



Rare Two Building Value-Add Investment or Owner/User Opportunity

1601 & 1603 Anthony Road | Burlington, NC

Confidential Offering Memorandum

**AVISON
YOUNG**

Disclaimer

This Offering Memorandum (“Memorandum”) contains select information pertaining to the Property and the Owner and is provided for informational purposes only. It does not purport to be all-inclusive or to contain all information that a prospective purchaser may require to evaluate a potential acquisition of the Property.

The information contained herein has been obtained from sources believed to be reliable; however, Avison Young and the Owner have not independently verified the information and make no representations or warranties as to the accuracy, completeness, or fitness for any particular purpose. All information is presented “as is,” without representation or warranty of any kind, express or implied. Certain information contained in this Memorandum includes estimates and forward-looking statements based on assumptions regarding the general economy, market conditions, competition, and other factors that are inherently uncertain and subject to change. Actual results may differ materially. All references to acreage, square footage, and other measurements are approximate.

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Prospective purchasers are encouraged to independently verify all information contained herein and to consult with their own legal, financial, tax, and other professional advisors to determine the suitability of the Property for their objectives. Any reliance on the information contained in this Memorandum shall be solely at the recipient's own risk.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and to terminate discussions at any time without notice. All offers, counteroffers, and negotiations shall be non-binding. Neither Avison Young nor the Owner shall have any legal obligation or commitment unless and until a definitive purchase and sale agreement has been fully executed and delivered by the Owner.

Confidentiality

By accepting and reviewing this Offering Memorandum (“Memorandum”), you acknowledge and agree that:

- (i) the Memorandum is being provided on a confidential basis solely for your limited use in evaluating a potential acquisition of the Property;
- (ii) you will hold the Memorandum and all information contained herein in the strictest confidence;
- (iii) you will not disclose the Memorandum or any of its contents to any third party without the prior written consent of the Owner or Avison Young; and
- (iv) you will not use any portion of the Memorandum in any manner that may be detrimental to the Owner or Avison Young.

If, after reviewing this Memorandum, you do not wish to pursue further interest in the acquisition of the Property, you agree to promptly return or destroy all copies of the Memorandum and any related materials upon request.

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Offering Overview



Location Overview

Burlington is strategically located less than a 45-minute drive from Durham, Research Triangle Park, and Greensboro, making it an attractive, more affordable option for residents working in these major employment hubs. Interstate 40 provides direct access west to Charlotte and east to Raleigh and the Atlantic coast.

The city is experiencing long-term growth, driven not only by its prime interstate access but also by strategic municipal investments. Historic downtown Burlington has been revitalized with new loft apartments, offices, breweries, and parks, all connected by multi-use pathways, enhancing the area's livability and appeal.

This high-growth market has increasingly drawn investor attention in recent years, offering strong potential returns in both commercial and residential sectors.

Offering Summary

1601 & 1603 Anthony Road in Burlington, NC represents a rare opportunity to acquire a two-building industrial and office property totaling 154,000 square feet on 17.22 acres in South Burlington's premier industrial corridor. Built in 1997, the property includes a 125,000 SF industrial building and a 29,000 SF office building, offering a versatile mix of industrial and office space with stable income and value-add potential.

Ownership is willing to subdivide property and sell buildings separately. The industrial building is currently leased, providing immediate cash flow, while the office building will be delivered vacant, offering a unique opportunity for a single-tenant corporate lease in a submarket with limited comparable office options. The office building features a relatively open floor plan, minimal demising walls, and a dock with a leveler and door, allowing for flexible tenant configurations.

Strategically located just one mile from I-40, the property enjoys excellent visibility and accessibility in the heart of Burlington's industrial corridor along Anthony Road. The site provides 220 shared parking spaces and is zoned Medium Industrial (MI), supporting industrial, office, or mixed-use operations. This offering presents a rare investment opportunity with immediate industrial income, office lease-up potential, and a prime location in a strong industrial corridor, making it appealing for investors seeking both stability and upside.

