

Construction
Progress & Site
Work Actively
Underway



Creekside Logistics I & II

2080 & 2090 Creekside Industrial Drive | Mebane, NC 27302



GRIFFIN
PARTNERS

CBRE

Construction Progress

June 2026



Building I - Walls Being Formed



Building I - Walls Being Formed



Building I - Walls Being Formed



Building II - Sitework Underway

Creekside Logistics I & II

±196,800 SF Class A Industrial Development

Strategically positioned in the heart of North Carolina, this two building industrial development boasts prime visibility along the I-40/I-85 corridor, just 30 minutes from the Raleigh-Durham International Airport. This convenient location offers unparalleled access to major industrial thoroughfares, ensuring seamless connectivity to major North Carolina markets including Raleigh and Charlotte. The development's proximity to key economic hubs further enhances its appeal, making it a premier choice for businesses looking to leverage the region's robust infrastructure and dynamic growth opportunities.



Master Site Plan

25.6

Site Acreage

G-6

Mebane Zoning

197K

Total SF Available

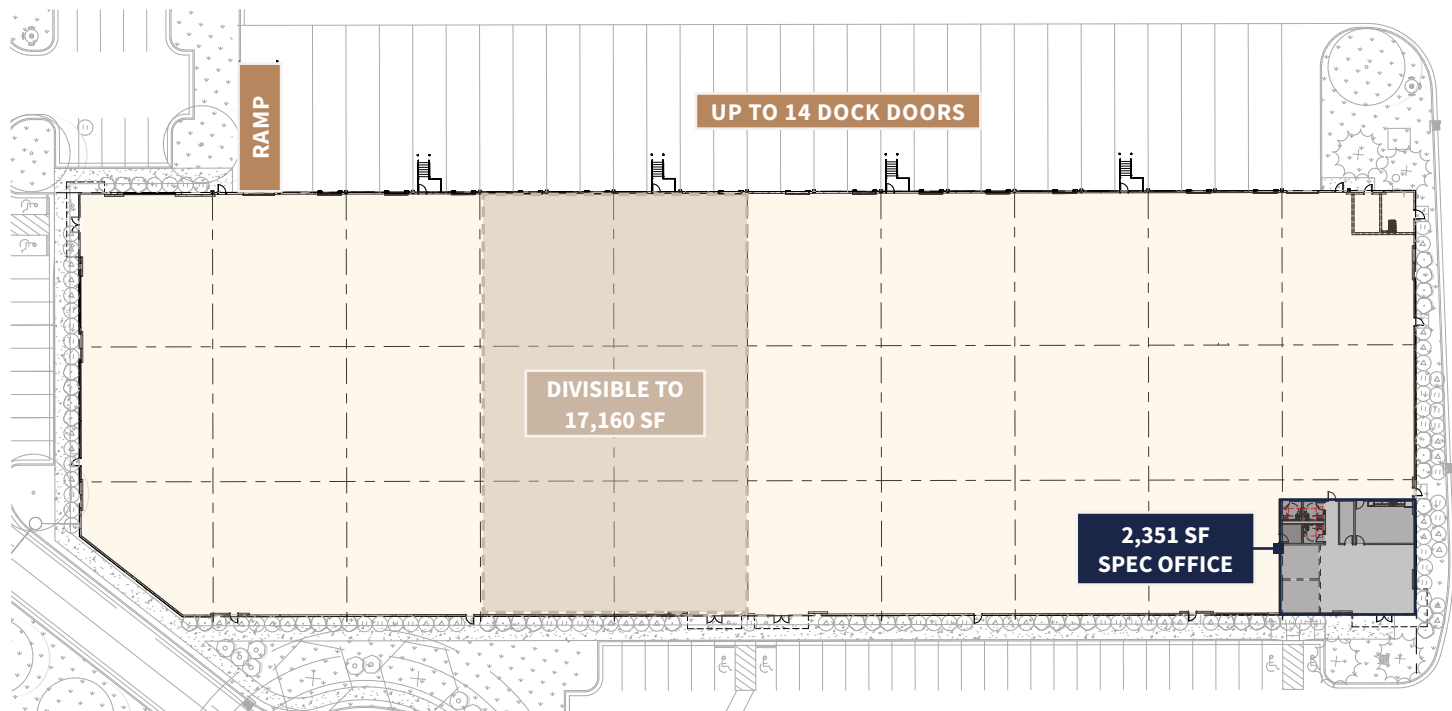
237

Auto Parking



Building I

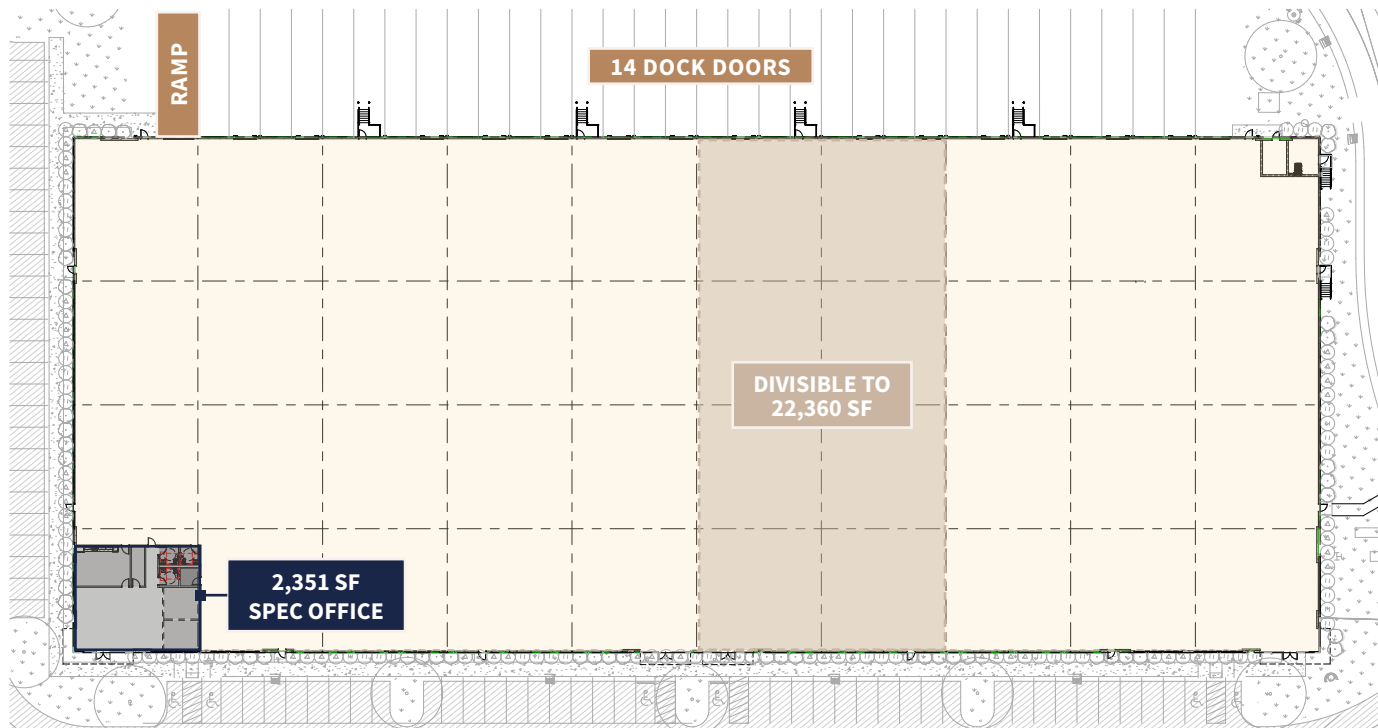
17,160 SF - 85,095 SF



