

For Lease

**MERUS**

**CBRE**

# Haw River Distribution Center

Up to 579,040 SF Class A Industrial  
Space Available on I-40/I-85 Corridor

1325 Truby Drive, Graham, NC 27258





# Property Highlights

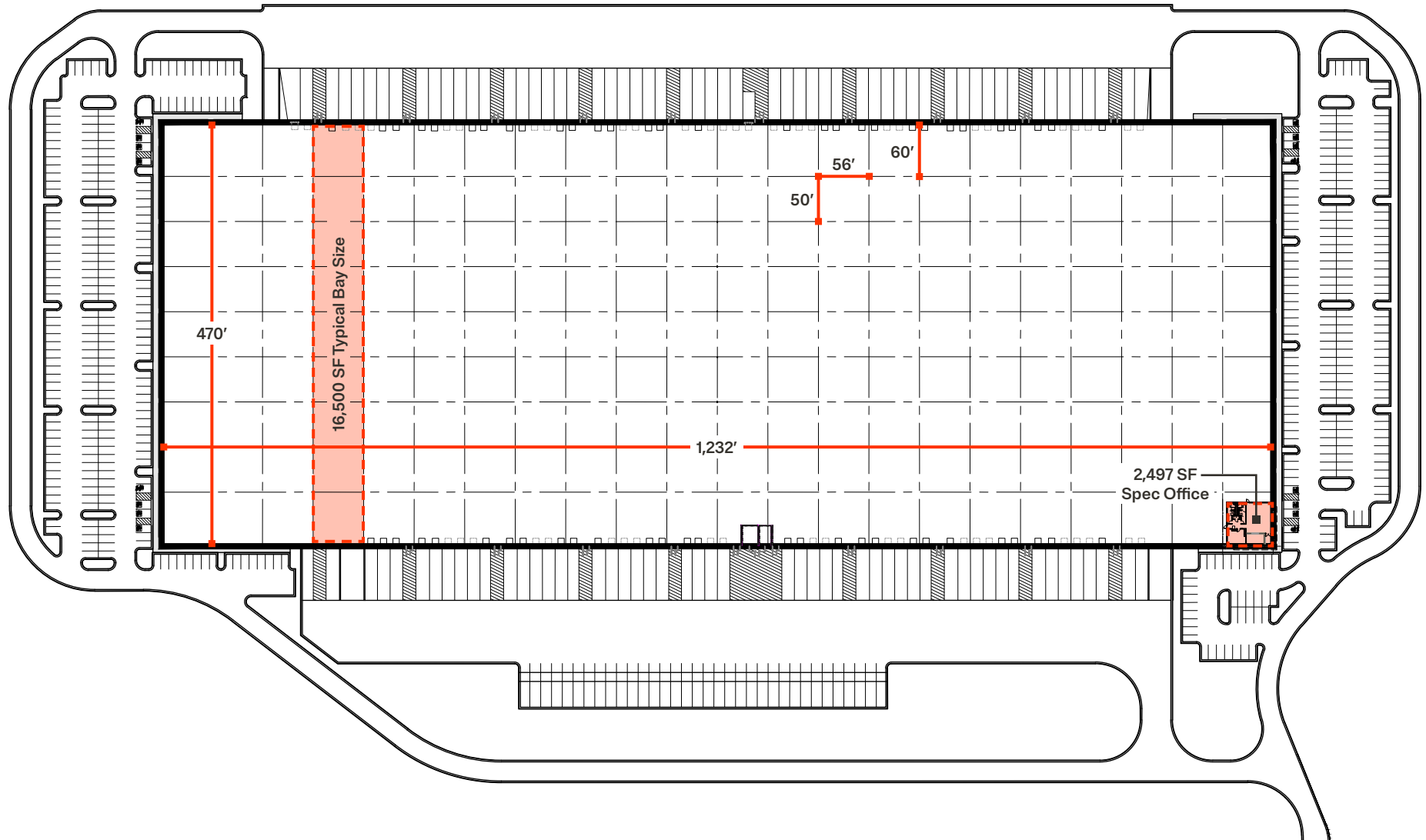
## Haw River Distribution Center

- 579,040 SF cross-dock Class A industrial building with 2,497 SF of speculative office space.
- Adjacent to the I-85/I-40 corridor, providing excellent accessibility and transportation connectivity to major metropolitan areas.
- The dynamic I-85/I-40 corridor is considered the “backbone of the southeast” and is indisputably the major transportation and logistics corridor in the region.
- The strong infrastructure and interconnectivity of the I-85/I-40 corridor has attracted various national distribution and manufacturer users.
- Equidistant between two (2) international airports via I-40 (RDU & PTI).
- Convenient access to four (4) ports within 250 miles.
- Heavy power available: nine (9) megawatts.



# Floor Plan

Haw River  
Distribution Center



