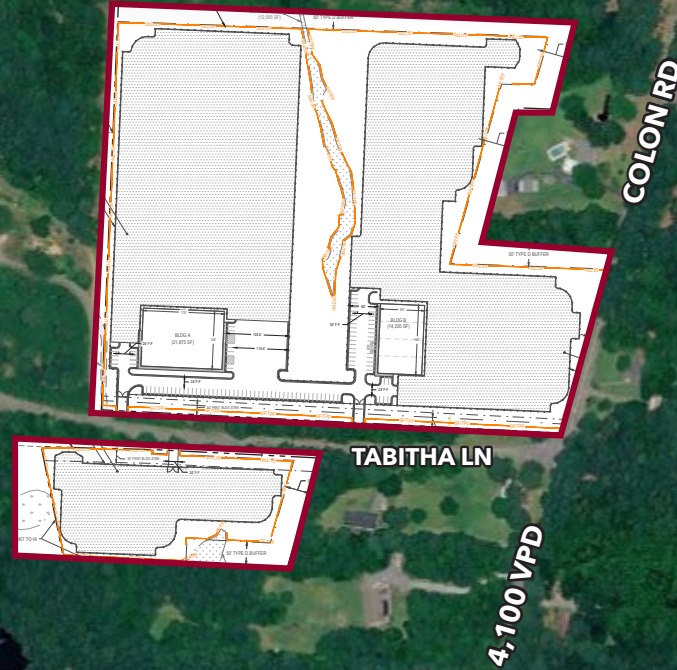


INDUSTRIAL LAND FOR LEASE

BUILD-TO-SUIT | IOS | FLEX/INDUSTRIAL OPPORTUNITIES

BHARAT FORGE 



±23.06 ACRES | 0 COLON RD | SANFORD, NC 27330

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

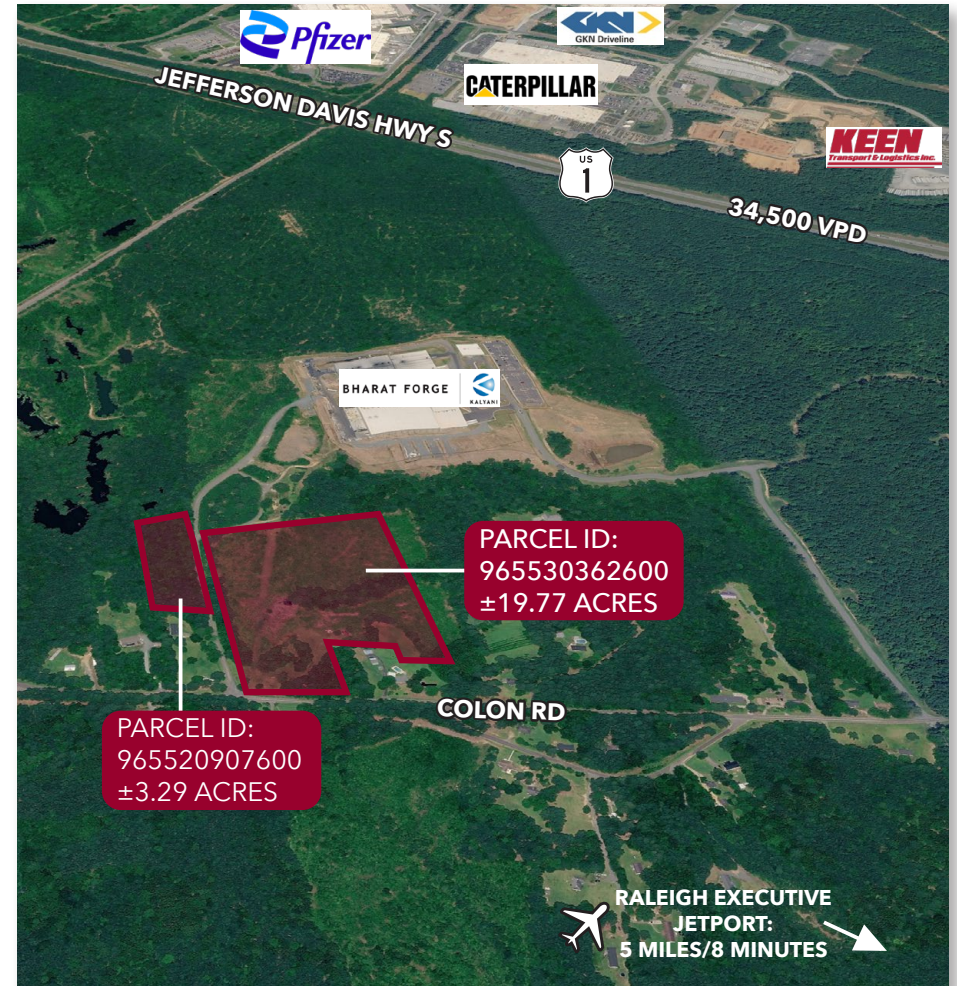
±23.06 acres of industrial land available for lease in Sanford, NC, offering flexible development potential across two contiguous tracts. Ownership will consider build-to-suit (BTS) options, including IOS laydown yard with tech flex or flex/industrial configurations supported by conceptual site plans.