Address	2080 Creekside Industrial Dr Mebane, NC	Sprinkler System	ESFR
Building Size	85,095 SF	Power	1,600 amps per building
Available SF	17,160 SF - 85,095 SF	Dock-High Doors	Up to Fourteen (14) 9' x 10'
Office SF	2,351 SF Spec Office	Drive-in Doors	One (1) 12' x 14' drive-in ramp
Building Dimensions	520' x 165'	Auto Parking	120 auto spaces
Column Spacing	52' x 52'6" (typ.) 60' Speed Bay	Zoning	Mebane G-6
Clear Height	32' clear	Shell Delivery	August 2026

Building II

22,360 SF - 111,713 SF



Address	2090 Creekside Industrial Dr Mebane, NC	Sprinkler System	ESFR
Building Size	111,713 SF	Power	1,600 amps per building
Available SF	22,360 SF - 111,713 SF	Dock-High Doors	Fourteen (14) 9' x 10'
Office SF	2,351 SF Spec Office	Drive-in Doors	One (1) 12' x 14' drive-in ramp
Building Dimensions	520' x 215'	Auto Parking	117 auto spaces
Column Spacing	52' x 51'8" (typ.) 60' Speed Bay	Zoning	Mebane G-6
Clear Height	32' clear	Shell Delivery	September 2026

Perfectly Positioned

Backbone of the Southeast

Renowned as the “backbone of the southeast,” the I-40/I-85 corridor is the region’s premier transportation and logistics hub. Occupiers can enjoy unparalleled access to major cities like Atlanta to the south and Washington DC to the north, all within a day’s drive.

