

CLASS A INDUSTRIAL FOR SALE / LEASE

DEEP RIVER EXCHANGE

7144 DEEP RIVER ROAD, SANFORD, NC 27330

DELIVERING Q2 2027



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

WAKESTONE
PROPERTY COMPANY

PROPERTY OVERVIEW



TOTAL ACRES

±14.64

TOTAL SIZE

±80,100 SF

ZONING

Light Industrial

CLEAR HEIGHT

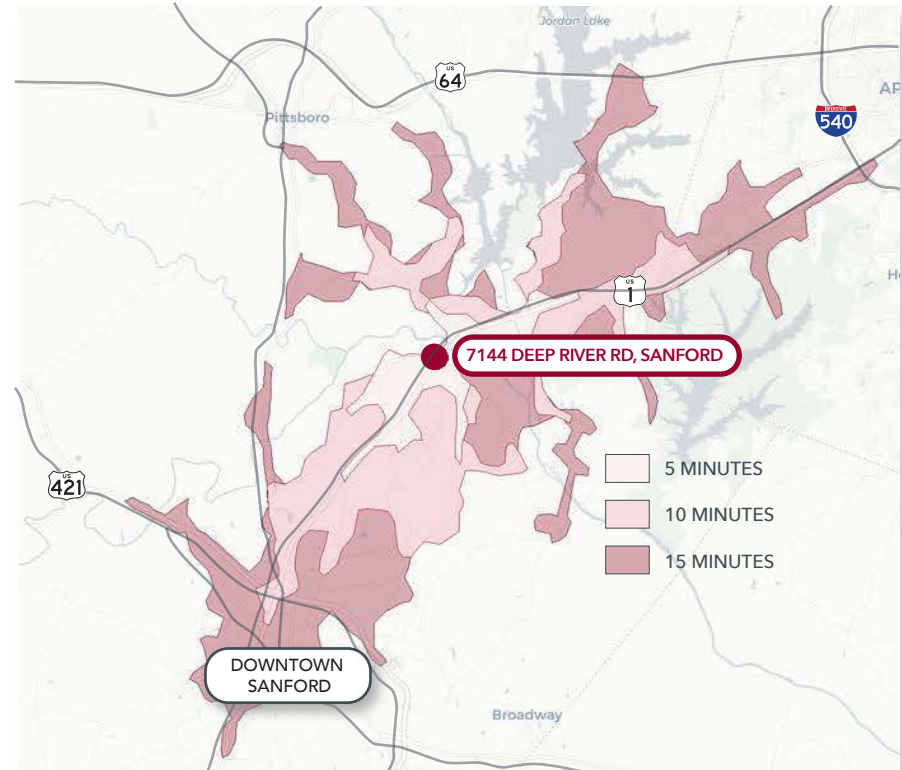
32'

PROPERTY DESCRIPTION

Available for sale or lease, Deep River Exchange will feature a new ±80,100 SF tilt-up concrete Class A industrial warehouse on ±14.64 acres with modern industrial specifications designed to serve manufacturing, distribution, logistics, and supply-chain users. The building can potentially be demised into two (2) ±40,000 SF bays, providing flexibility for single-tenant or multi-tenant occupancy. The asset is being marketed at \$12.50/SF NNN for lease and \$215/SF for sale, offering users and investors a high-quality industrial opportunity with a lower-cost position relative to core Triangle submarkets.

HIGHLIGHTS

- New ±80,100 SF Class A industrial warehouse
- ±14.64-acre site in Sanford, Lee County, NC
- Developed by Wake Stone Property Group, awarded the 2025 Top Industrial Development by SPACE
- LI zoning supporting light industrial uses
- 32' clear height and ESFR fire suppression
- Multiple dock-high loading positions with drive-in access/ramps shown on building elevations
- Direct access to US Highway 1 via Deep River Road
- Strategic regional access with immediate connectivity to US-1 and convenient access to I-540, Raleigh, and RDU International Airport
- Located near Moncure Megasite/Triangle Innovation Point, Pfizer, Astellas, Caterpillar, Genentech, and Raleigh Executive Jetport
- Strong regional labor and industrial demand fundamentals, supported by advanced manufacturing, life sciences, logistics, and supplier growth
- Modern building design with painted concrete, glazing, ACM metal panel accents, white TPO roofing, and professional corporate curb appeal



LOCATION DESCRIPTION

Deep River Exchange offers a strategic Lee County industrial location with immediate access to US Highway 1, approximately 15 minutes from I-540, and convenient access to RDU International Airport in approximately 30 minutes. The site provides excellent connectivity throughout the greater Triangle region and is positioned near major industrial demand drivers including the Moncure Megasite/Triangle Innovation Point, Pfizer, Astellas, Caterpillar, Genentech, Raleigh Executive Jetport, and continued advanced manufacturing and life sciences investment across the Sanford-Triangle corridor.