LOCATION DESCRIPTION

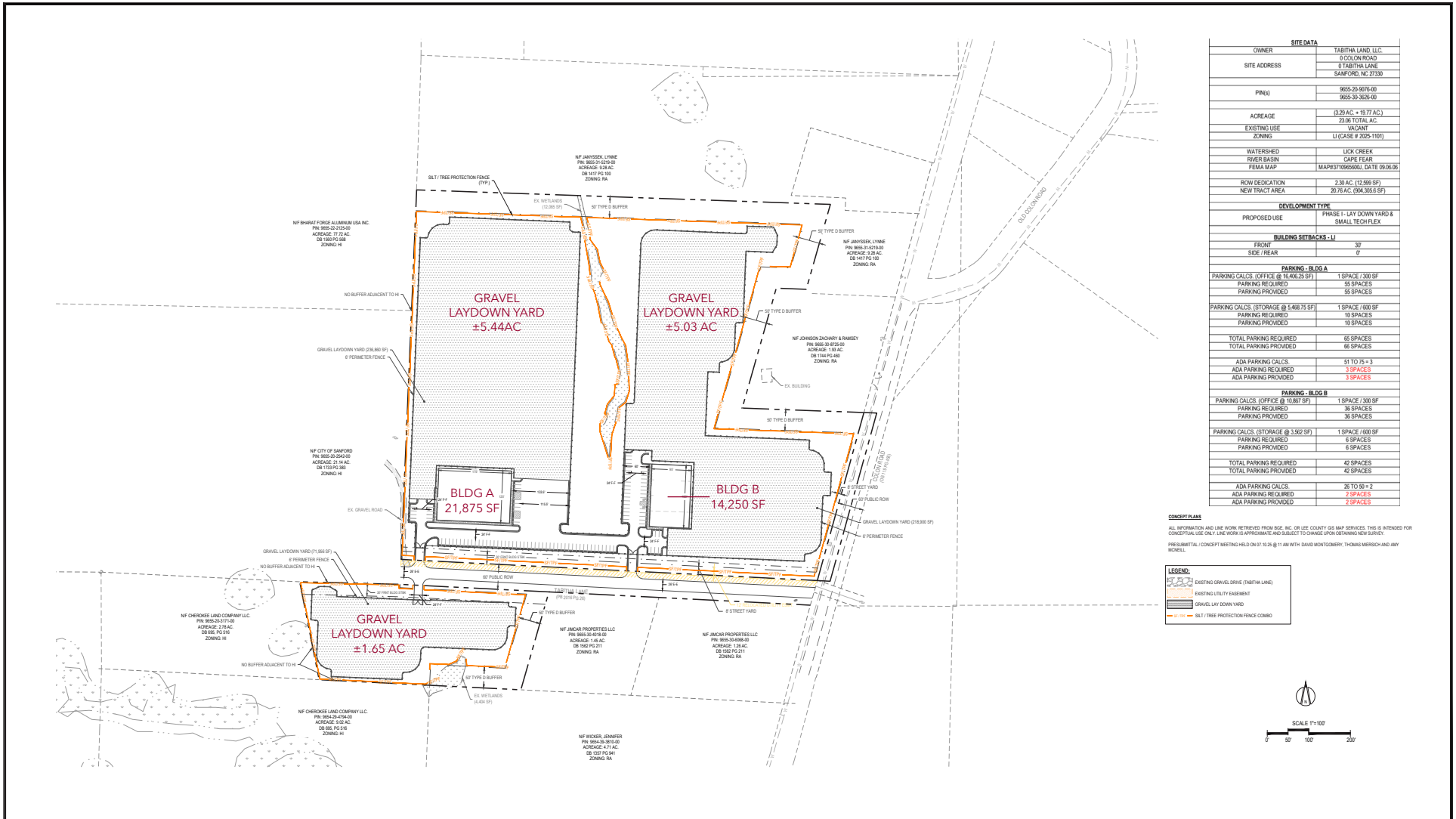
The property is strategically located at Colon Road and Tabitha Lane in Lee County, with convenient access to Jefferson Davis Highway (US-1), a major north-south corridor. The site benefits from strong regional connectivity and visibility, with traffic counts of approximately 34,500 VPD on US-1 and 4,100 VPD on Colon Road.