The region is home to a labor force of 1.5 million within a 45-minute drive, along with 36,000 graduates annually from 20 area colleges and universities. The advantages of easy global travel, economic incentives, an abundant supply of highly skilled workers, and advanced infrastructure create an optimal business climate.

115K

vehicles per day on I-40/I-85

48%

of the U.S. population within 600 miles

10.7M

total population in the state of NC

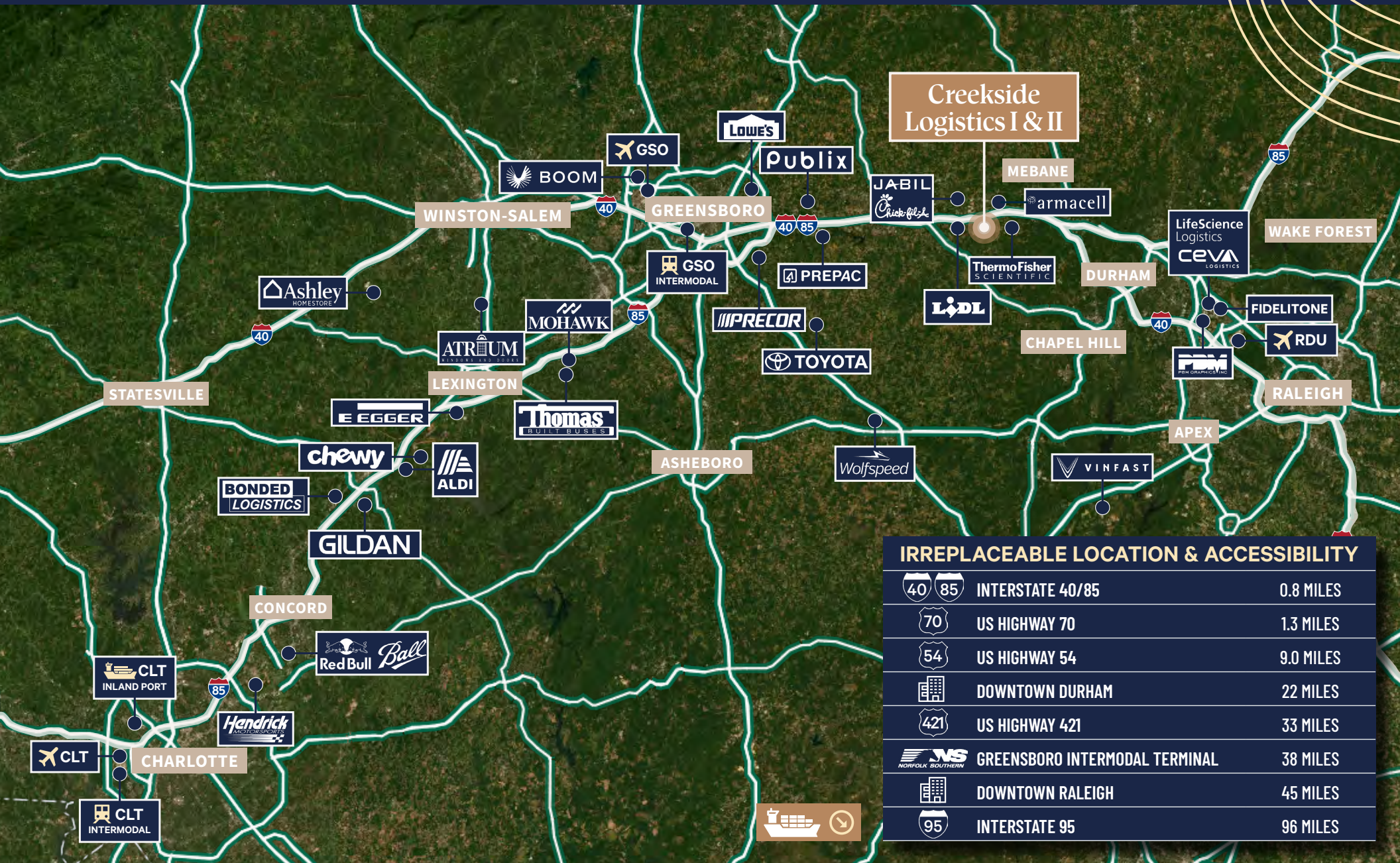
#1

best business climate in the U.S.



