



5100 Rex McLeod Drive, Sanford, NC 27330

Warehouse space available **for lease**

+/-100,800 SF in Central Carolina Enterprise Park

Andrew Young, SIOR

Senior Vice President

+1 919 880 6194

Larry L. Lakins II, SIOR

Executive Vice President

+1 919 815 5327

larry.lakins@colliers.com

Hunter Willard, SIOR

Executive Vice President

+1 919 264 0304

hunter.willard@colliers.com

Shields Bennett

Associate

+1 919 538 5707

shields.bennett@colliers.com

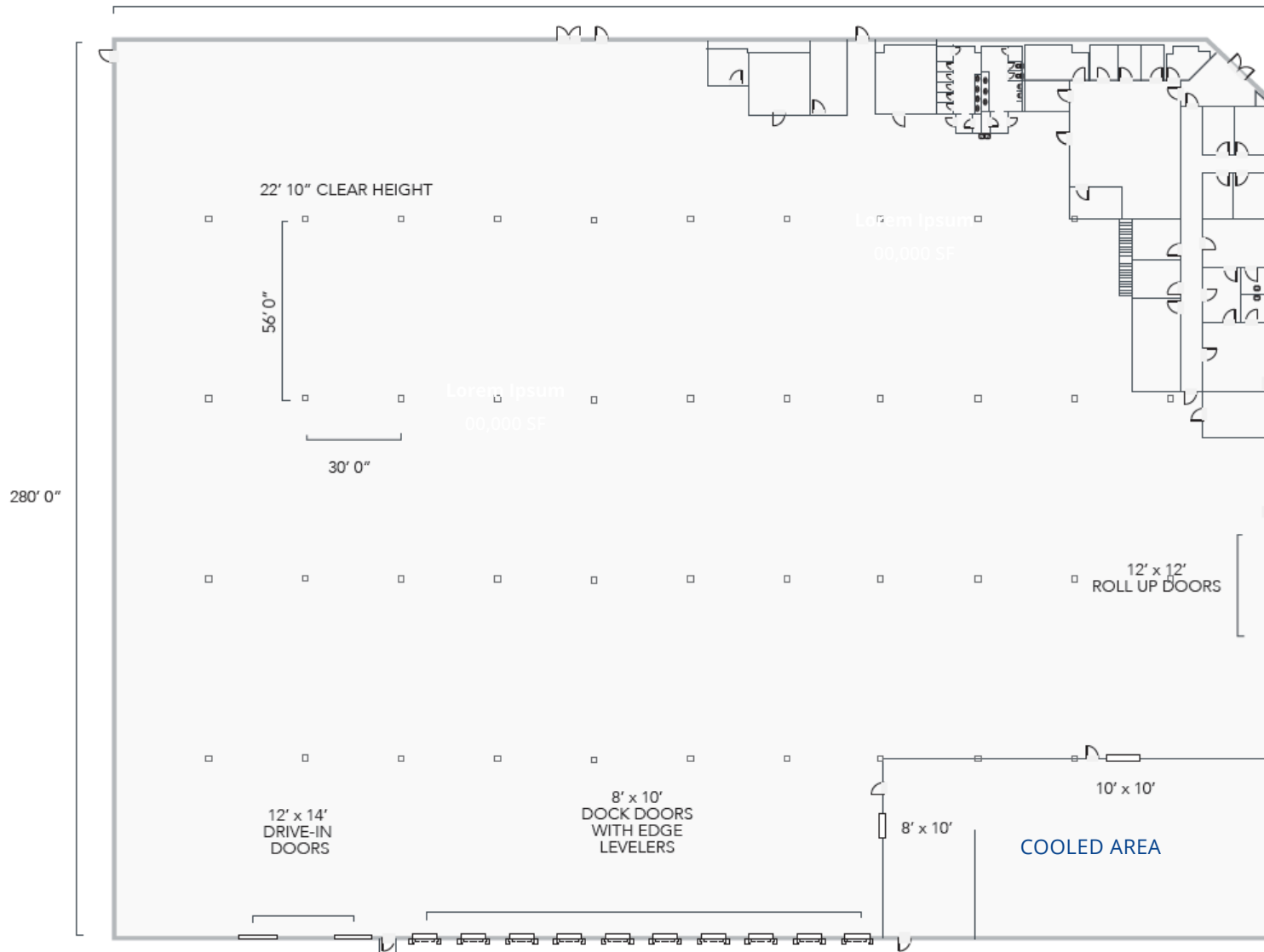
Colliers

Property Overview

Address	5100 Rex McLeod Drive Sanford, NC 27330
Location	Central Carolina Enterprise Park
Zoning	Light Industrial (LI)
Year Built	2004
Building Size	± 100,800 SF
Lot Size	10.34 acres
Cooled Warehouse	± 7,200 SF
Office Space	± 6,500 SF
Ceiling Height	26.5' in the center and 20.7' at eaves
Column Spacing	56' x 30'
Truck Court Size	145'
Loading	10 (8' x 10') dock doors with edge of dock levelers 2 (12' x 14') drive-in doors 2 (12' x 12') roll up drive-in doors
Power	300KVA pad mounted underground transformer, 3-phase, 480Y 277 with three 225 amp 3-phase panels
Sprinklers	Wet sprinkler system
Available	Immediately
Term	Negotiable
Asking Lease Rate	\$ 7.25 / SF NNN



Floor Plan



Highlights

- +/-100,800 SF warehouse with existing office and cool room available now
- Located at the intersections of US Hwy-1 / 15-501 and US Hwy 421 within Central Carolina Enterprise Park
- Possible rail spur access
- Sanford is seeing growth as several life science companies, Pfizer, Astellas and Abenza, are expanding to this area.