PROPERTY HIGHLIGHTS

- » ±23.06 acres of industrial land for lease
- » Two tracts: Colon Rd & Tabitha Ln (Sanford, NC 27330)
- » Parcel IDs: 965530362600 & 965520907600
- » Zoning: LI (Light Industrial)
- » Build-to-suit (BTS) development available
- » Accommodates IOS, flex, or traditional industrial uses
- » Multiple site plan configurations to fit user needs
- » Scalable for phased development or large-scale operations
- » Located in Lee County industrial growth corridor
- » Traffic counts: 4,100 VPD (Colon Rd), 34,500 VPD (Jefferson Davis Hwy S / US-1)
- » Convenient access to US-1 for regional distribution
- » Lease Rate: \$5,000/acre



CONCEPTUAL PLAN - IOS

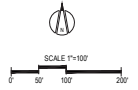


SITE DATA	
OWNER	TABITHA LAND, LLC
SITE ADDRESS	0 COLON ROAD 0 TABITHA LANE SANFORD, NC 27330
PINA	8655-25-5070-60 8655-30-3020-00
ACREAGE	(5.29 AC + 19.77 AC)
EXISTING USE	23.06 TOTAL AC. VACANT
ZONING	LI (CASE # 2005-1101)
WATERSHED	LICK CREEK
RIVER BASIN	CAPE FEAR
FEMA MAP	MAP#371066500; DATE 09.08.06
ROW DEDICATION	2.30 AC (12,589 SF)
NEW TRACT AREA	20.84 AC (904,306.9 SF)
PROPOSED USE	PHASE I - LAY DOWN YARD & SMALL TECH FLEX
DEVELOPMENT TYPE	
BUILDING SETBACKS - LI	
FRONT	30'
SIDE / REAR	0'
PARKING - BLDG A	
PARKING CALCS. (OFFICE @ 18,000 SF)	1 SPACE / 300 SF
PARKING REQUIRED	55 SPACES
PARKING PROVIDED	55 SPACES
PARKING CALCS. (STORAGE @ 4,488 SF)	
PARKING REQUIRED	1 SPACE / 600 SF
PARKING PROVIDED	10 SPACES
TOTAL PARKING REQUIRED	65 SPACES
TOTAL PARKING PROVIDED	65 SPACES
ADA PARKING CALCS	5% TO 75 = 3
ADA PARKING REQUIRED	3 SPACES
ADA PARKING PROVIDED	3 SPACES
PARKING - BLDG B	
PARKING CALCS. (OFFICE @ 10,867 SF)	1 SPACE / 300 SF
PARKING REQUIRED	36 SPACES
PARKING PROVIDED	36 SPACES
PARKING CALCS. (STORAGE @ 3,562 SF)	
PARKING REQUIRED	1 SPACE / 600 SF
PARKING PROVIDED	6 SPACES
TOTAL PARKING REQUIRED	42 SPACES
TOTAL PARKING PROVIDED	42 SPACES
ADA PARKING CALCS	26 TO 50 = 2
ADA PARKING REQUIRED	2 SPACES
ADA PARKING PROVIDED	2 SPACES

CONCEPT PLAN
ALL INFORMATION AND LINE WORK RETRIEVED FROM BGE, INC. OR LEE COUNTY GIS MAP SERVICES. THIS IS INTENDED FOR CONCEPTUAL USE ONLY. LINE WORK IS APPROXIMATE AND SUBJECT TO CHANGE UPON OBTAINING NEW SURVEY.
PRELIMINARY / CONCEPT MEETING HELD ON 07/10/23 @ 11 AM WITH DAVID MONTGOMERY, THOMAS MERIGHI AND AMY MORILL.

