

# WEST INDUSTRY PARK

290 W INDUSTRY DRIVE, OXFORD, NC 27655

INDUSTRIAL FLEX SPACE FOR LEASE



W Industry Dr

W Industry Dr

W Indu

**3,000 - 36,000 SF AVAILABLE**

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**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Now Pre-Leasing  $\pm 36,000$  SF of flex space at 290 W Industry Drive in Oxford, NC. The proposed building will be situated on  $\pm 4.14$  acres and is designed to support modern flex/warehouse and service users with functional truck access, dedicated parking, and efficient site circulation.

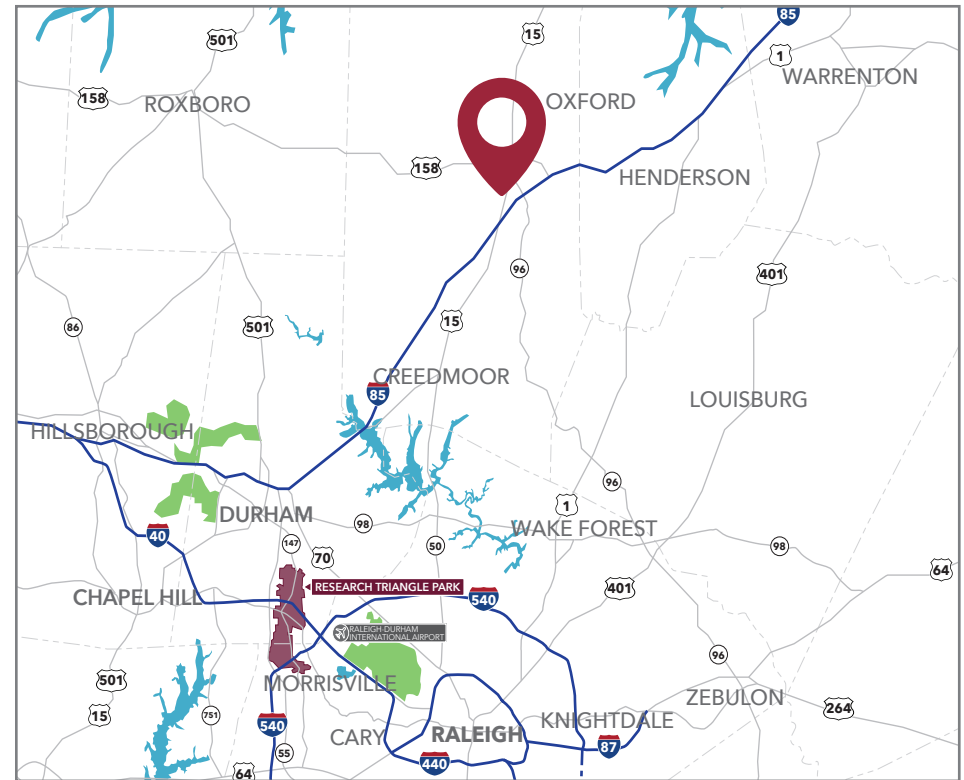
The property's LI (Light Industrial) zoning allows for a wide variety of industrial, warehouse, and service uses.

## PROPERTY HIGHLIGHTS

- »  $\pm 36,000$  SF proposed warehouse (~3,000 SF bays)
- » 12' x 12' Drive in doors and shared dock
- »  $\pm 4.14$  acre site
- » 32 parking spaces (including accessible spaces)
- » Clear height: TBD
- » Designed for efficient truck circulation and flex/industrial operations
- » Located within Oxford's established Industry Drive industrial corridor
- » Convenient access to US-15 and I-85
- » Easy connectivity to the Raleigh-Durham region and southern Virginia
- » Lease rate: Call Broker