	Asking Price	Price / SF	Total Area (SF)
Industrial	\$9,000,000	\$72.00	125,000
Office	\$4,500,000	\$155.17	29,000
Zoning			Medium Industrial (MI)
Lot Size			17.22 acres
Alamance County PIN			120395
Property Type			Industrial / Office
Parking Spaces			210
Property Taxes (2025) – Alamance County		\$36,753.41	
Property Taxes (2025) – City of Burlington		\$35,979.66	

Office Building Summary

Address 1601 Anthony Road, Burlington, NC

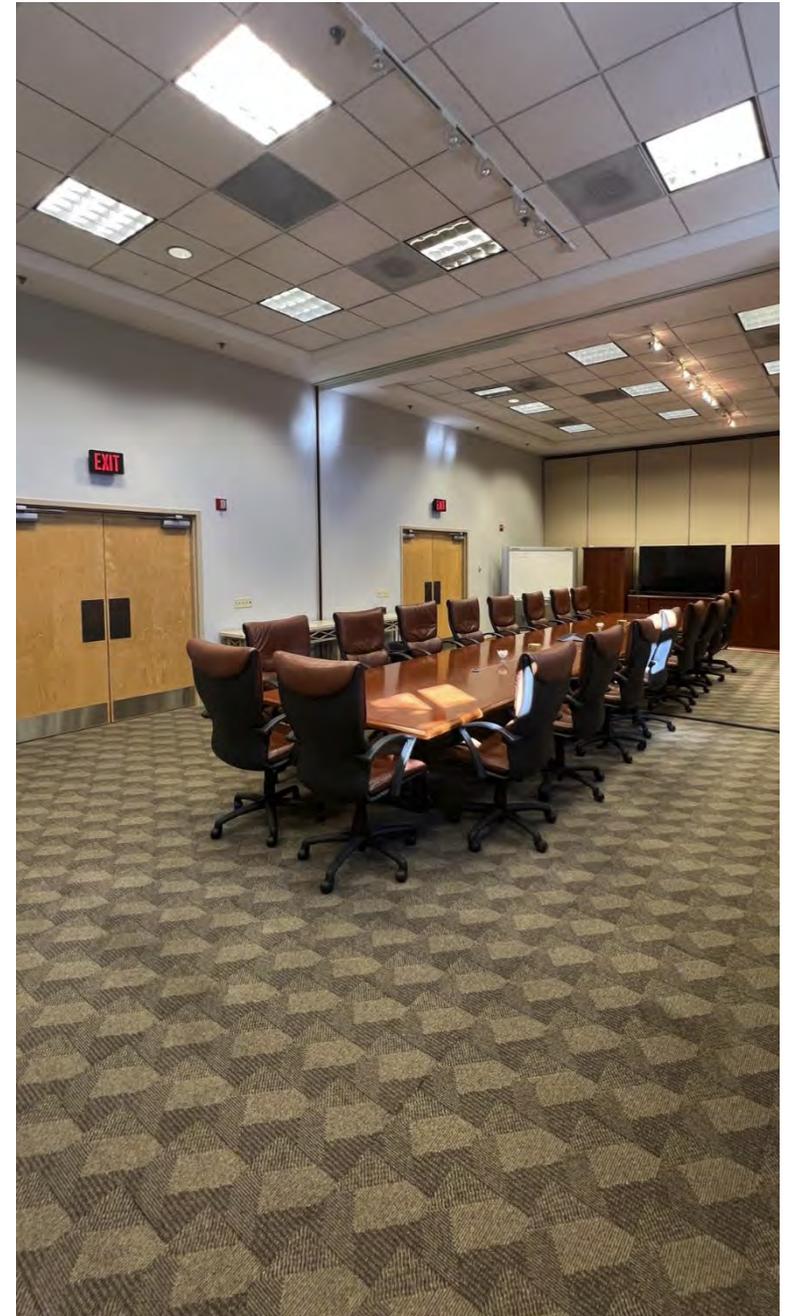
Building Size 29,000 SF

Year Built 1997

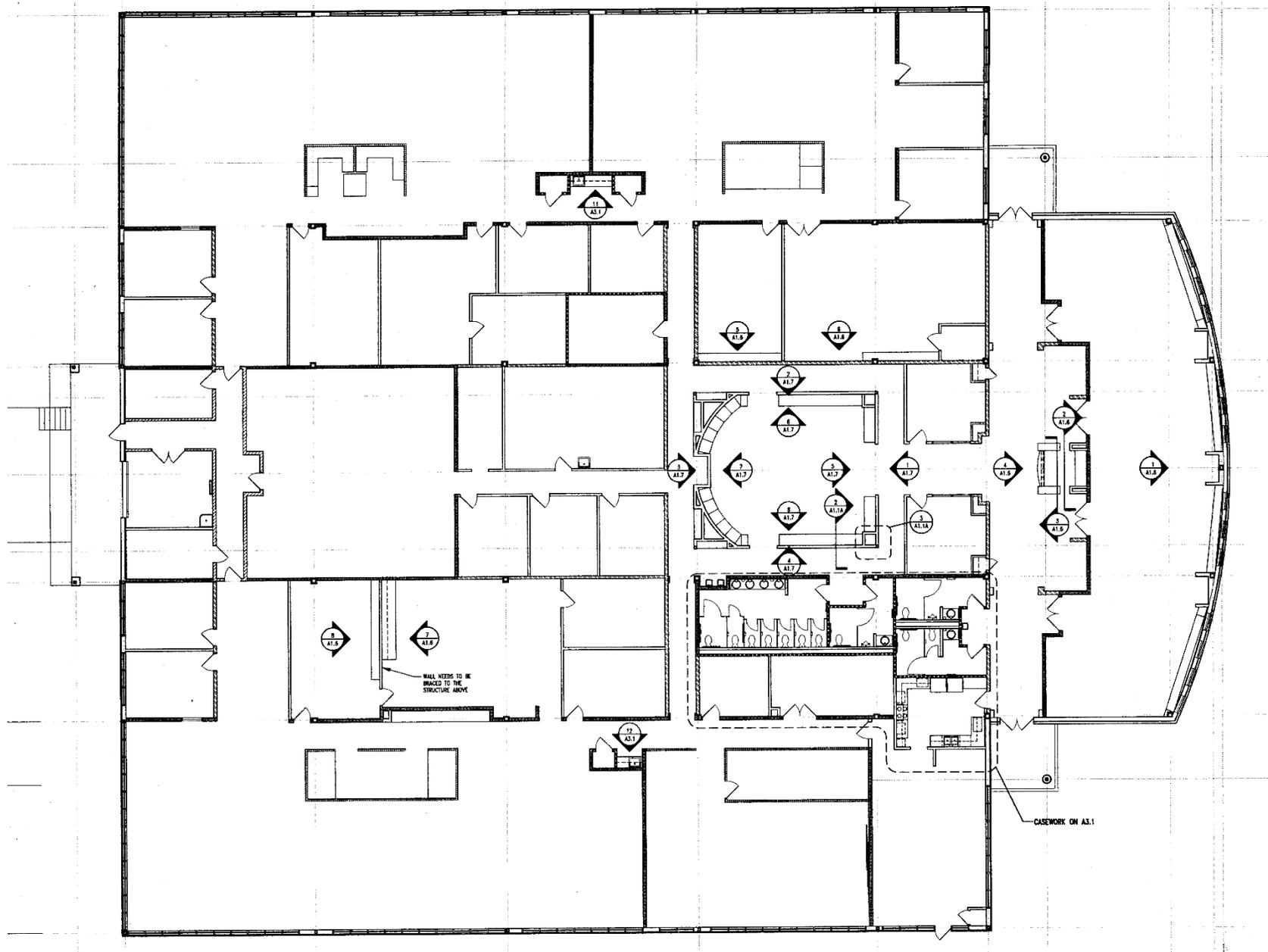
Parking 210 shared parking spots