**579,040 SF**

Total Building Size

**2,497 SF**

Speculative Office Space

**58**

Manual Dock Doors

**4**

Drive-in Ramp Doors

**36'**

Minimum Clear Height



# Property Photos

## Haw River Distribution Center



# Building Specifications

Property Address	1325 Truby Drive, Graham, NC
Building Size	579,040 SF (can be subdivided)
Dimensions	1,232' x 470'
Office Size	2,497 SF (can be expanded)
Column Spacing	56' x 50' typical, 60' speed bay (end bays may vary)
Dock Doors	58 total (9' x 10') 38 manual dock doors & 20 dock pit with mechanical levelers & bumpers 50 knockout panels
Drive-in Doors	4 total (12' x 14')
Lighting	LED high bay fixtures
Clear Height	36'
Truck Court Depth	130'
Trailer Parking	29 trailer spaces
Auto Parking	476 surface lot spaces
Fire Protection	ESFR sprinkler system
Construction Type	Tilt-up concrete panels
Roof Material	45 mil TPO membrane roof
Floor Thickness	7" 4,000 psi concrete slab
Zoning	I-1 Industrial
Power	Duke Energy
Electric	2,000 amp, 480V
Water & Sewer	City of Graham 2" water line, 8" sewer line
Gas	Dominon Energy

