

# 710 Fields Drive

Sanford, North Carolina 27330

29,040 SF Industrial Facility Available for Sale on 3.9 Acres, with Room for Expansion





710 Fields Drive  
Sanford, NC 27330

For Sale

# Building Highlights

## Property Overview

Available SF	29,040 SF
Acreage	3.91 acres   7 total parcels
Warehouse Space	4,635 SF conditioned   23,240 SF unconditioned
Office Space	1,200 SF
Dock-High Doors	Two (2)   One (1) Internal, One (1) platform
Drive-In Doors	One (1)   Indoor loading ramp
Ceiling Height	±15'
Power	400a/240v, 3-phase
Sprinkler	Yes
Parking	±5 spaces
Zoning	Light Industrial (IL)
Year Built	1955   Recently renovated
Exterior	Masonry
Sale Price	Contact for pricing





# Aerial Overview

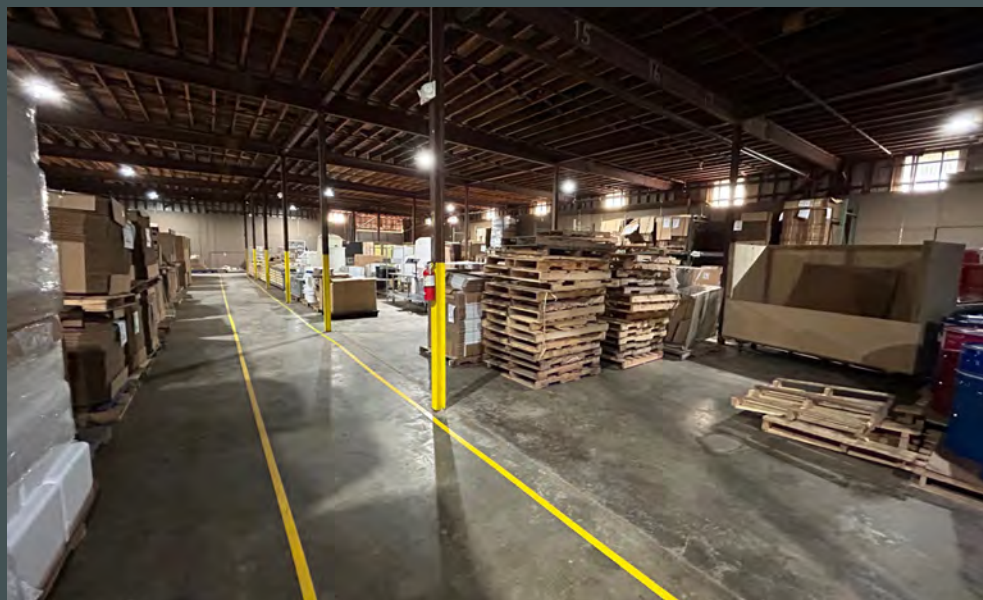




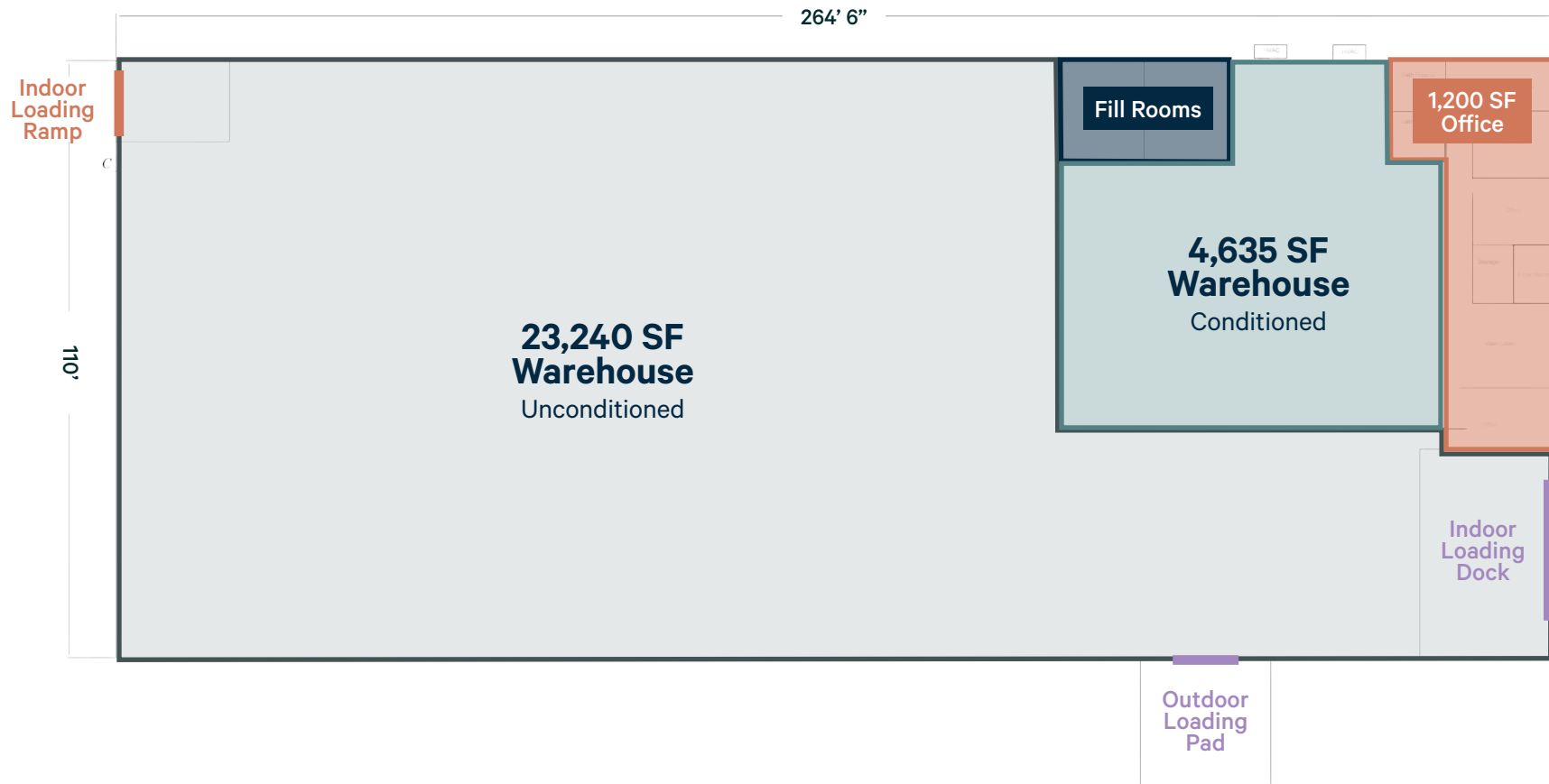
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# Property Photos