STRATEGIC ACCESS



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TOTAL WITHIN 60 MILES

\$37.1B	29K
ANNOUNCED INVESTMENT	ANNOUNCED JOBS

BUILDING FEATURES



ADDRESS	7144 Deep River Road Sanford, NC 27330
INDUSTRIAL PARK NAME	Deep River Exchange
COUNTY	Lee
PIN#S	9667-98-1195-00, 9667-98-5682-00, 9667-98-5493-00, 9667-98-5285-00, 9667-98-5183-00
ANTICIPATED DELIVERY	Q2 2027
LEASE RATE	\$12.50/SF NNN
TICAM	\$2.50/SF
SALE PRICE	\$215/SF
ZONING	Light Industrial
NUMBER OF BLDGS	1
BUILDING DIMENSIONS	445' x 180'
TOTAL SF	80,100 SF
AVAILABLE SF	40,000 - 80,100 SF
COLUMN SPACING	50' x 50'
SPEED BAY DEPTH	60'

DOCK-HIGH DOORS	14 (9' x 10')
DRIVE-IN DOORS	2 (12' x 14')
EXTERIOR WALL MATERIAL	Concrete Tilt-Wall Construction
ROOFING MATERIAL	TPO Membrane Roof - White, 45 Mil over 3.5" Rigid Insulation
PAVED PARKING	177 (1.46 per 1,000 ratio)
TRUCK COURT DEPTH	125'
CLEAR HEIGHT	32'
LIGHTING	Per Tenants' Specs
ELECTRICAL	244/480 Volt, 3-Phase, 4-Wire Electrical Service
HEATING	Ceiling Mounted, Gas-Fired Heaters in Warehouse
SPRINKLER SYSTEM/TYPE	ESFR
POWER	Duke Energy
UTILITIES	City of Sanford Water, Duke Energy Electric, Enbridge Natural Gas, Septic (2,000 gpd)
ACCESS	Direct Access to US-1 Highway
TELECOM	Spectrum

DEMAND DRIVERS



RALEIGH EXECUTIVE JETPORT

Raleigh Executive Jetport (KTTA) is a premier corporate aviation airport serving the Research Triangle region and supporting the area's growing business community. Its strategic location and modern facilities make it a key transportation asset for central North Carolina.



RESEARCH TRIANGLE PARK

Founded in 1959 and located at the center of three Tier-1 research universities, RTP is North Carolina's premier global innovation center. Its 7,000 acres over 385 companies, including science and technology firms, government agencies, academic institutions, startups and nonprofits.



MONCURE MEGASITE

The Moncure Megasite (Triangle Innovation Point) is a 2,000+ acre industrial and advanced manufacturing site in Chatham County, strategically positioned along the US-1 corridor between the Triangle and the Piedmont Triad. With extensive infrastructure, utility capacity, and regional connectivity, the site is a major catalyst for economic development and job creation in central North Carolina.



CENTRAL CAROLINA ENTERPRISE PARK

Central Carolina Enterprise Park is located just fifteen minutes from Interstate 540 via US Hwy 1, neighbors include Caterpillar, Pfizer, and Astellas. Zoned for light industrial uses, with abundant power and fiber and all utilities at the site. Ready workforce with world-class education and training facilities just minutes away at Central Carolina Community College.



CENTRAL CAROLINA COMMUNITY COLLEGE

Central Carolina Community College supports workforce development across one of North Carolina's fastest-growing regions through career-focused technical programs and workforce training that prepare students for high-demand industries. The college helps supply talent for expanding life sciences, advanced manufacturing, healthcare, and skilled trades while supporting continued economic and population growth.



ADVANCED MANUFACTURING & PHARMACEUTICAL

Lee County has emerged as a growing hub for advanced manufacturing and pharmaceutical production, anchored by major employers including Pfizer, Caterpillar, and Astellas. The county's manufacturing sector employs nearly 7,700 workers and represents the region's largest economic driver, supporting continued job growth, investment, and industrial expansion throughout central North Carolina.



CAROLINA CORE

The Carolina Core is a transformative economic development initiative spanning central NC, connecting key markets from Greensboro to Fayetteville. Fueled by major investments in advanced manufacturing, logistics, and infrastructure, the region is attracting significant job growth and population influx, positioning it as one of the state's most dynamic corridors for long-term commercial and economic expansion.