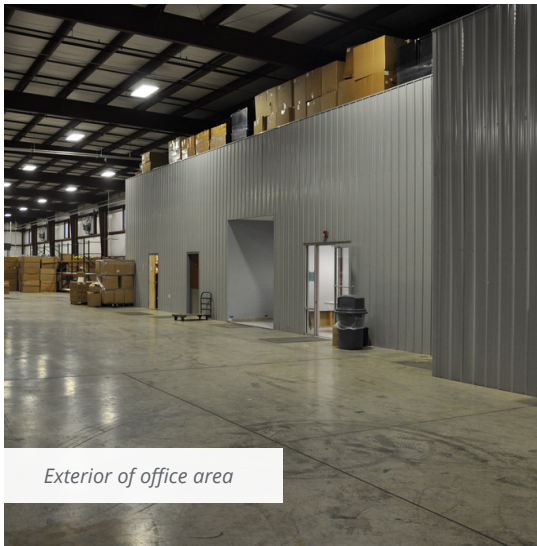
+/-100,800
square feet
available



Warehouse



Interior view of dock doors



Exterior of office area



Main entrance



Aerial view of property



Loading docks and truck court

Property Location



Airports

Raleigh-Durham International
40.1 miles | 39 minutes

Piedmont Triad International
71.9 miles | 1 hour 9 minutes

Charlotte Douglas International
147.2 miles | 2 hours 14 minutes



Ports

Norfolk, VA
224 miles | 3 hours 39 minutes

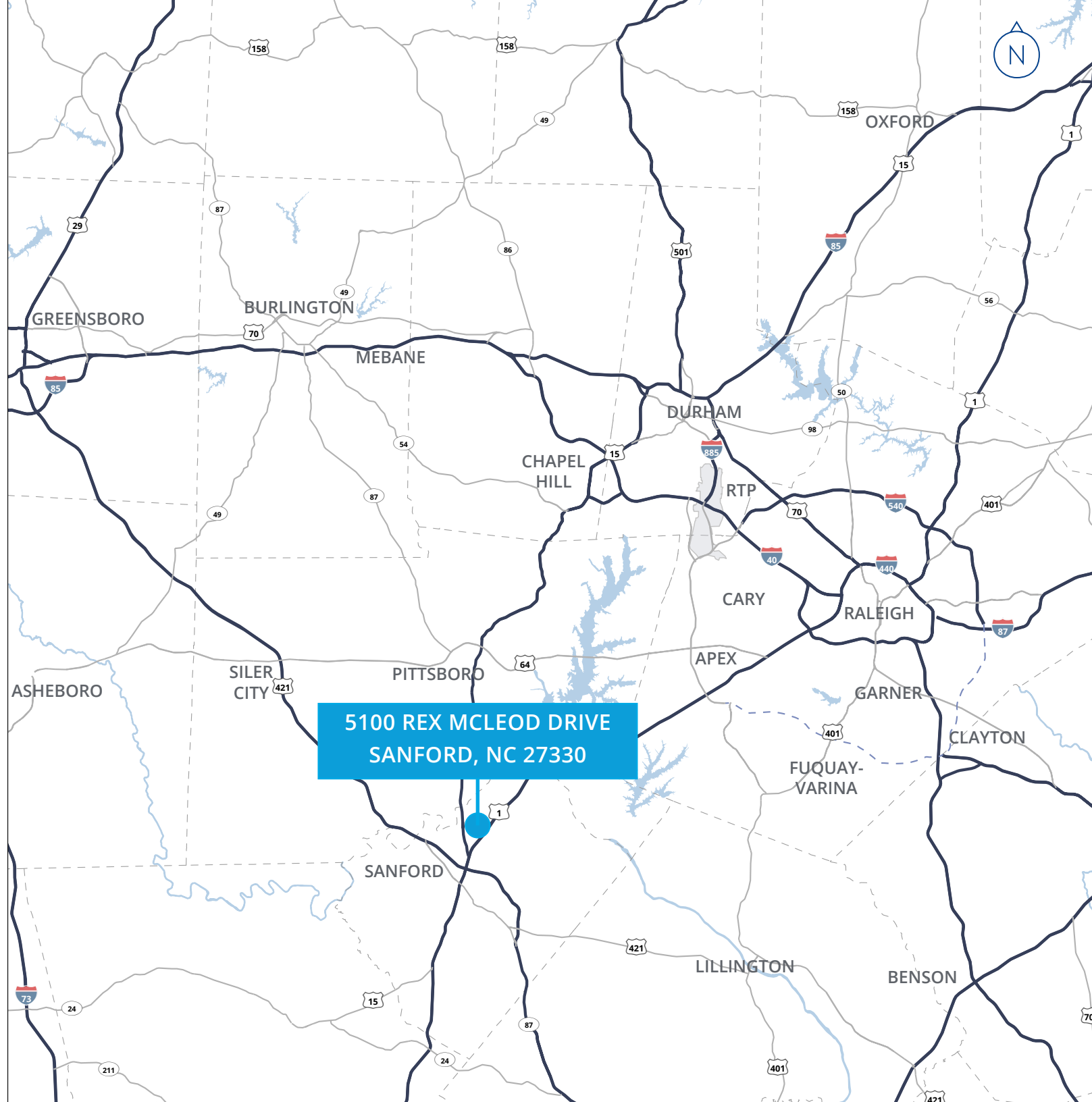
Morehead City, NC
185.2 miles | 3 hours 17 minutes

Wilmington, NC
169.6 miles | 2 hours 32 minutes

Charleston, SC
251.9 miles | 4 hours 17 minutes

Savannah, GA
306.8 miles | 4 hours 47 minutes

Jacksonville, FL
426.6 miles | 6 hours 36 minutes





[View Online Listing](#)

4208 Six Forks Road, Suite 800, Raleigh, NC 27609

Andrew Young, SIOR

Senior Vice President

+1 919 880 6194

Larry L. Lakins II, SIOR

Executive Vice President

+1 919 815 5327

larry.lakins@colliers.com

Hunter Willard, SIOR

Executive Vice President

+1 919 264 0304

hunter.willard@colliers.com

Shields Bennett

Associate

+1 919 538 5707

shields.bennett@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved.

colliers.com/raleigh