Recent Improvements New roof

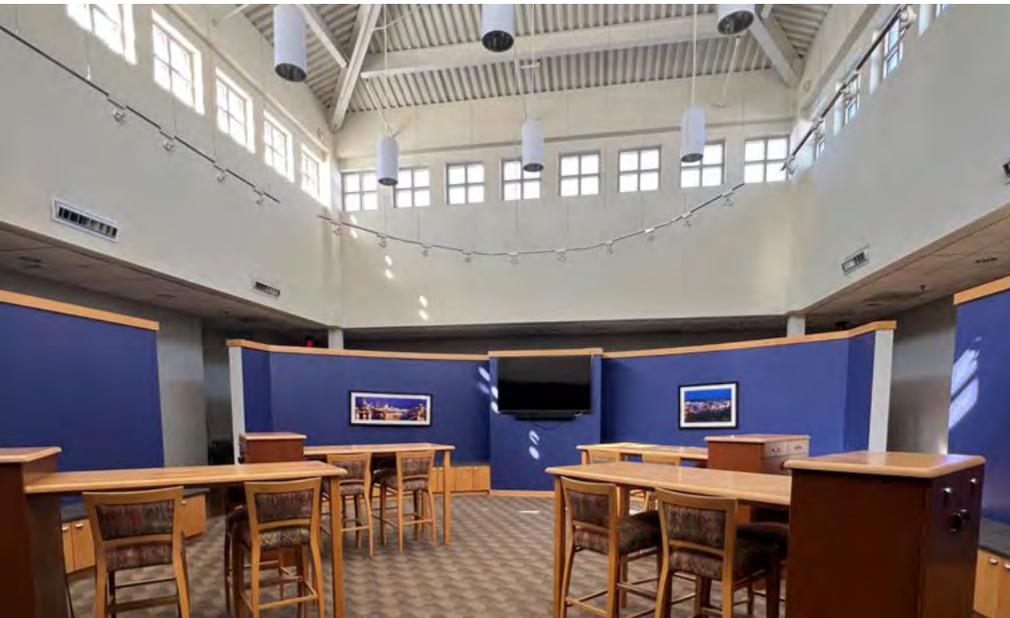
Tenant Vacant



Floor Plan



Office Building Photos



Industrial Building Summary

Address 1603 Anthony Road, Burlington, NC

Building Size 125,000 SF

Occupancy 100%

Tenant Anthony Road, LLC

Year Built 1997

Ceiling Height 25 ft (warehouse)

