



FOR SALE

1941 HAW RIVER HOPEDALE RD
BURLINGTON, NC 27217

PRESENTED BY:



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PROPERTY SUMMARY



ASKING PRICE

\$2,250,000

OFFERING SUMMARY

BUILDING SIZE:	±45,400 SF
PARCEL ID:	149618
LOT SIZE:	±4.32 Acres
ZONING:	I-2 & B-2
PRICE/SF:	\$49.56/SF

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for sale 1941 Haw River Hopedale Rd in Burlington, NC. **This is a rare opportunity in the growing Alamance County submarket.** The building offers ±45,400 RSF of highly affordable industrial warehouse space, consisting of several clear span bays of various sizes (please see property details + floor plan for specifics). **Half of the building is occupied until 07/27.** The seller will sign a new one-year lease for the remaining space upon the sale of the building.

PROPERTY HIGHLIGHTS

- Strong value-add opportunity with existing cash flow during planning
- Attractive option for both owner-occupants and investors
- Ideal for light assembly, storage, and/or distribution, with new roof installed in 2021
- Four miles from I-40/85, roughly halfway between Greensboro and Durham (±30 miles)

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	1941 Haw River Hopedale Rd
CITY, STATE, ZIP	Burlington, NC 27217
COUNTY	Alamance
PLANNING JURISDICTION	Town of Haw River

BUILDING INFORMATION

BUILDING SIZE	±45,400 SF
OFFICE SPACE	±784 SF
WAREHOUSE SPACE	±44,616
YEAR BUILT	1973
NUMBER OF FLOORS	One
CEILING HEIGHTS	±10 - 26 ft
FOUNDATION	Cement Slab
ROOF	Membrane (Installed in 2021)
FLOOR COVERINGS	Cement
TENANCY	Multiple

PROPERTY INFORMATION

PROPERTY TYPE	Warehouse/Industrial Flex
ZONING	I-2 & B-2
LOT SIZE	±4.32 Acres
LOT TYPE	Fenced & Graveled
LOT FRONTAGE	±395 ft