# Floor Plan





# Nearby Amenities & Demographics



## POPULATION

15 Mins | 57,880  
30 Mins | 198,404



## LABOR FORCE

15 Mins | 25,834  
30 Mins | 87,876



## AVG. INCOME

15 Mins | \$77,102  
30 Mins | \$99,384

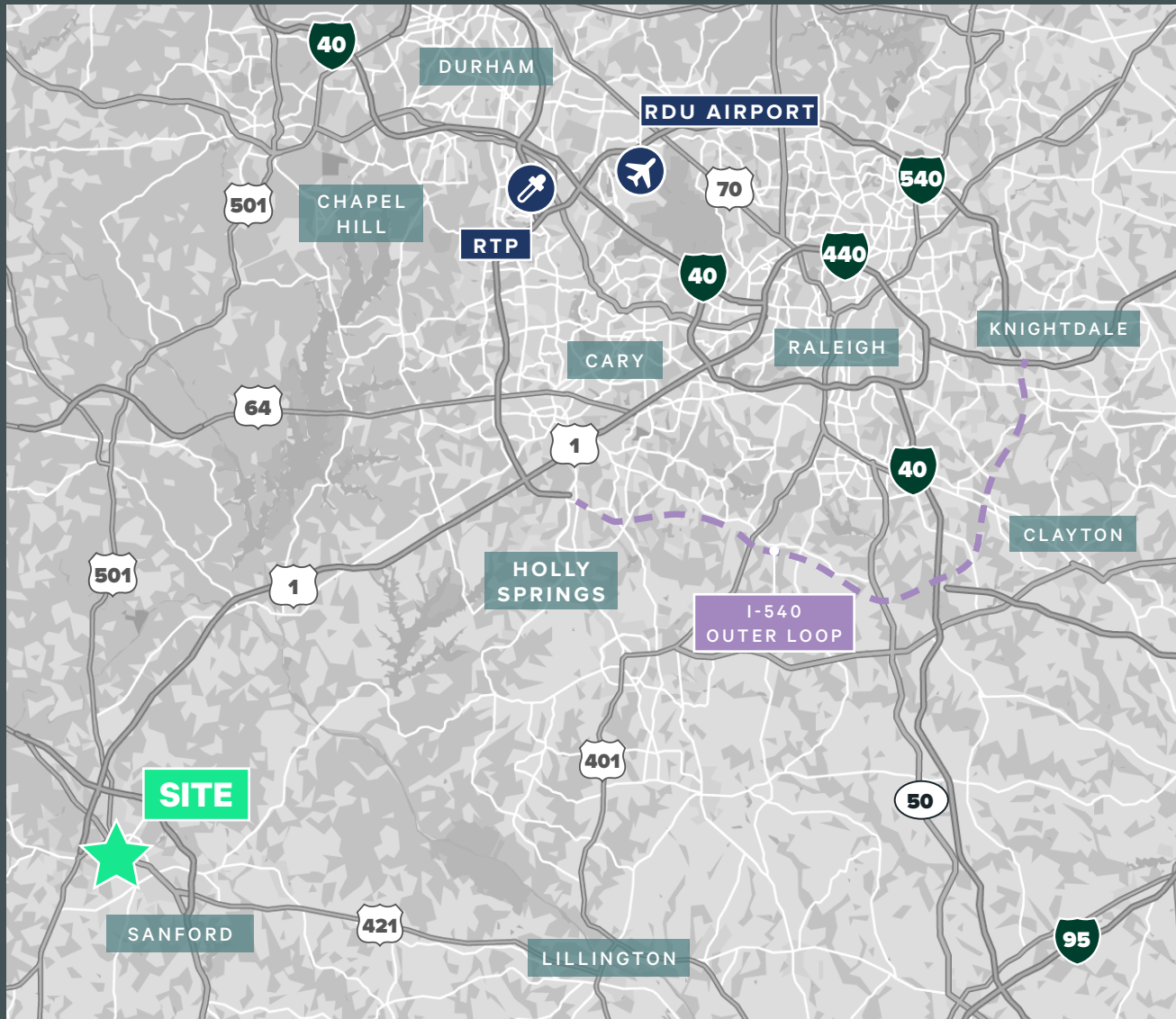


## HOUSEHOLDS

15 Mins | 22,559  
30 Mins | 73,354



# Location & Access



## Interstates Miles

+ US-421	4.0 Miles
+ US-1	5.0 Miles
+ Interstate 540	27 Miles
+ Interstate 440	36 Miles
+ Interstate 40	36 Miles
+ Interstate 95	41 Miles

## Airports Miles

+ Raleigh-Durham International	45 Miles
+ Piedmont Triad International	70 Miles
+ Charlotte Douglas International	146 Miles

## Sea Ports Miles

+ Wilmington, NC	127 Miles
+ Morehead City, NC	190 Miles
+ Norfolk, VA	230 Miles
+ Charleston, SC	244 Miles

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## Contact Us

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