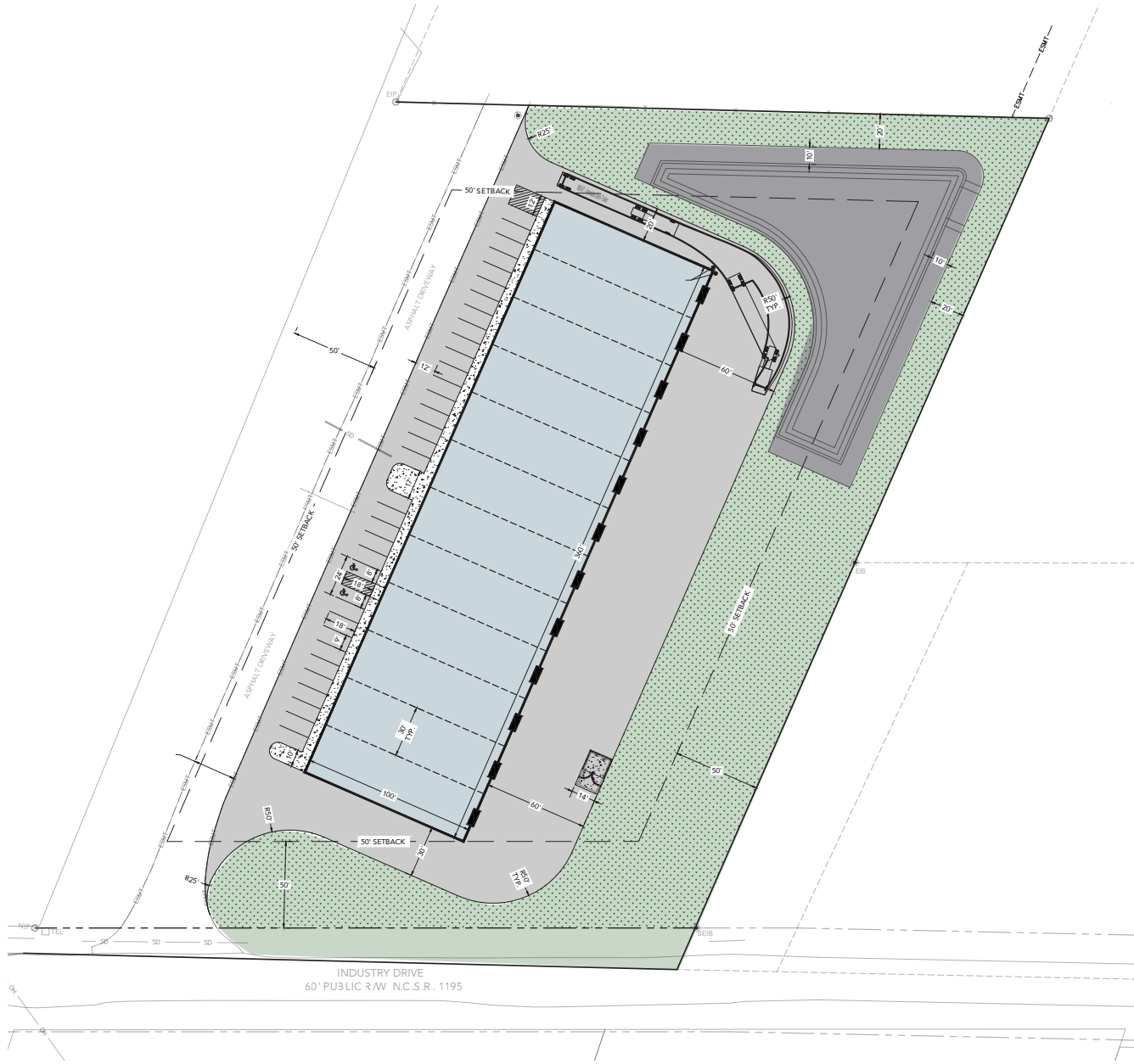
## LOCATION DESCRIPTION

The property is located along West Industry Drive within Oxford's established industrial corridor. The site provides efficient regional access via US-15 and I-85, allowing convenient connectivity to the Raleigh-Durham market, Central North Carolina, and southern Virginia. The surrounding area is home to a variety of industrial and service users, creating an ideal environment for supplies, light manufacturing, contractor services and logistics operations.