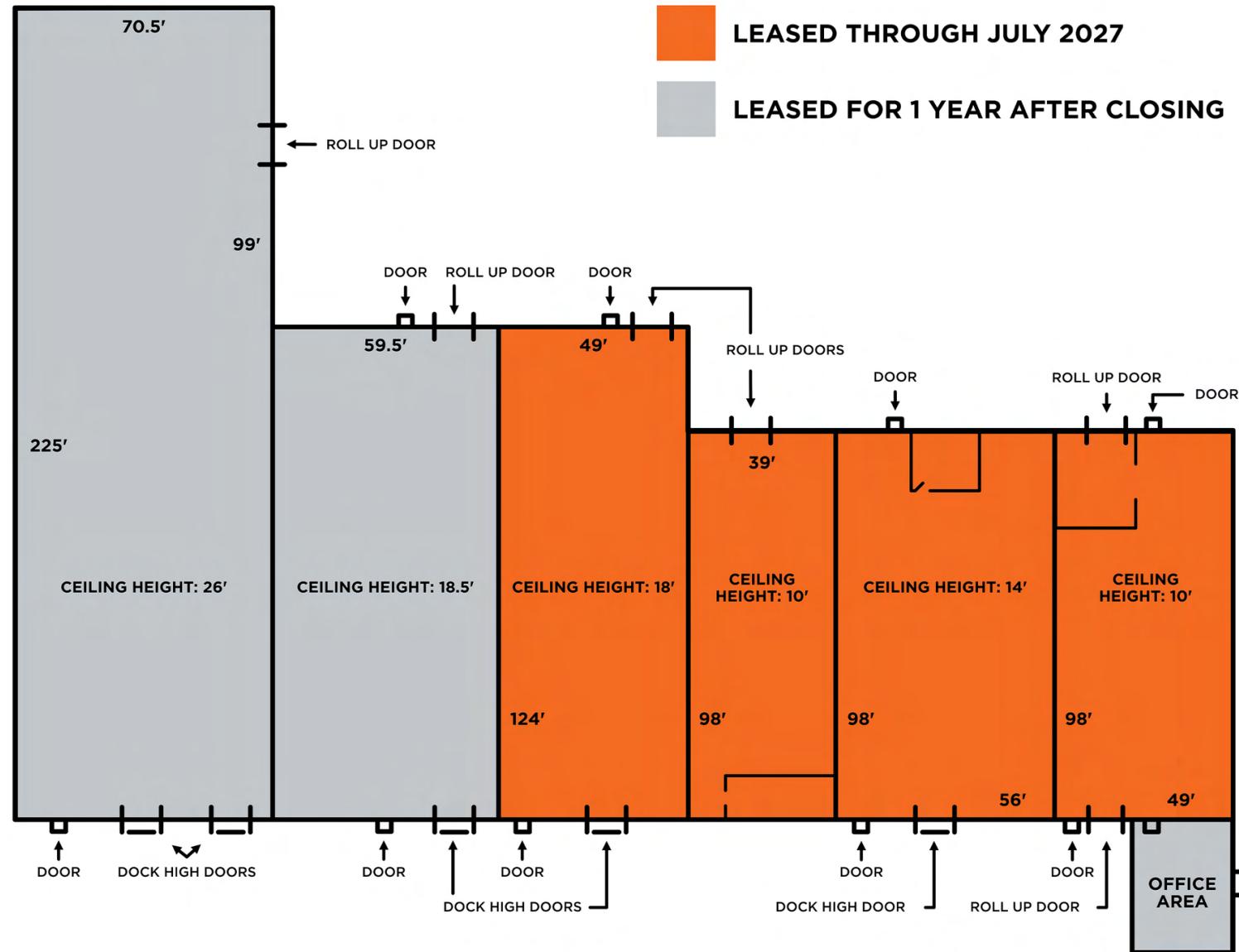
AMENITIES & UTILITIES

DOCK HIGH DOORS	Five
DRIVE-IN DOORS	Four
# OF HVAC UNITS	Three
ELEVATORS	None
WATER & SEWER	City of Burlington
GAS	Above Ground Tank For Heating Units
INTERNET	Yes (Cable)
ELECTRIC	480V 3 Phase (Duke Energy)