LEGEND:

- EXISTING GRAVEL DRIVE (TABITHA LANE)
- EXISTING UTILITY EASEMENT
- GRAVEL LAY DOWN YARD
- BLT / TREE PROTECTION FENCE COMBO



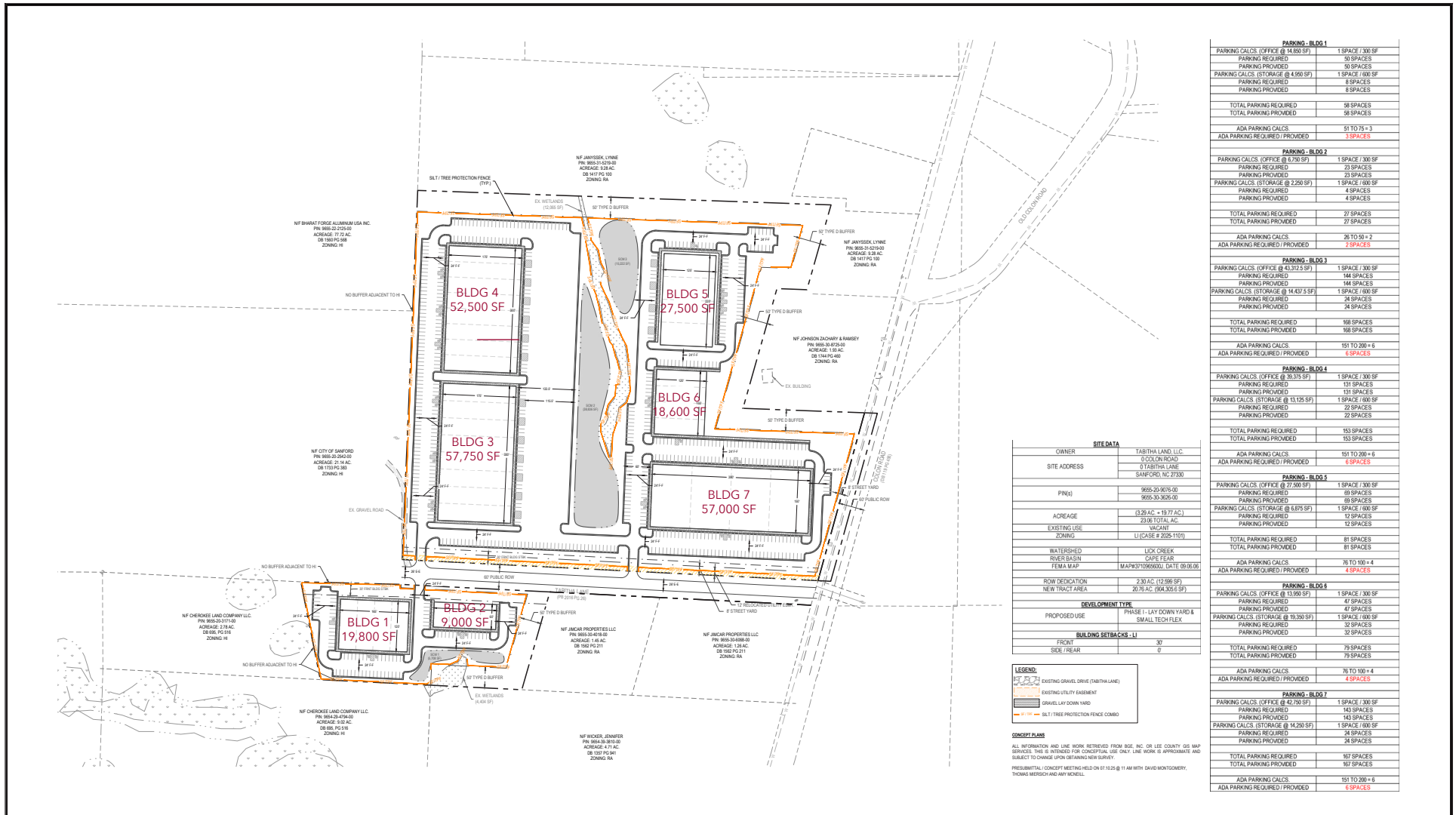
COLON ROAD INDUSTRIAL - PHASED DEVELOPMENT
0 COLON ROAD
SANFORD, NC 27330
CHATHAM COUNTY