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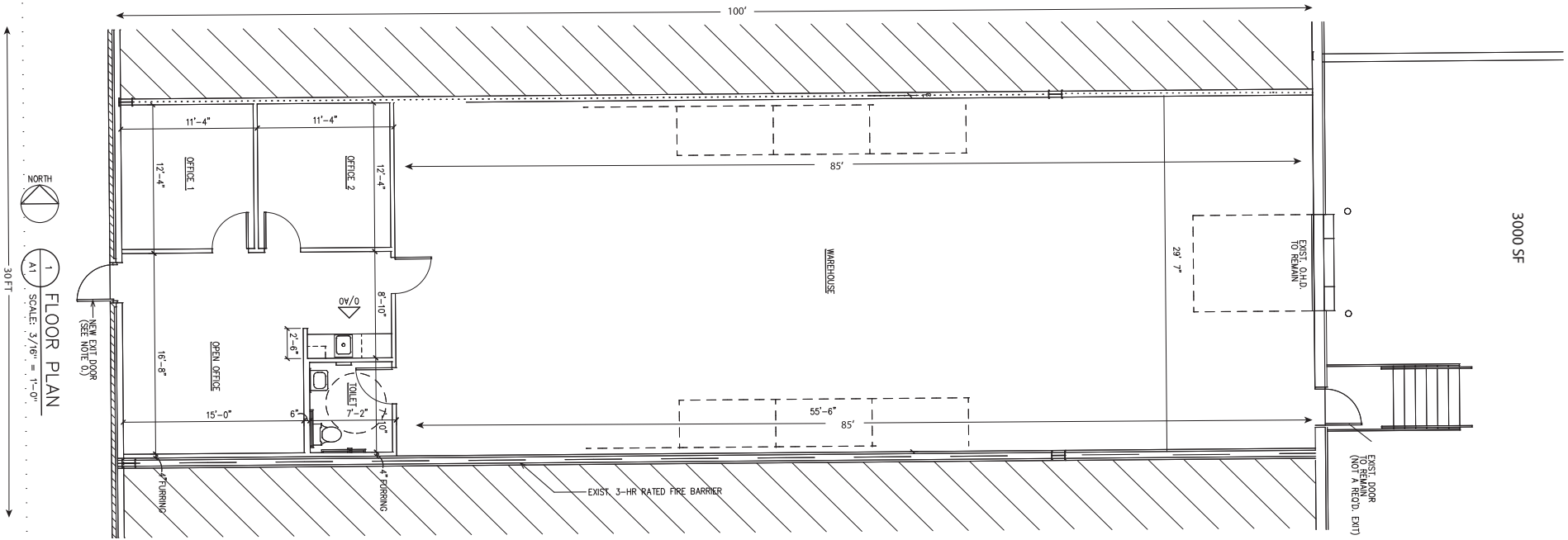
# PRELIMINARY SITE PLAN