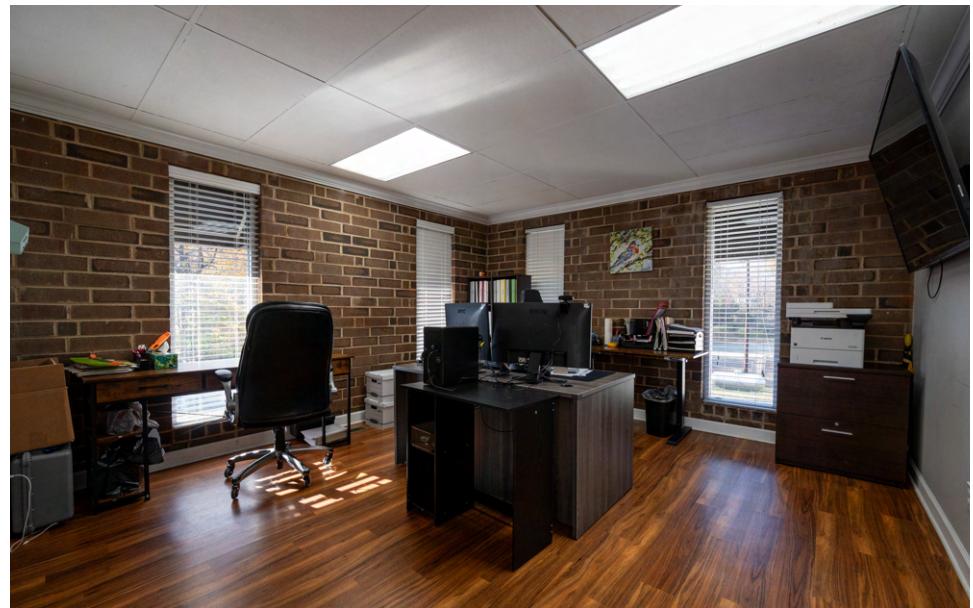
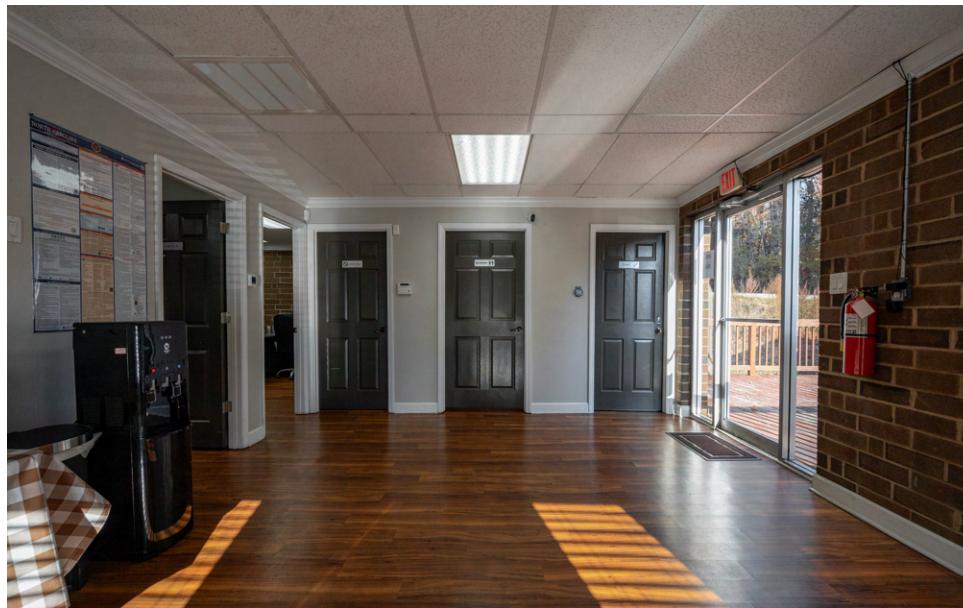
REGIONAL LOCATION MAP



