

**1000 N. Park Drive
Roxboro, NC 27574**

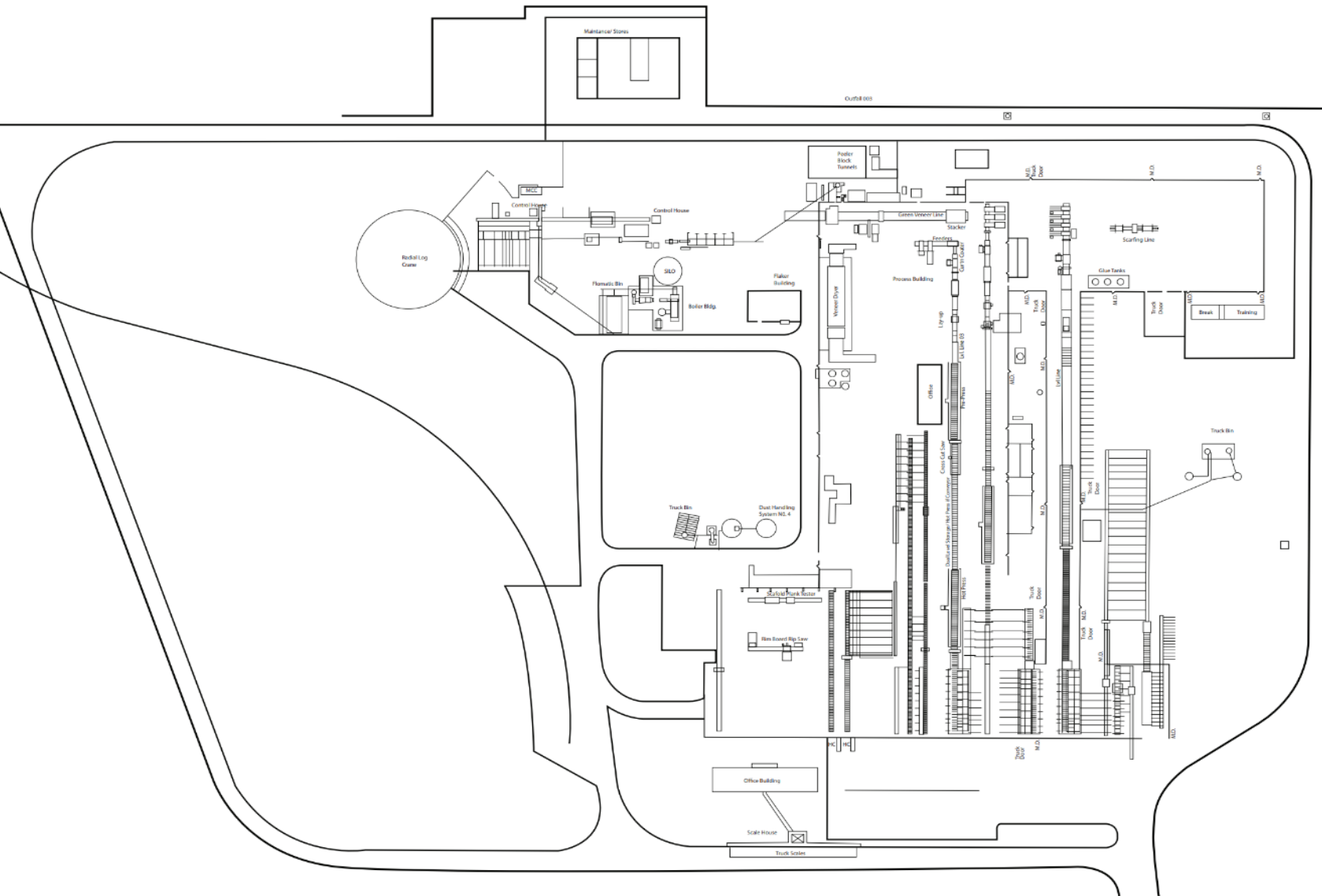


Justin Booth
justin.booth@jll.com
919-424-8464

Al Williams
al.williams@jll.com
919-424-8154

Austin Jackson
austinp.jackson@jll.com
919-424-8456

 **JLL** SEE A BRIGHTER WAY



14 grade level doors



Ceiling heights vary at high portions from 22.5' to 33.5'