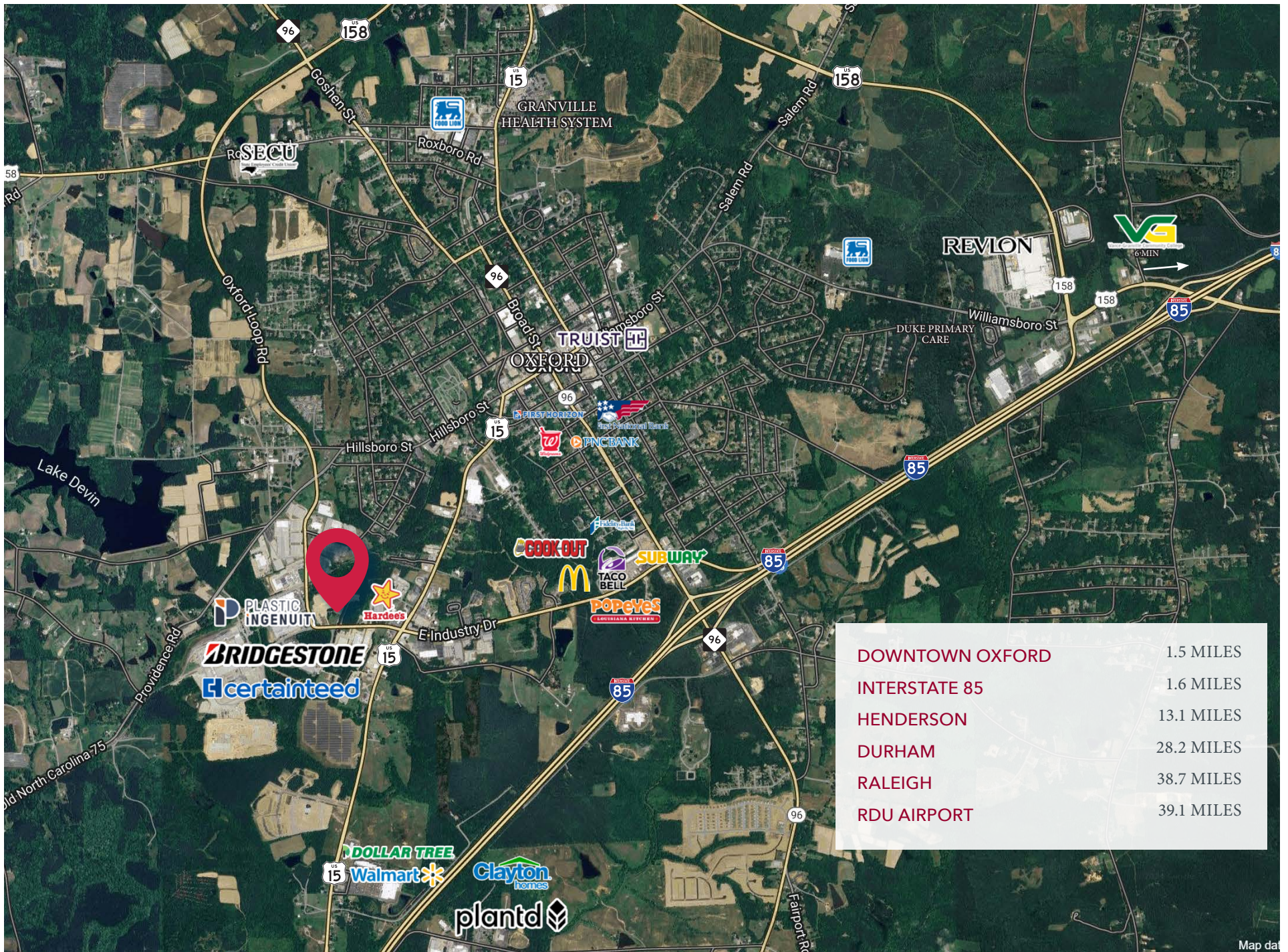
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# CONCEPTUAL FLOOR PLAN