DATE	PROJECT NO.
02.20.23	20001
SHEET NO.	PHASE I

INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330



CONCEPTUAL PLAN - FLEX



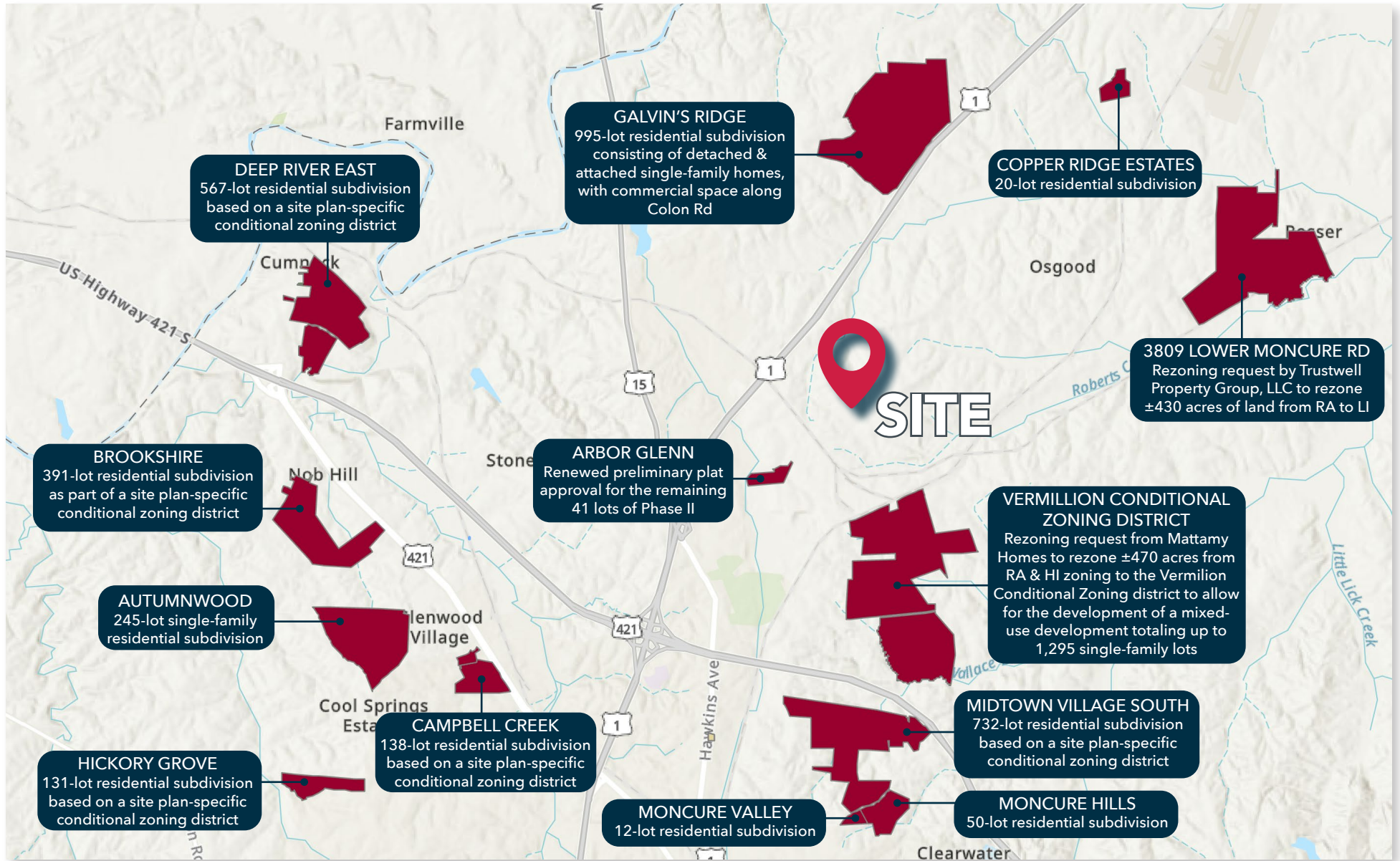
COLON ROAD INDUSTRIAL - PHASED DEVELOPMENT
 0 COLON ROAD
 SANFORD, NC 27330
 CHATHAM COUNTY

