



5100 Rex McLeod Drive, Sanford, NC 27330

Warehouse space available **for lease**

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

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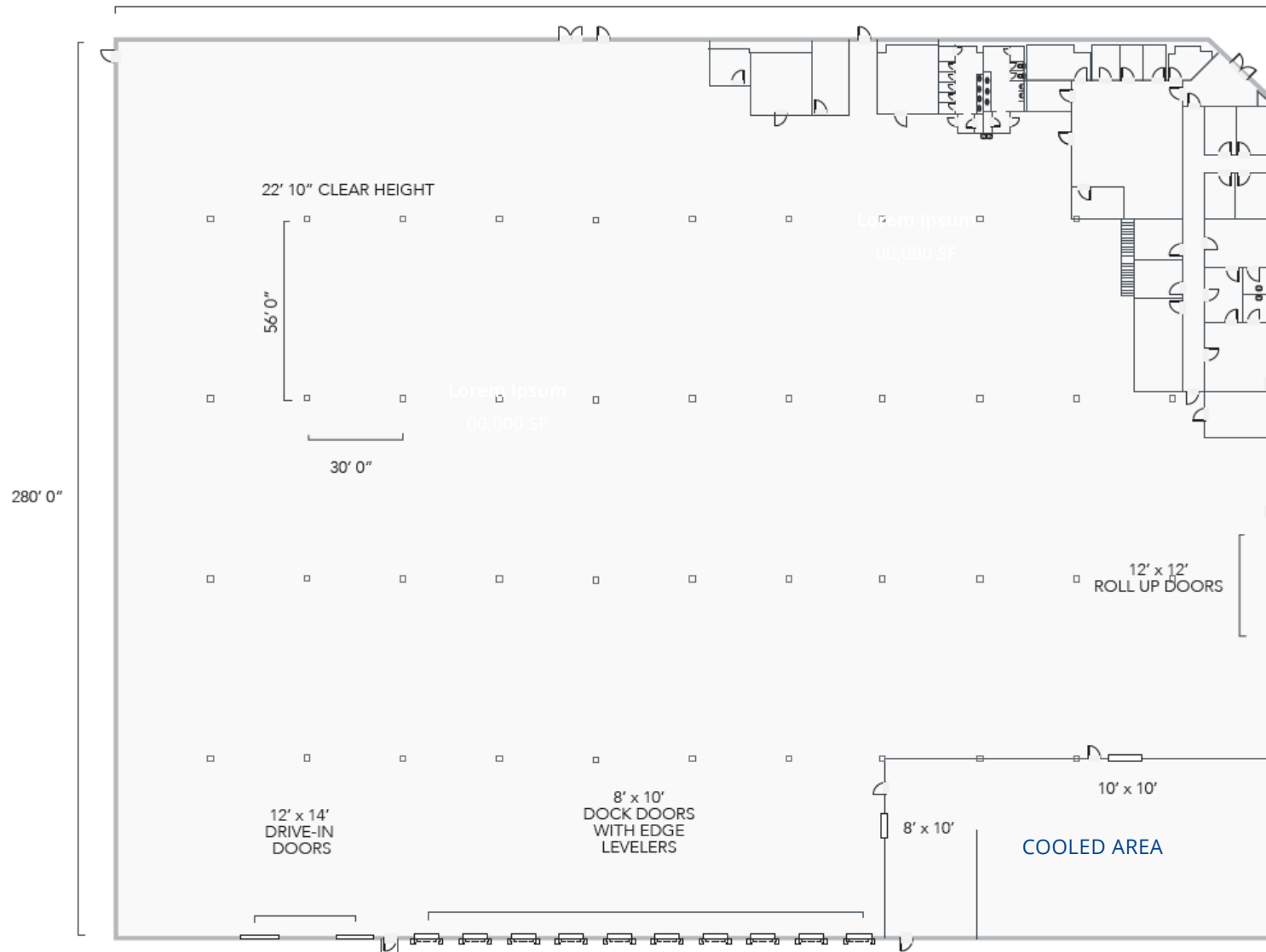
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Property Overview

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
	1 (12' x 14') drive-in door
	1 (12' x 12') drive-in door
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.