Docks with Levelers 29

Dock Doors 4

Landlord Responsibilities

Tenant Responsibilities

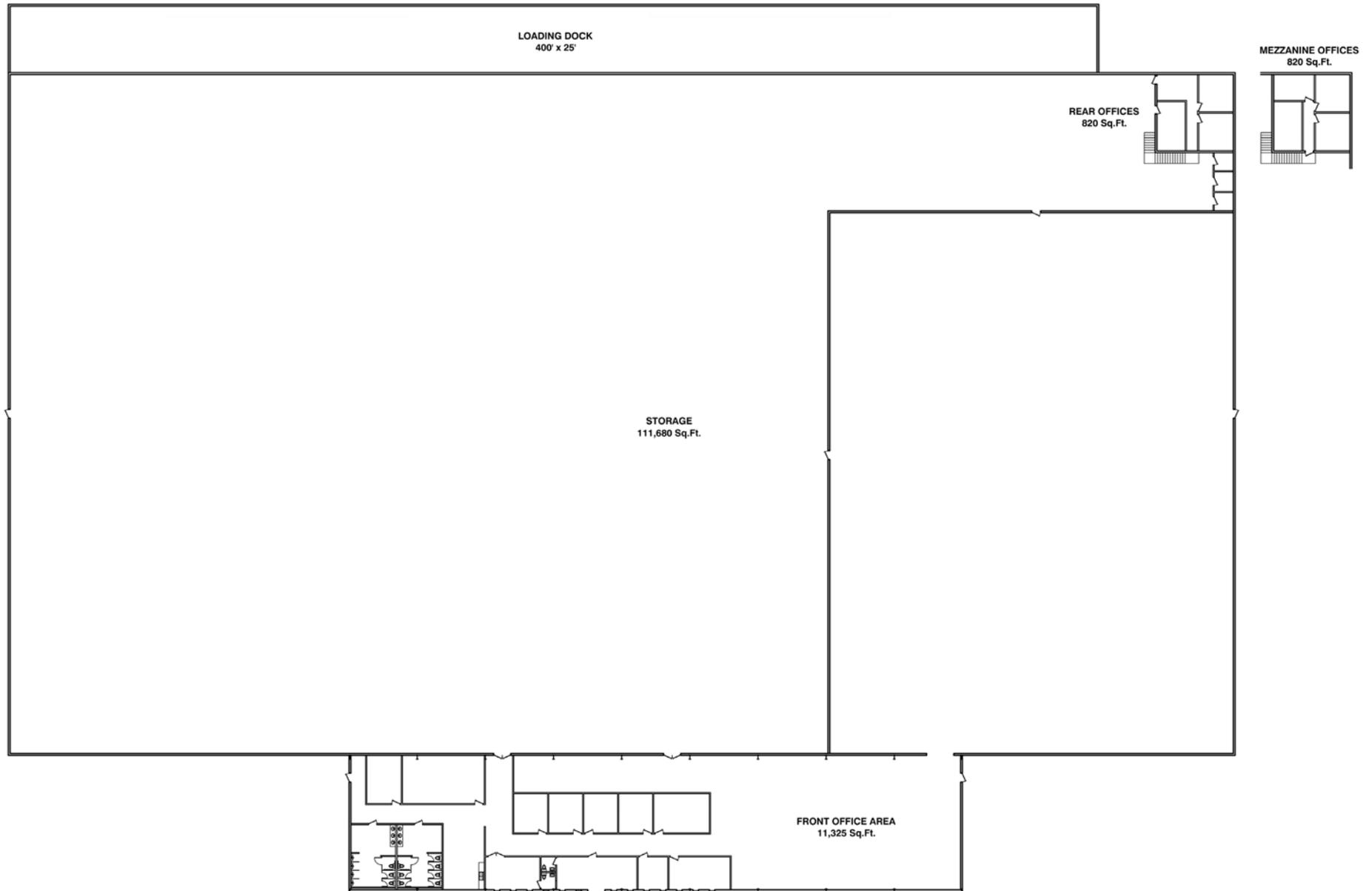
None

Taxes, Insurance, Landscaping,
Property repairs and capital
replacements



Building Size (SF)	Lease Year	Annual Rent	PSF
125,000	4/1/2025	\$561,000	\$4.48
125,000	4/1/2026	\$561,000	\$4.48
125,000	4/1/2027	\$561,000	\$4.48

Industrial Building Floorplan



Property photos



Property photos



Retailer Map





\$20B+
Investment dollars

Announced mega-project investment since 2021 in EV, aerospace, and semiconductor manufacturing (Toyota, Boom, JetZero, Wolfspeed)



North Carolina Triad Region Area overview

Burlington sits along the I-40/I-85 corridor in Alamance County, positioned between the Piedmont Triad and the Research Triangle—two major North Carolina metros with a combined population of more than 3 million. Greensboro lies 20 miles west, Durham 30 miles east, and both GSO and RDU airports are within a 45-minute drive, providing strong regional and national connectivity.

The 12-county region has grown steadily since 2010 and is projected to exceed 1.9 million residents by 2035, driven by high-growth counties such as Alamance, Guilford, and Forsyth. Its network of megasites, incentives, and pro-business environment continues to attract Fortune 500 companies in aerospace, EV, advanced manufacturing, and logistics.