TALENT & INNOVATION

Home to NC State, UNC, and Duke, the Triangle stands as a leading hub for education, research, and innovation. This world-class academic presence drives regional growth, attracts global talent, and supports a diverse and expanding economy.

REPRESENTATIVE BUILDING IMAGES



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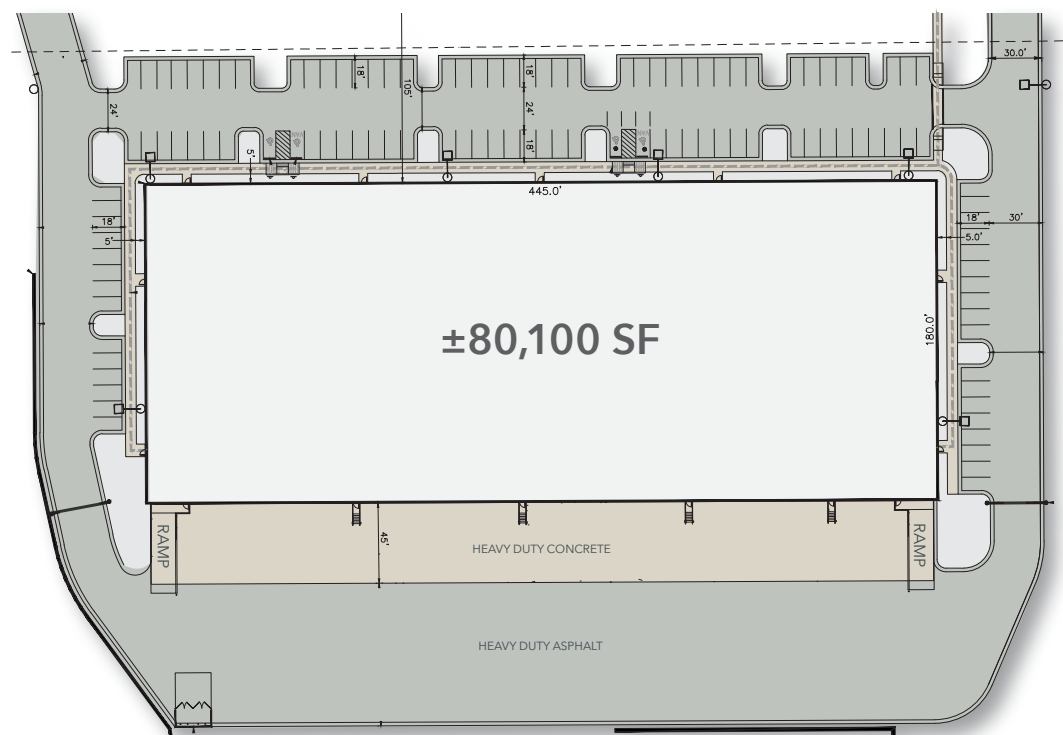
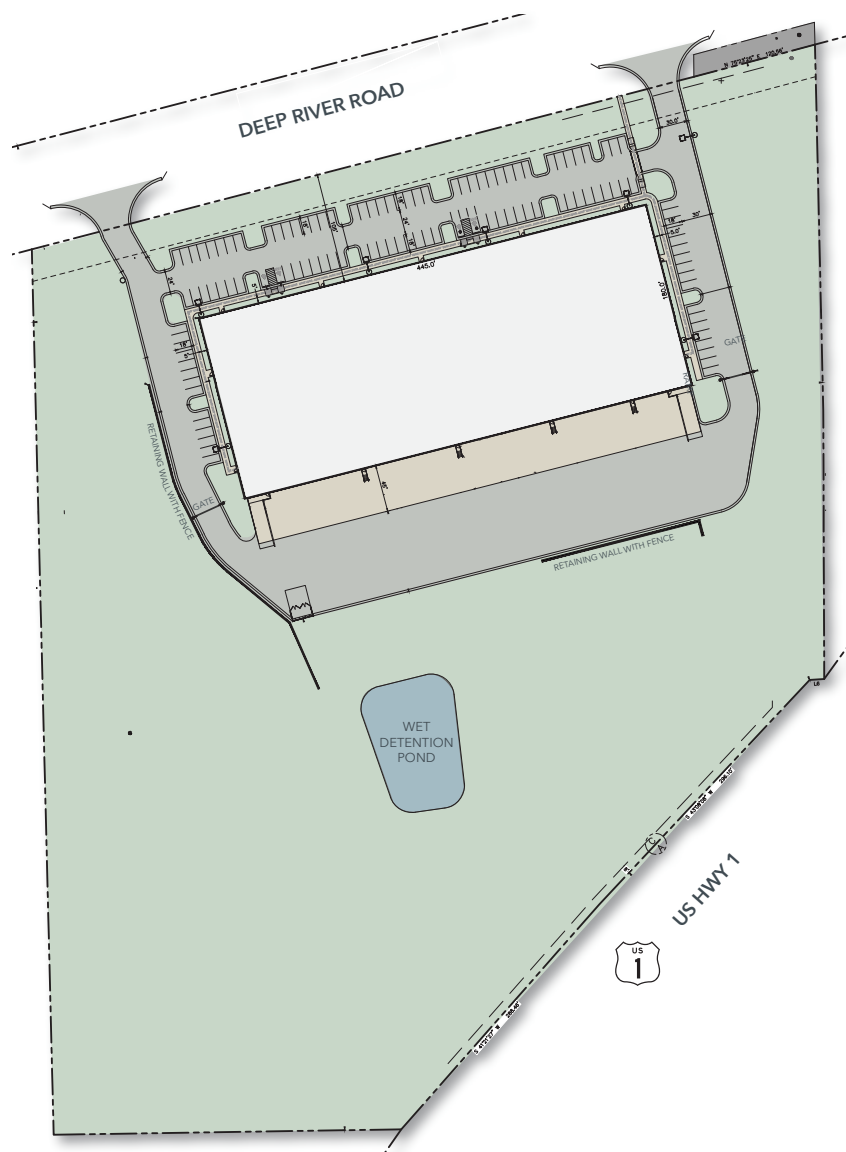