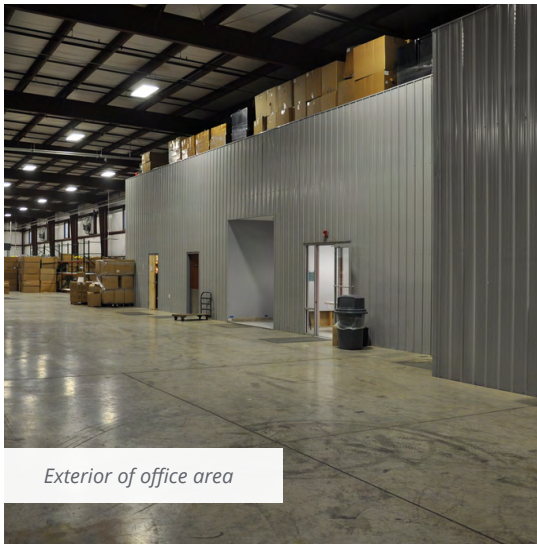
+/-100,800
square feet
available



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

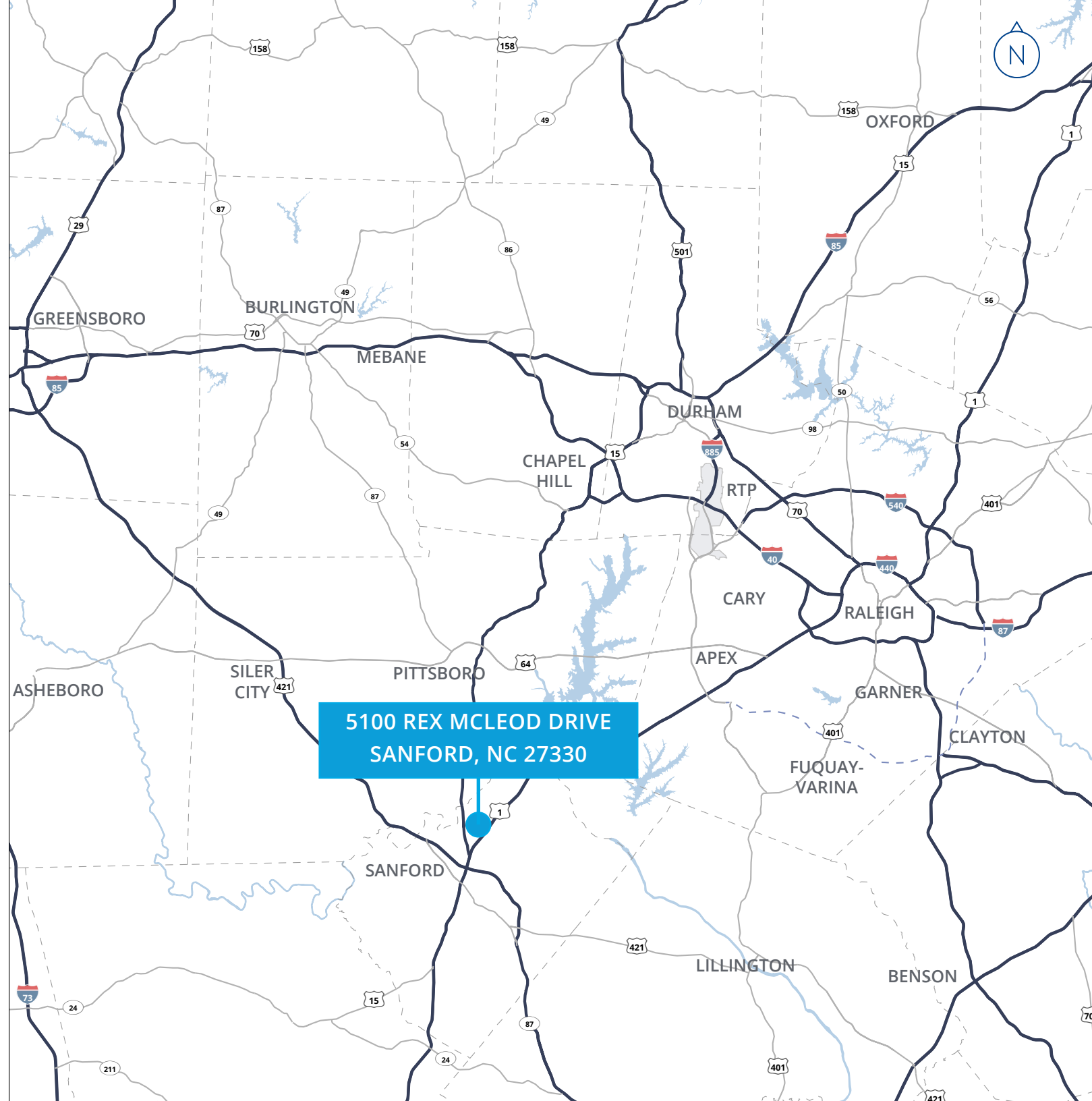
Morehead City, NC
185.2 miles | 3 hours 17 minutes

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](#)

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