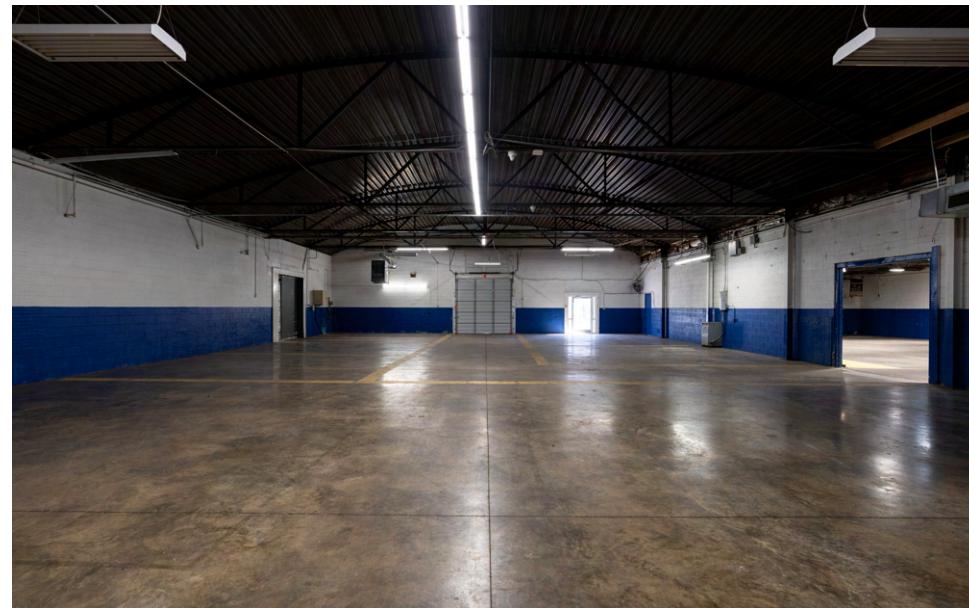
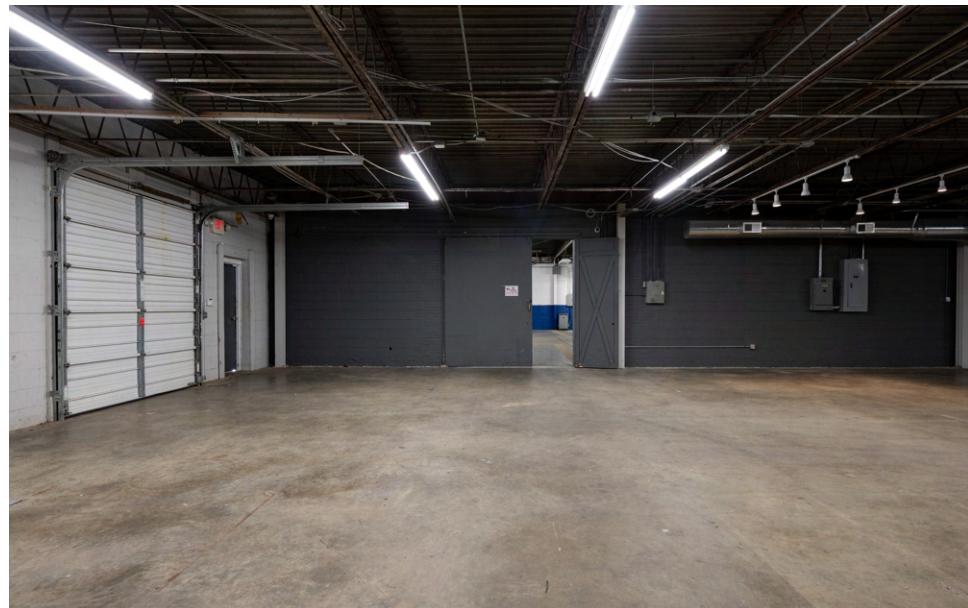
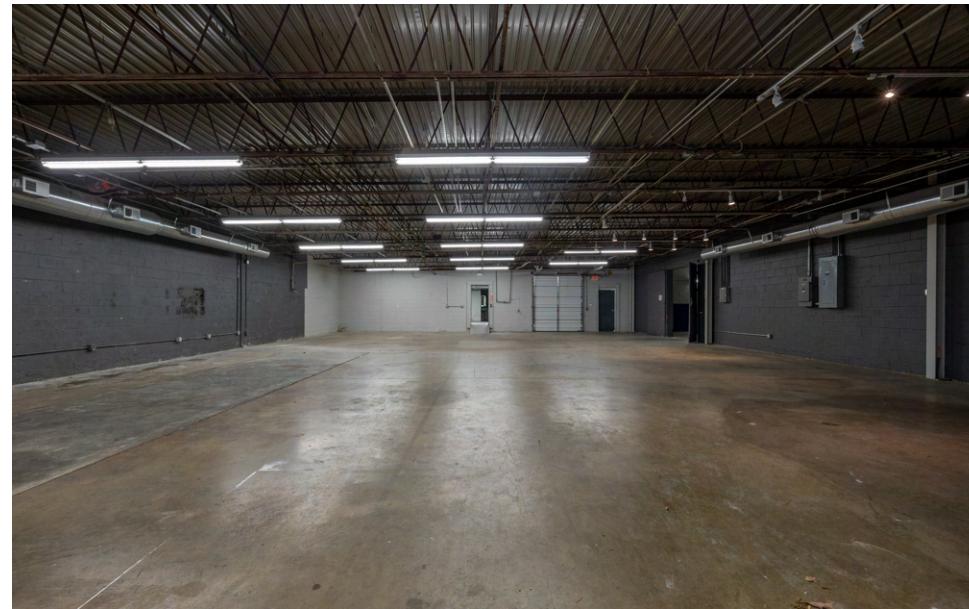
FLOOR PLAN