Image shown for illustrative purposes only.

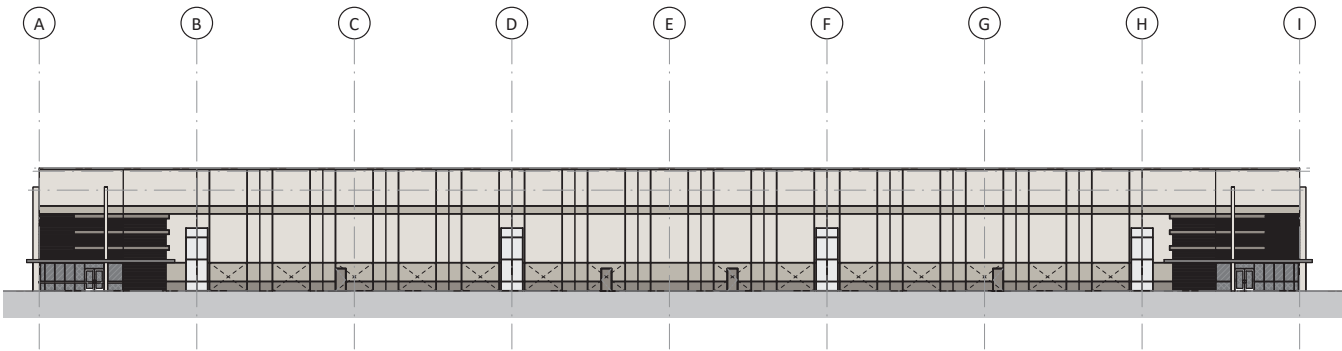
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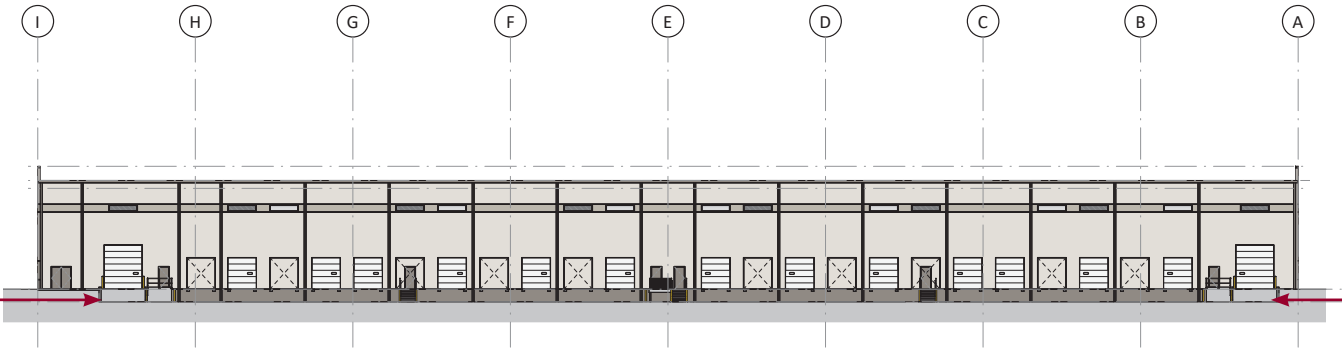
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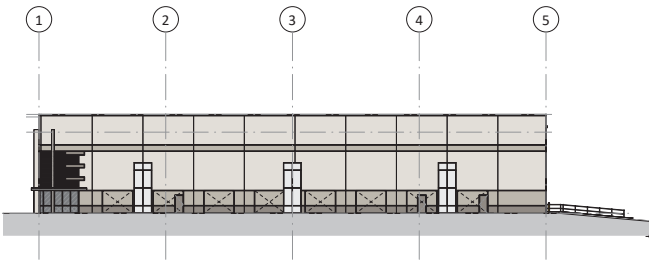
BUILDING ELEVATIONS