ANCHOR DEVELOPMENTS & ECONOMIC DRIVERS



Wolfspeed / Silicon Carbide Semiconductor Manufacturing

\$5B+ combined investments; thousands of high-tech jobs. Largest silicon carbide production facility globally, supporting EV, renewable energy, and high-performance electronics sectors.



TOYOTA

\$3.8B Battery Manufacturing Facility at the Greensboro-Randolph Megasite, generating 2,100 jobs. Operations are expected to include four production lines, producing 200,000 batteries per year.



BOOM

Boom Supersonic (PTI Aerospace Megasite – Negotiations Active) **1,750+ aerospace jobs anticipated.** Denver-based manufacturer evaluating PTI for advanced supersonic aircraft production.



JetZero Advanced Aircraft Manufacturing Facility (PTI Airport – Greensboro) \$4.7B investment; 14,500 jobs projected over 10 years. First U.S. full-scale production center for the Z4 blended-wing aircraft. Significant aerospace and engineering workforce driver.



An S&P 500 clinical diagnostics and biotechnology leader headquartered in Burlington, employing **5,000+** workers locally.



A global textile manufacturer headquartered in Glen Raven/Burlington with approximately **3,000** employees.



Manufacturing has long been a key part of North Carolina’s history, especially in the Triad region. While the industry remains strong, jobs are changing to keep up with modern needs. Major companies like Krispy Kreme, Mack Trucks, and Reynolds-American are based in the Triad. The region is also a hub for aerospace and aviation, with many companies growing and hiring. The Triad has a workforce of over 815,000 people, and about 25,000 degrees are awarded each year.

Healthcare is another major employer, supported by a strong network of hospitals. Wake Forest’s School of Medicine helps students quickly move into healthcare careers. The region also supports innovation in biotech and pharmaceuticals, with companies like Aestas Pharma and Drumetix leading research.

Tech is growing too. Startups are expanding and hiring, while established companies like AT&T continue to offer jobs in IT and tech support.

#2 Best city for business costs
Wallethub, 2024

Cost of living

The Triad region offers some of the most favorable scores on the Council for Community and Economic Research’s acclaimed cost of living index. Housing, utilities, groceries, transportation and health care all cost below the national average here.

#2 Most affordable metro area
Wallethub, 2024

Quality of life

The Triad offers a high quality of life with lively downtowns, family-friendly neighborhoods, and 80 miles of walking and biking trails. Residents enjoy easy access to top colleges, Southern cuisine, local craft breweries, and wineries.

Accessibility

The Triad’s east coast location is ideal for businesses needing quick access to suppliers. Over half of the U.S. population is within 650 miles, and major highways like I-85, I-40, I-77, I-74, and I-73 connect the region to key markets across the country.

Education

The Triad is home to 21 colleges and universities, offering easy access to quality education. Top schools include Wake Forest, Elon, Salem College, High Point University, UNC Greensboro, and Winston-Salem State. Eleven schools in the region rank among the top five in their categories, according to U.S. News & World Report. Over 100,000 students are currently enrolled, and more than 25,000 degrees are awarded each year. About 28% of adults in the Triad have a bachelor's degree or higher.