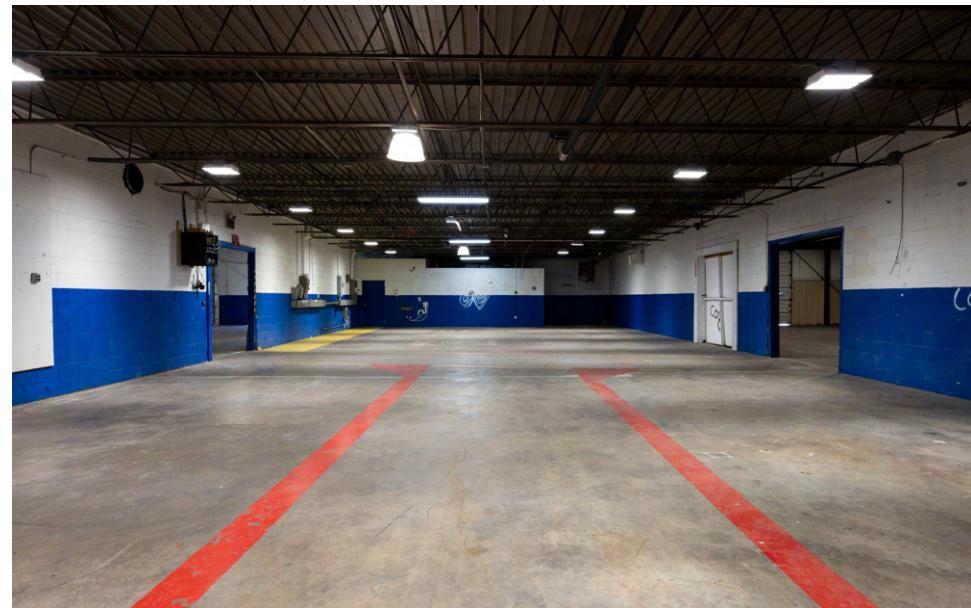
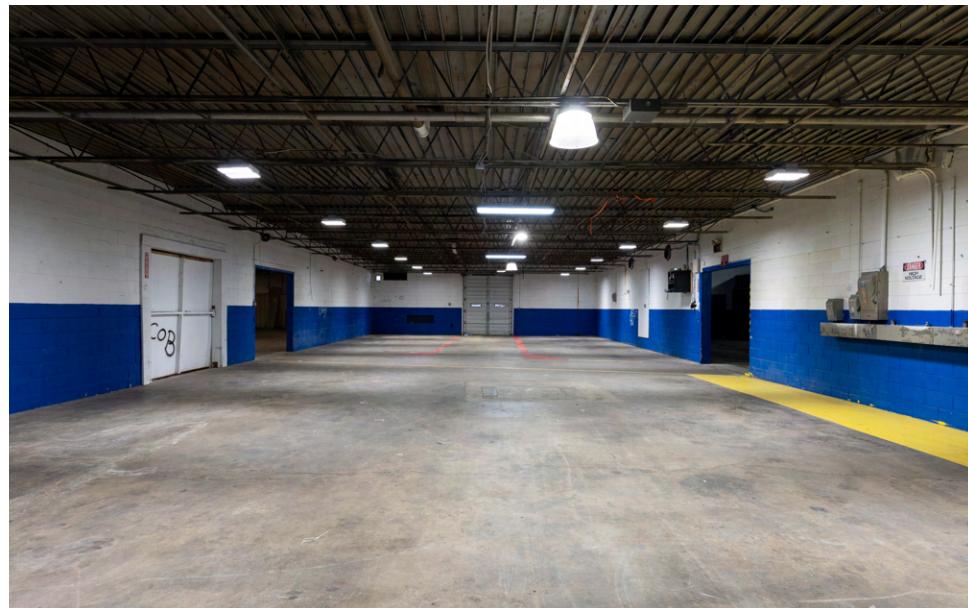
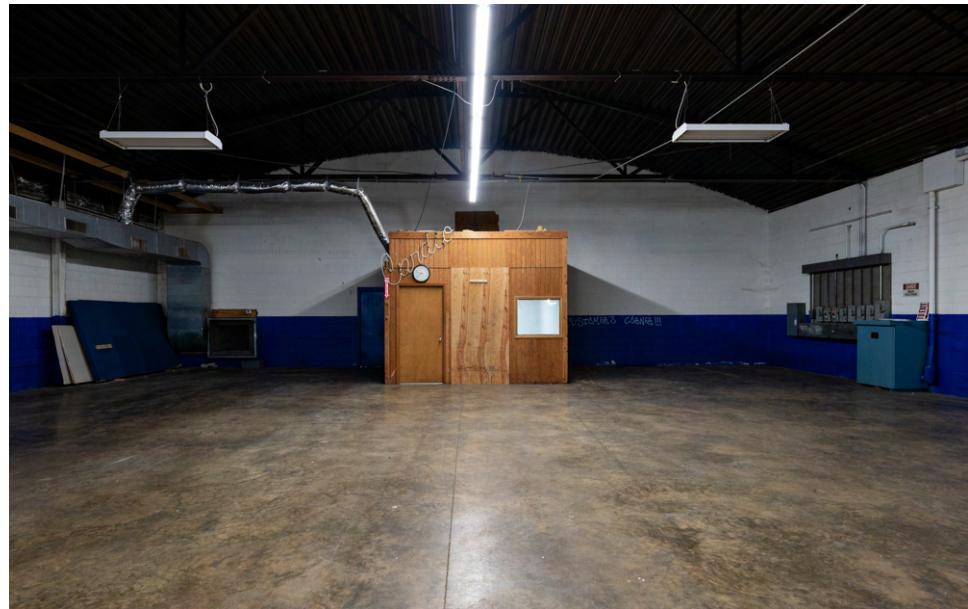
PROPERTY PHOTOS