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# AREA OVERVIEW

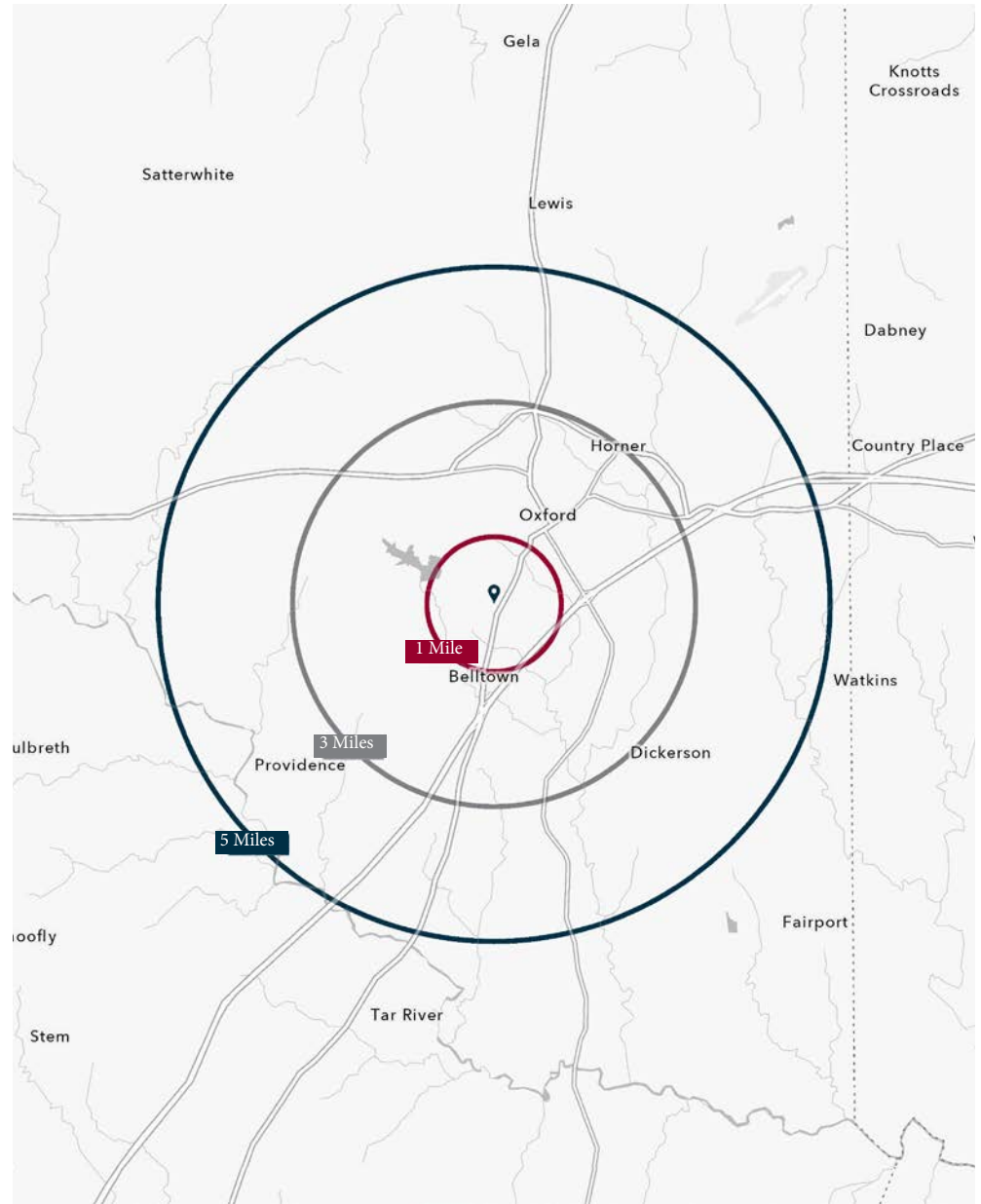


# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	1,672	10,094	15,194
Daytime Population	2,745	12,944	16,085
Total Businesses	99	566	667
Total Employees	1,248	6,723	9,245
Average Household Income	\$67,244	\$79,667	\$86,058

## ABOUT GRANVILLE COUNTY, NC

- » Located in north-central North Carolina, Granville County offers a strategic position within the greater Research Triangle region and along a key corridor connecting North Carolina to southern Virginia.
- » Traversed by Interstate 85, Granville County provides direct north-south connectivity between Durham, Raleigh, and the Richmond metropolitan area, supporting efficient regional and interstate distribution.
- » Proximity to the Research Triangle, combined with ongoing growth in Durham and Wake counties, continues to drive demand for industrial, life sciences, and advanced manufacturing space in surrounding markets.
- » Granville County is situated approximately 20 miles north of Durham and within commuting distance of Raleigh, offering access to a highly skilled labor pool and major consumer base.
- » The area supports a mix of manufacturing, distribution, agriculture, and emerging technology users, positioning Granville County as a competitive option for commercial and light industrial development.



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