85.66 acres




Zoning: I2


Main Building: 342,697 SF
Maintenance Shop: 6,250 SF
Office Building: 4,800 SF



135 Parking Spaces



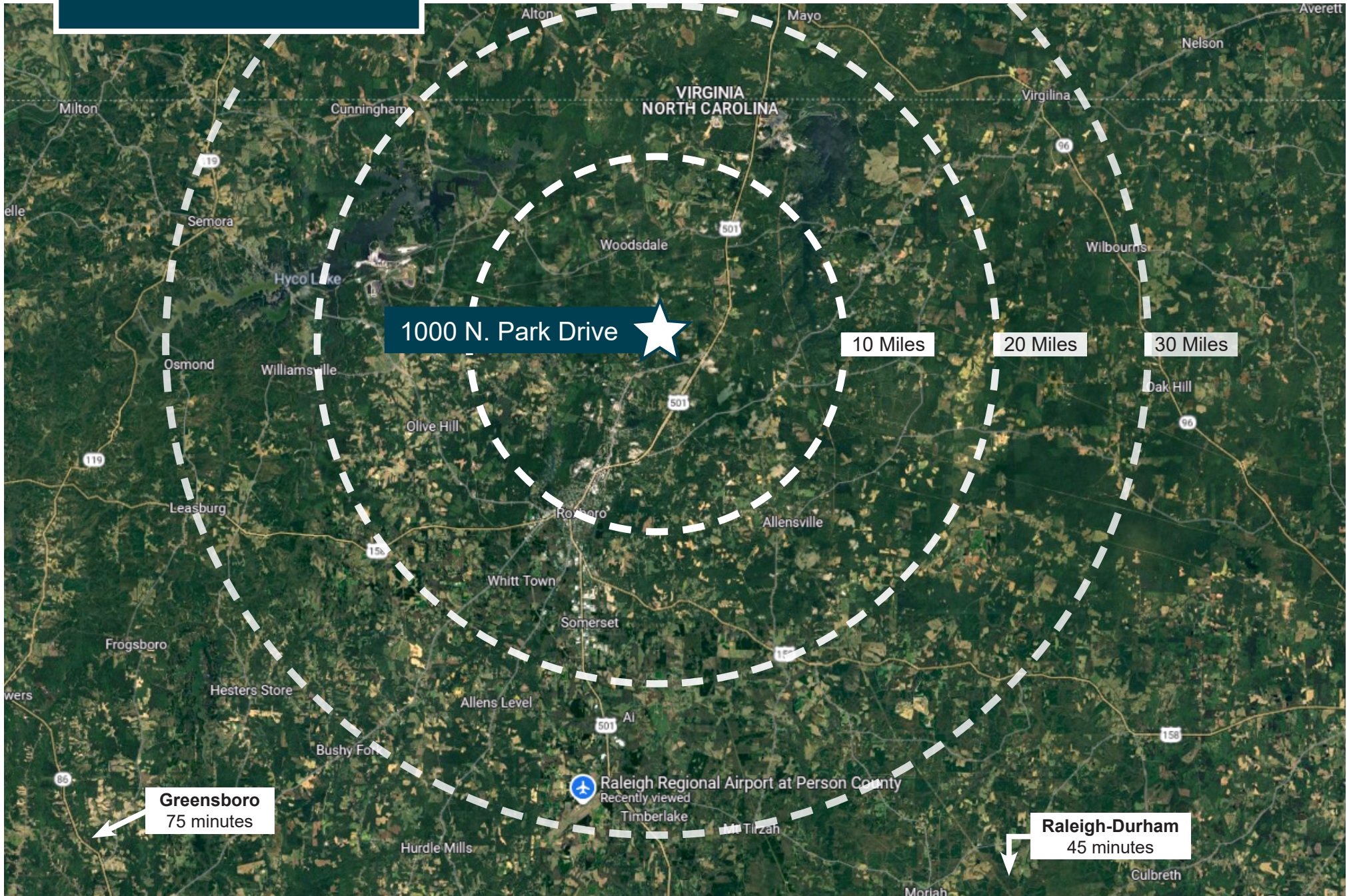
Heavy Power



Norfolk Southern Rail Spur

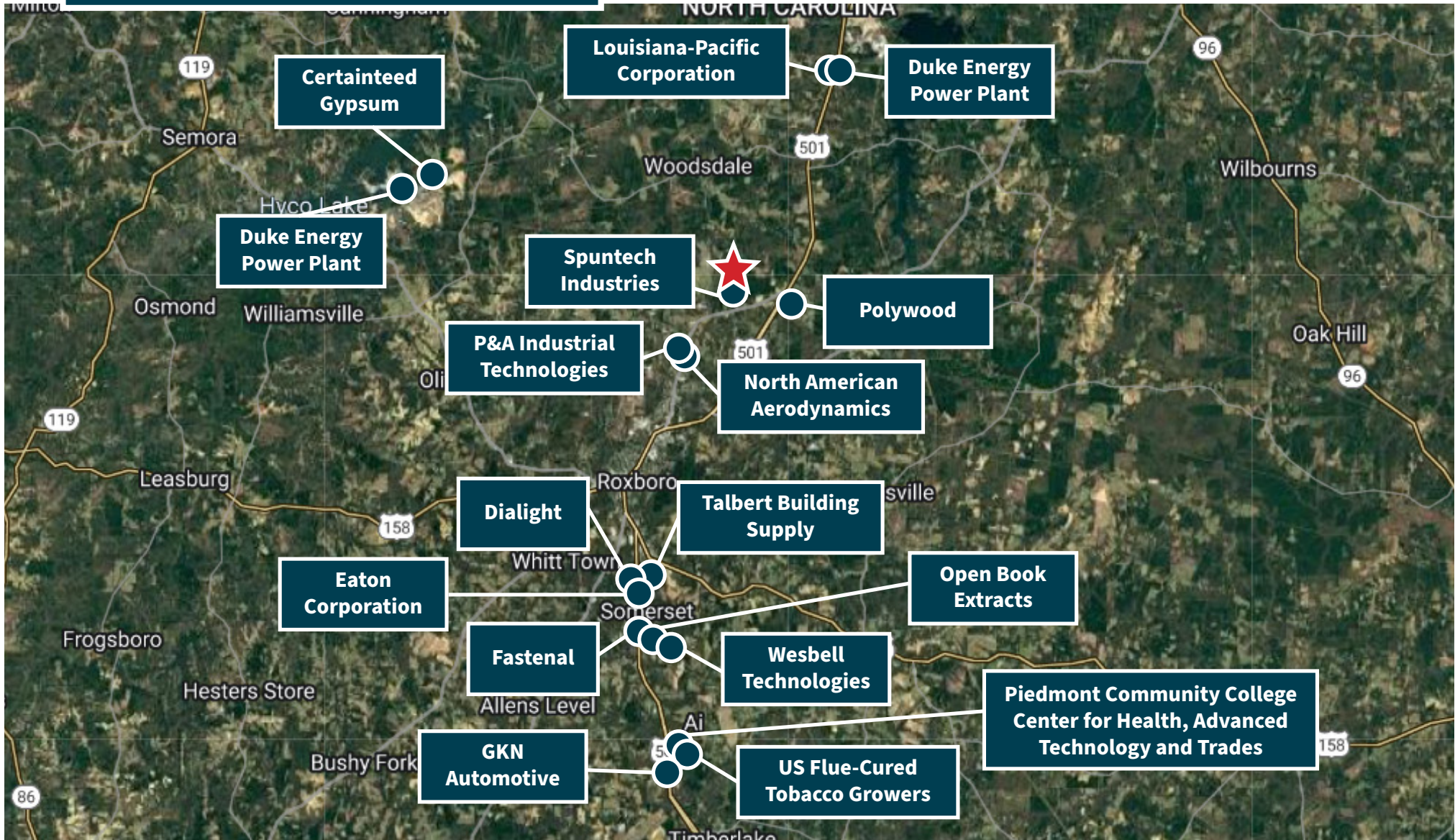
LOCATION

Person County is located 45-minutes north of Raleigh-Durham and 75-minutes northeast of Greensboro.



INDUSTRIAL MAP

The facility is only 14.4 miles from Airport Person County, a 6,005'-runway, general aviation airport able to accommodate cargo aircraft, with 24-hour loading and onsite transport available.



Recent Manufacturing/ Distribution Developments

Polywood expansion
500K SF, 300 new jobs

Stokes Manufacturing
renovation, 40K SF

Raleigh Regional Airport
15K SF corporate hangar construction

Talbert Building Supply
dist. ctr. expansion, 30K SF

Frito-Lay Distribution Ctr
new construction, ~3,500 SF

Piedmont Community College
51K SF Center for Health, Advanced Tech and Trades



Justin Booth
justin.booth@jll.com
919-424-8464

Al Williams
al.williams@jll.com
919-424-8154

Austin Jackson
austinp.jackson@jll.com
919-424-8456

 **JLL** SEE A BRIGHTER WAY