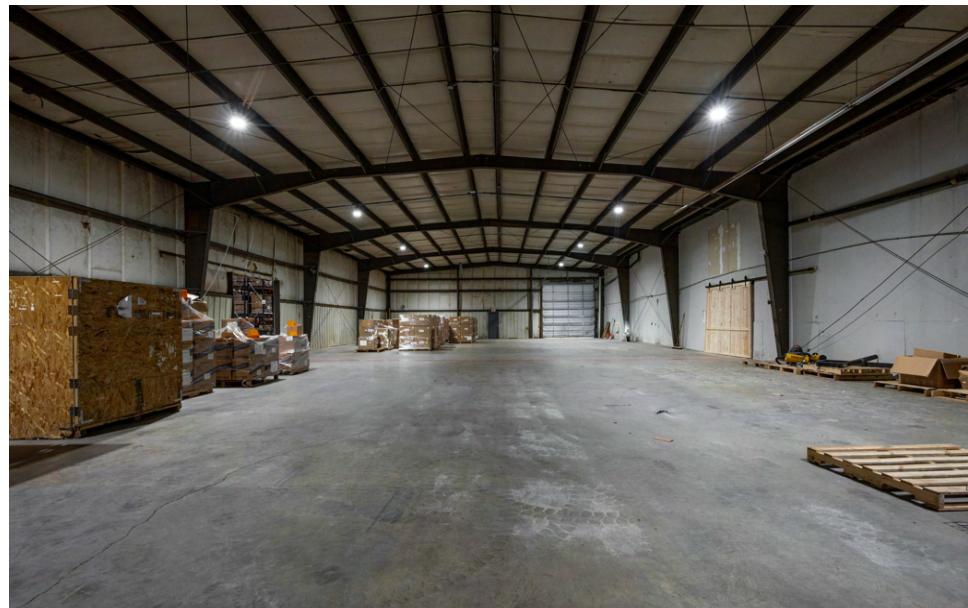
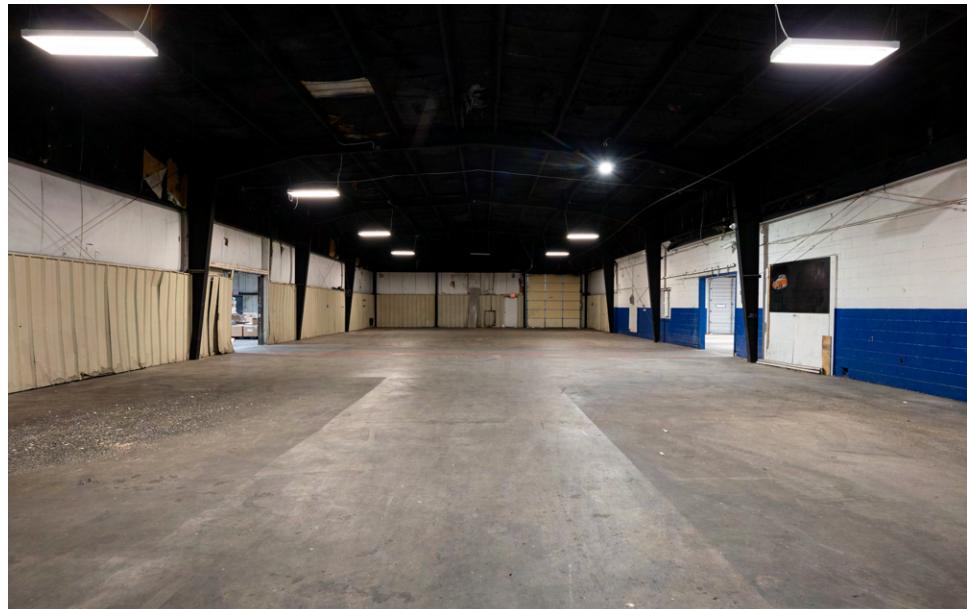
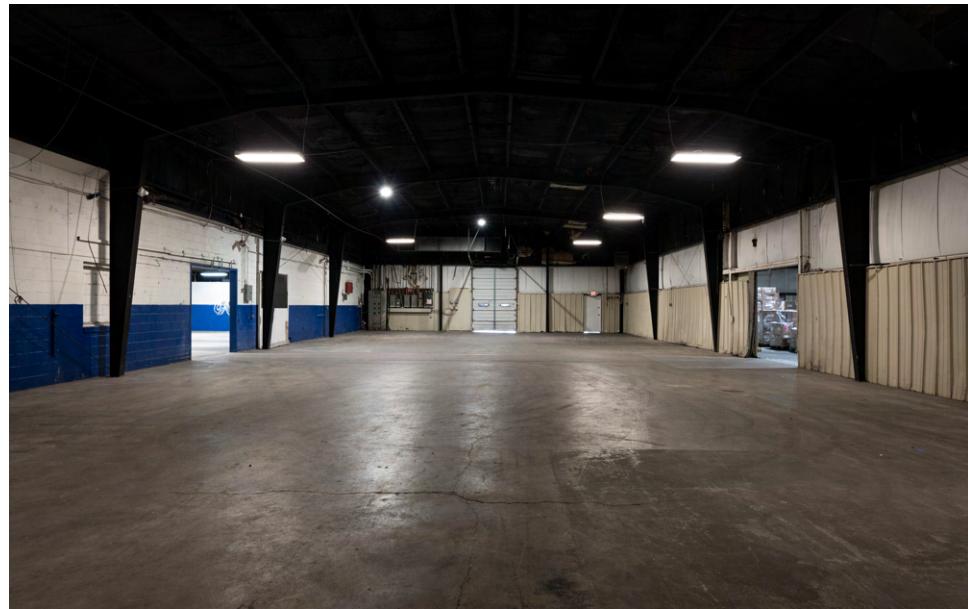
WAREHOUSE INTERIOR



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RETAILER MAP





Local Expertise.
National Reach.

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