Top 5 public universities for 24 consecutive years

U.S. News & World Report

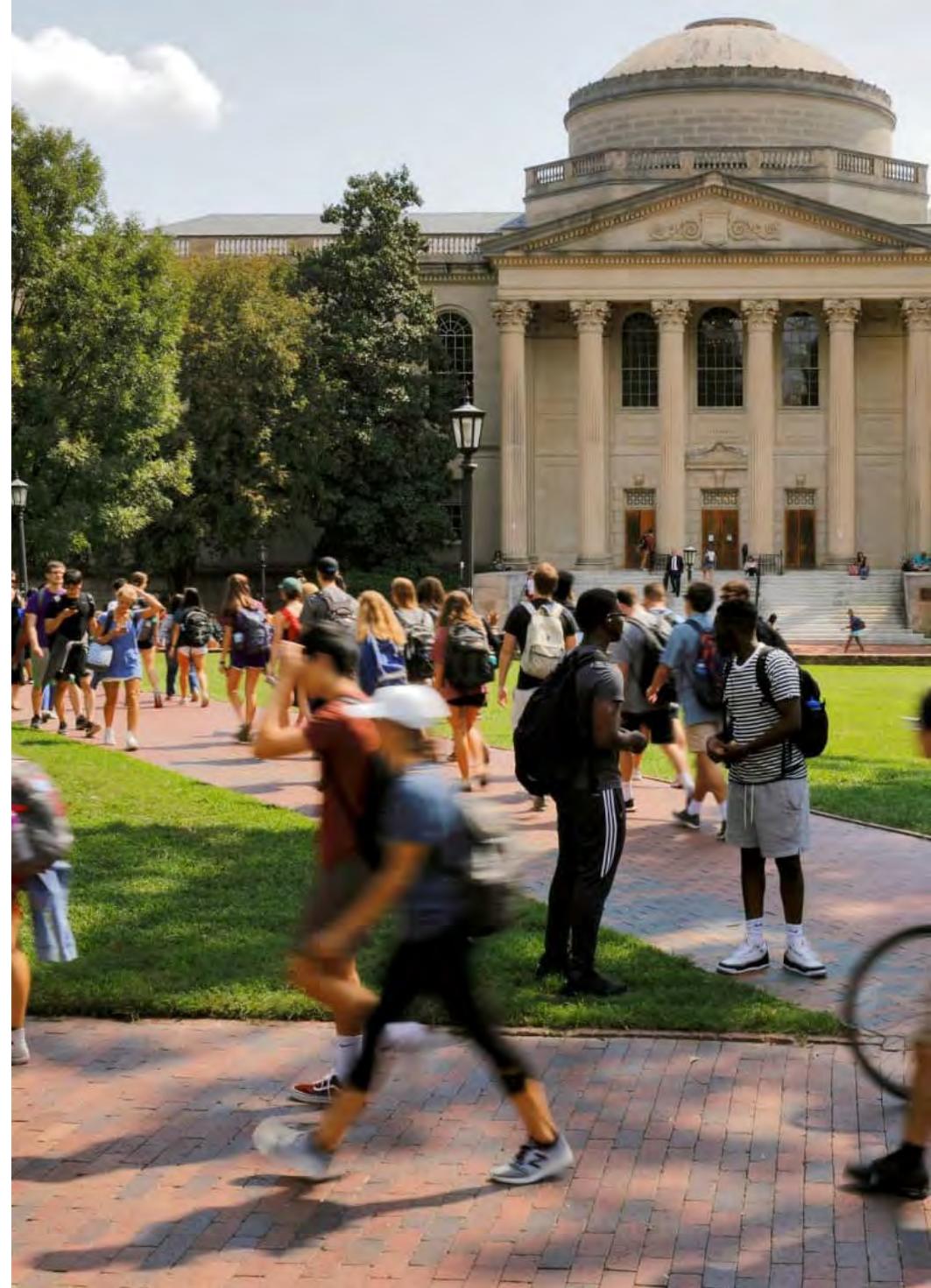
UNC Chapel Hill

Carolina has been ranked among the top 5 public universities for 24 consecutive years and a best value among public universities for 21 years. The University of North Carolina at Chapel Hill—founded in 1789 as the nation's first public university—serves as one of the most influential economic engines in the Southeast. With more than 32,000 students, 13,000+ faculty and staff, and a research enterprise exceeding \$1.2 billion in annual sponsored funding.

Major industries

The Triad's favorable business climate and rich talent pool have led new and expanding businesses to announce jobs at an accelerated pace in recent years.

The region has historically been tied to textiles, furniture, and tobacco and is currently a key transportation and manufacturing hub. New growth industries that are emerging include distribution, logistics, bio-technology, and aviation & aerospace.



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