DATE	PROJECT NO.
02.20.26	20001
REVISED	PHASE II

INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330



APPROVED DEVELOPMENT



INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330

AREA OVERVIEW



BURT'S BEES
Google
SMART WIRES

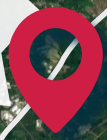
TOYOTA

Apple *Lilly* IQVIA
Lenovo Cisco IBM
Biogen gsk CREDIT SUISSE

MetLife SAS ABB
Deutsche Bank intel
XEROX cotton EPIC GAMES

Red Hat
Advance Auto Parts
DUKE ENERGY

Pfizer
CATERPILLAR
KYOWA KIRIN
astellas
HELIIX INNOVATION PARK AT THE BRICKYARD



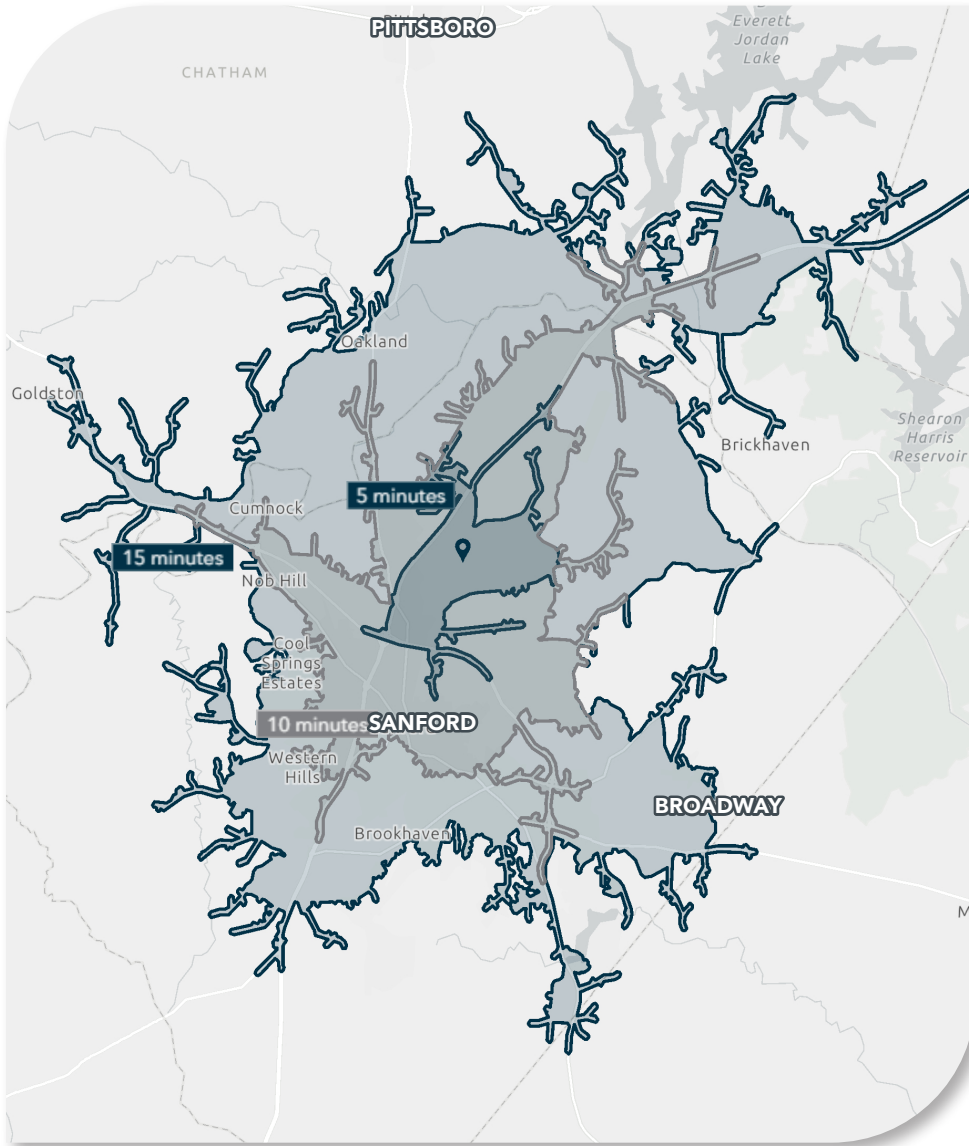
SITE

FedEx

FUJIFILM
DI-synth
Seqirus
AMGEN

685 Preferred I-685 Route

DEMOGRAPHICS



	5 MINUTES	10 MINUTES	15 MINUTES
Population (2025)	2,078	18,515	46,322
Daytime Population	1,716	20,452	54,102
Average Household Income	\$74,556	\$75,621	\$80,213
Median Home Value	\$271,500	\$249,443	\$271,608
Median Age	37.4	38.2	39.5
Bachelor's Degree or Higher	36.4	25.2	26.2



INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330

Presented by:

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