Location is Everything

Major North Carolina Distributors & Manufacturers along the I-40/85 Corridor



IRREPLACEABLE LOCATION & ACCESSIBILITY		
	INTERSTATE 40/85	0.8 MILES
	US HIGHWAY 70	1.3 MILES
	US HIGHWAY 54	9.0 MILES
	DOWNTOWN DURHAM	22 MILES
	US HIGHWAY 421	33 MILES
	GREENSBORO INTERMODAL TERMINAL	38 MILES
	DOWNTOWN RALEIGH	45 MILES
	INTERSTATE 95	96 MILES

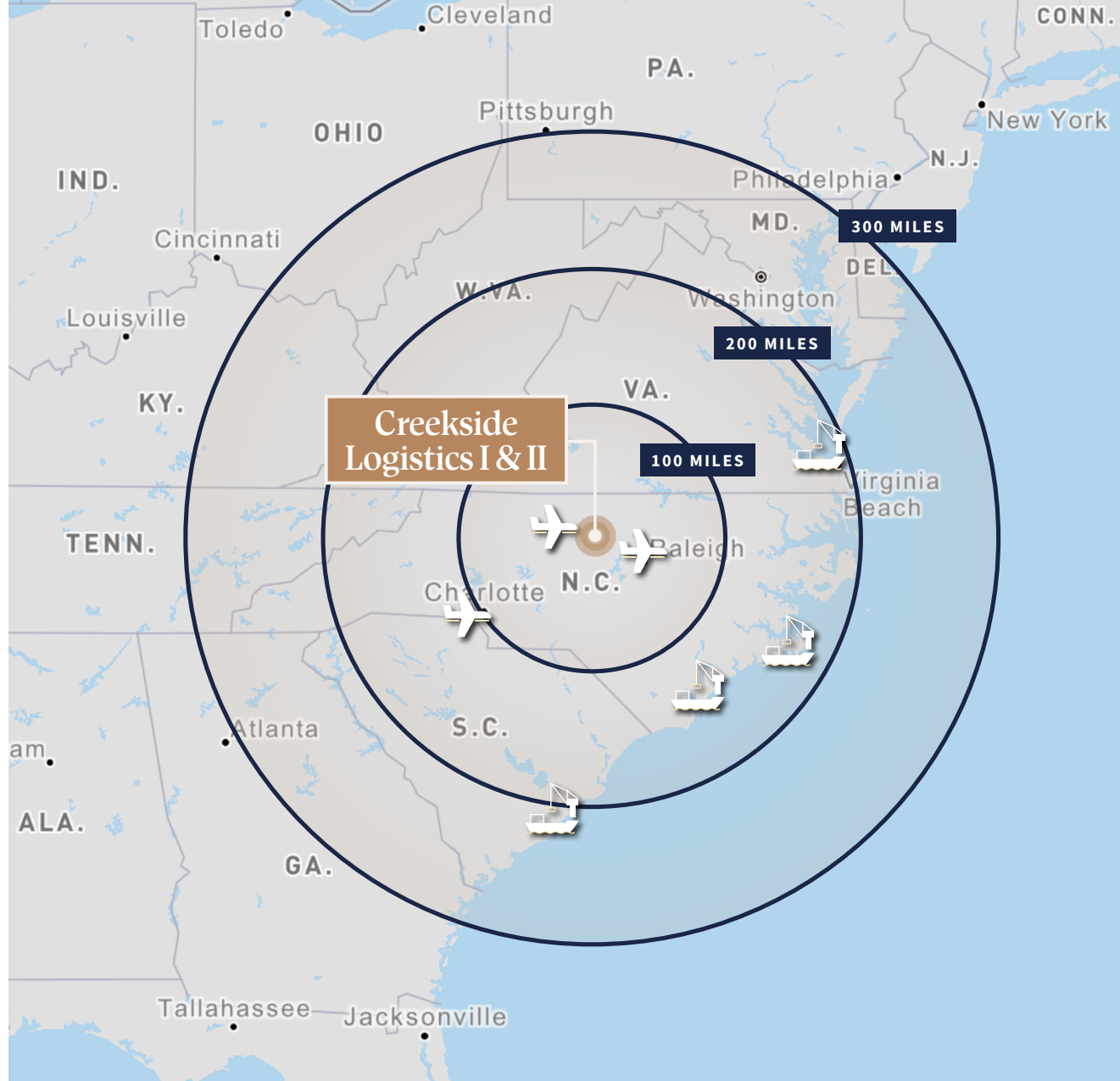
Prime East Coast Connectivity

Airports

Raleigh-Durham Int'l Airport	35 Miles
Piedmont Triad Int'l Airport	48 Miles
Charlotte Douglas Int'l Airport	127 Miles

Seaports

Port of Wilmington, NC	180 Miles
Port of Morehead City, NC	195 Miles
Port of Norfolk, VA	209 Miles
Port of Charleston, SC	313 Miles



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