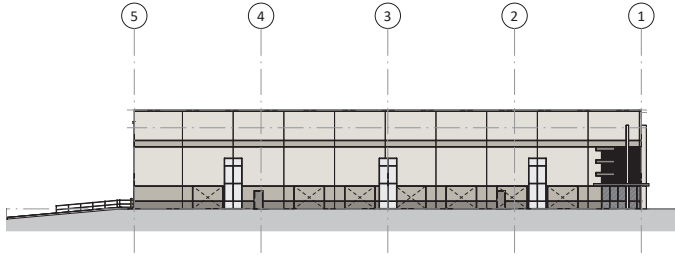
① OVERALL ELEVATION - PLAN SOUTH
1" = 20'-0"



② OVERALL ELEVATION - PLAN NORTH
1" = 20'-0"



③ OVERALL ELEVATION - PLAN EAST
1" = 20'-0"



④ OVERALL ELEVATION - PLAN WEST
1" = 20'-0"

ELEVATION MATERIAL KEY	
ROOF COPING: COLOR TBD BY ARCHITECT	
ROOFING: WHITE TPO	
GUTTERS & DOWNSPOUTS: COLOR TBD BY ARCHITECT	
	PLATE GLAZING
	TEMPERED GLAZING
	ACM METAL PANELS COLOR TBD BY ARCHITECT
A	BASEWALL - MEDIUM TEXTURE PAINT SHERWIN WILLIAMS: SW7014 "EIDER WHITE"
B	ACCENT 1 - MEDIUM TEXTURE PAINT SHERWIN WILLIAMS: SW7016 "MINDFUL GRAY"
C	ACCENT 2 - MEDIUM TEXTURE PAINT SHERWIN WILLIAMS: SW7018 "DOVETAIL"

DEVELOPMENT TEAM

DEVELOPER

WAKE STONE
PROPERTY COMPANY

ARCHITECT



ENGINEER

Piedmont Land Design,

GENERAL



GRADING CONTRACTOR

BAF Grading (Ben Fish)

LEASING & SALES



FEDEX DISTRIBUTION
CENTER

MONCURE MEGASITE

SITE

GENENTECH
FUTURE 700,000 SF
MANUFACTURING
FACILITY

SHERON HARRIS
POWER PLANT

VULCAN MONCURE
QUARRY



DEEP RIVER RD

STRATEGICALLY POSITIONED AMID
TRANSFORMATIVE REGIONAL DEVELOPMENT

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WAKE STONE
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TRIANGLE
INNOVATION POINT

RALEIGH EXECUTIVE
JETPORT



CONNECTED TO GROWTH.
PRICED FOR OPPORTUNITY.

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SANFORD AREA INFO



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MAJOR EMPLOYERS



26.9%

Percentage of Lee County Work-
force in Manufacturing
(Sanford Area Growth Alliance)

2.3M

Population
(Raleigh-Durham-Cary CSA)

50.1%

Bachelor's Degree
or Higher

Sanford and Lee County continue to gain momentum as strategic destinations for industrial investment, driven by strong labor access, transportation infrastructure, and utility capacity. A key advantage is TriRiver Water, a growing regional water and wastewater provider serving Lee County, Chatham County, Siler City, and surrounding growth corridors. Through its interconnected infrastructure and regional planning approach, TriRiver provides the capacity and reliability increasingly sought by advanced manufacturers, distribution operators, and data centers. As growth accelerates across Lee, Chatham, and southern Wake counties, the region is well positioned to support large-scale industrial users seeking dependable infrastructure, development-ready sites, and proximity to one of the Southeast's fastest-growing economies.



WAKE STONE

PROPERTY COMPANY



2026 SPACE AWARD WINNER

TOP FLEX/WAREHOUSE DEVELOPMENT:
WAKE STONE PROPERTY COMPANY
FOR 560 HINTON OAKS



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