## Haw River Distribution Center





# Immediately adjacent to the I-85/I-40 Corridor

Haw River  
Distribution Center





# Area Demographics



## Population

15 MINS: 123,420  
30 MINS: 542,607



## Labor Force

15 MINS: 64,046  
30 MINS: 271,424



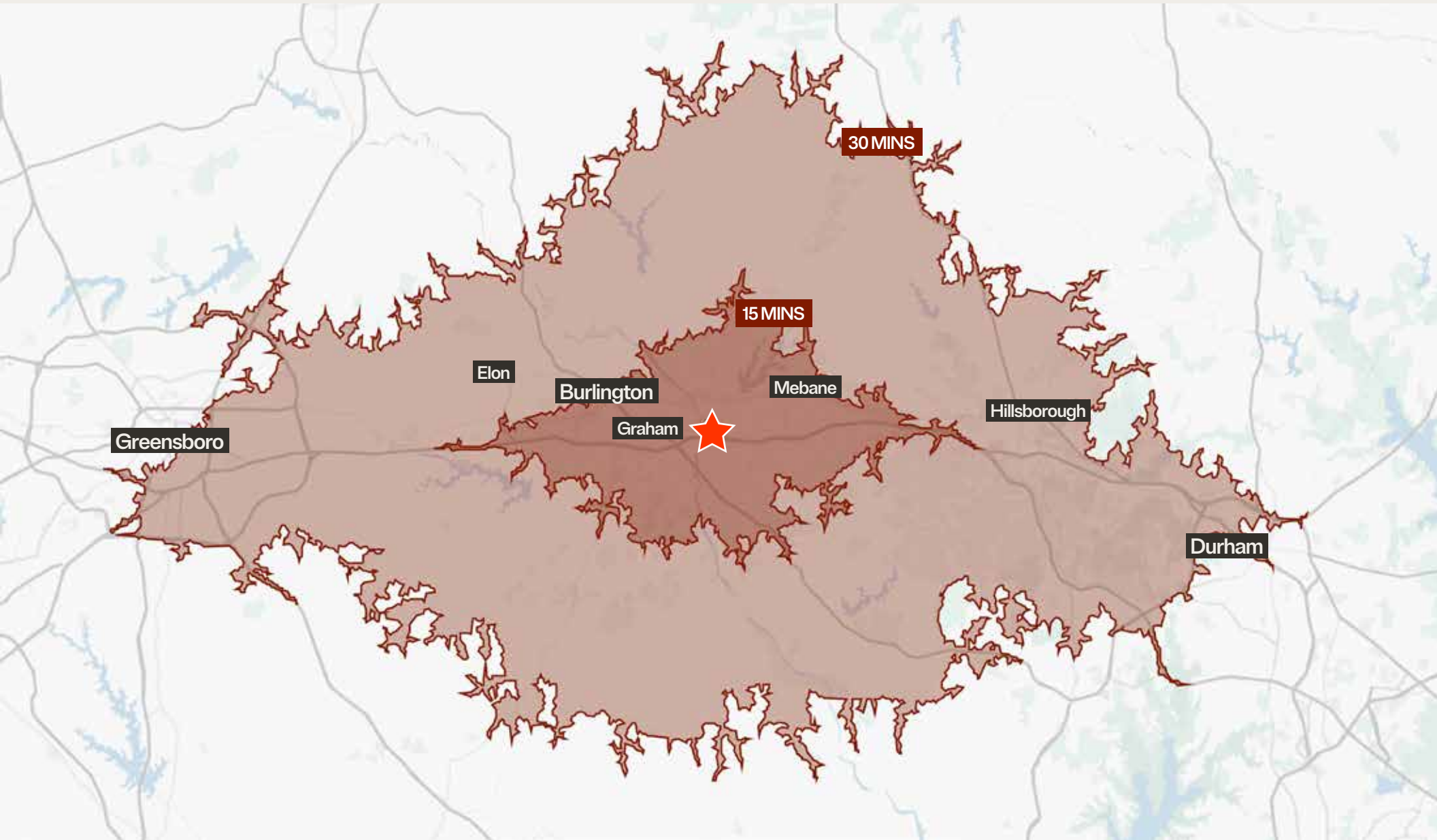
## Avg. Income

15 MINS: \$85,293  
30 MINS: \$101,574



## Households

15 MINS: 51,622  
30 MINS: 221,711



# Perfectly Positioned

## North Carolina Accolades

### #1

Best State for Business  
CNBC, 2022, 2023, & 2025  
(#2 in 2024)

### #2

Best Business Climate  
Site Selection Magazine, 2025

### 2.25%

Corporate Tax Rate

### #1

Largest Manufacturing  
Workforce in the Southeast  
Lightcast, 2025

### #4

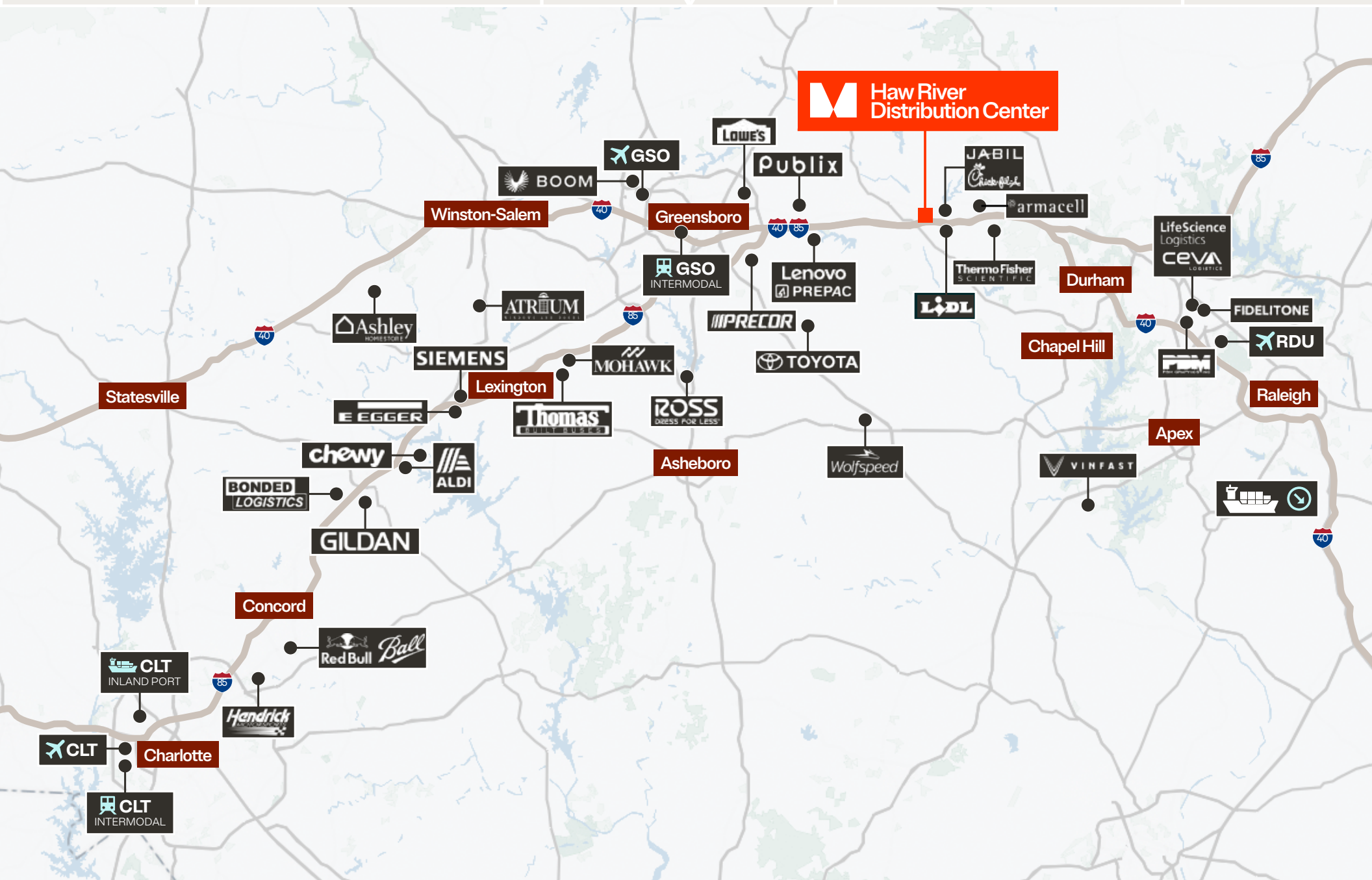
Fastest Growing State  
US Census, 2025





# Major North Carolina Distributors & Manufacturers

Haw River  
Distribution Center



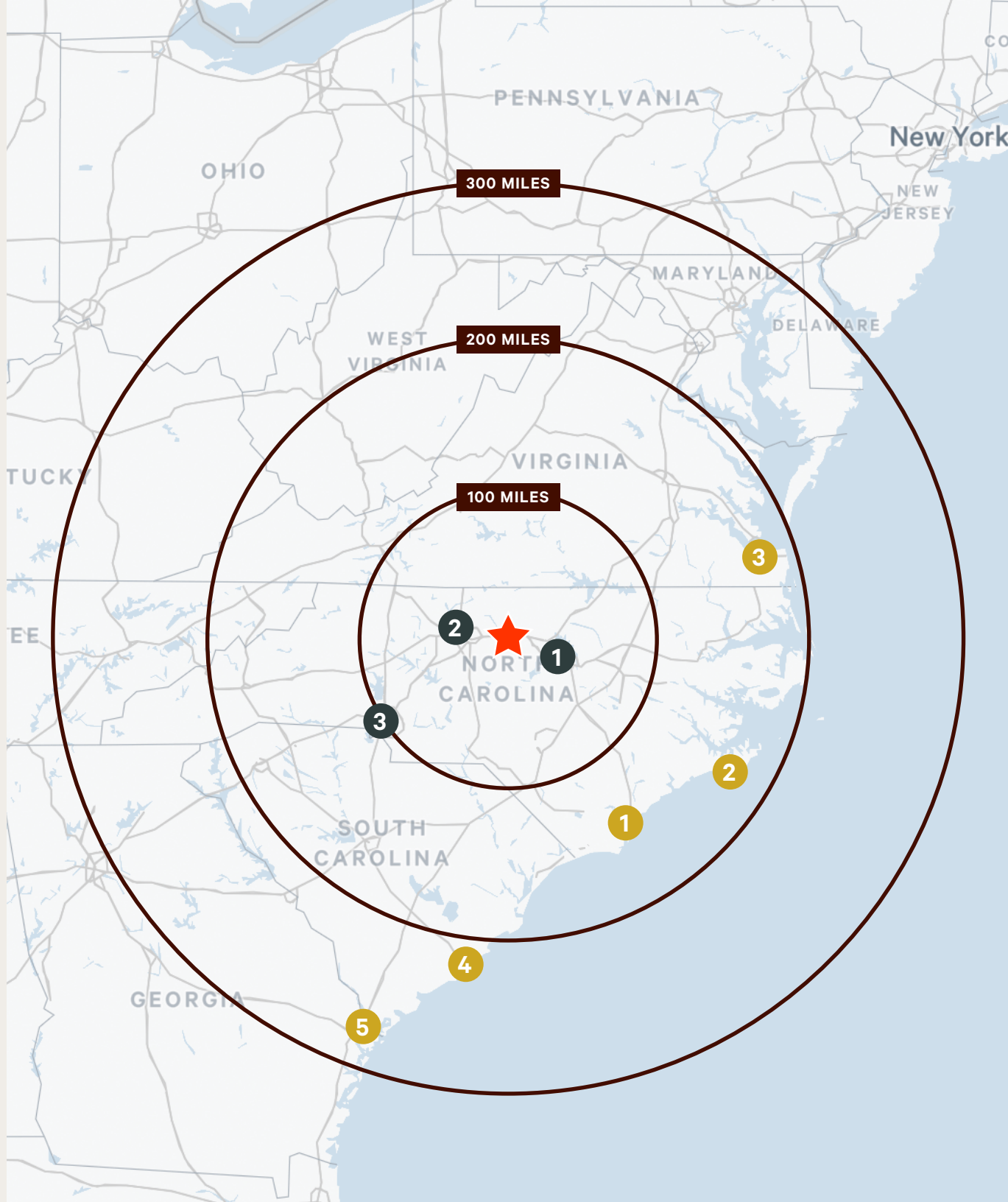
Haw River Distribution Center offers ease of access to major airports and seaports, with less than 125 miles to three international airports and less than 355 miles to five seaports.

## Airports

- 1 Raleigh-Durham International Airport**  
40 Miles / 40min drive
- 2 Piedmont Triad International Airport**  
40 Miles / 41min drive
- 3 Charlotte Douglas International Airport**  
120 Miles / 1hr 52min drive

## Seaports

- 1 Port of Wilmington, NC**  
187 Miles / 2hr 48min drive
- 2 Port of Morehead City, NC**  
202 Miles / 3hr 29min drive
- 3 Port of Norfolk, VA**  
211 Miles / 3hr 31min drive
- 4 Port of Charleston, SC**  
309 Miles / 4hr 46min drive
- 5 Port of Savannah, GA**  
353 Miles / 5hr 23min drive





For Lease

# Haw River Distribution Center

1325 Truby Drive, Graham, NC 257258



**Dodson Schenck**

Executive Vice President

+1 336 478 0234

[dodson.schenck@cbre.com](mailto:dodson.schenck@cbre.com)

**Will Henderson**

Executive Vice President

+1 336 544 2745

[will.henderson@cbre.com](mailto:will.henderson@cbre.com)

**Austin Nagy**

Senior Vice President

+1 919 831 8197

[austin.nagy@cbre.com](mailto:austin.nagy@cbre.com)

**Justin Parker**

Vice President

+1 919 538 0493

[jparker@merus1894.com](mailto:jparker@merus1894.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**MERUS**

**CBRE**