

FOR LEASE

BUILD-TO-SUIT INDUSTRIAL BUILDING

M-1 HEAVY INDUSTRIAL ZONING IN MEBANE

±115,000 SF WAREHOUSE SPACE
AVAILABLE FOR LEASE

EXISTING LEASED BUILDING



NAI Piedmont Triad

700 TROLLINGWOOD HAWFIELDS RD.
MEBANE, NC 27302

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BUILDING SUMMARY

Furman Capital Advisors and NAI Piedmont Triad are pleased to offer this Build-to-Suit Option in Mebane, North Carolina. Mebane is one of the fastest growing areas in the State and is home to such industrial clients as GKN, ABB, WalMart, Lidl, Sandvik, Jabil and Lotus Bakeries. A UPS Ground Hub is under construction just over one mile from this location. Located less than one mile from Exit 152 of the Interstate Highway 85/40 corridor, this Build-to-Suit Option offers Heavy Industrial Zoning (M-1) which is the most flexible and versatile zoning found in the area. The options are plentiful for the tenant as far as production, warehousing, and outstanding outdoor storage options. Tenant specifications are easily adaptable in this project to accommodate special needs and business models. Call today for additional information and pricing.

BUILDING SPECIFICATIONS

- POTENTIAL BUILDING SF:** Up to 115,000 SF with outdoor storage
- ZONING:** M-1 in Mebane's ETJ and that is Heavy Industrial
- DOORS:** (16) Drive-In Doors (12'x10') with covered loading Dock
- CEILING HEIGHT:** 36' clear or Tenant's Specs
- SPRINKLER:** ESFR
- OFFICE:** Build-to-Suit
- ROOF:** Standing Seam Metal or Tenant's Specs
- POWER:** 1200 amps at 480/277 or Tenant's Specs
- TRUCK COURT:** 200' shared
- FEATURES:** New truck court; detention pond to rear
- LEASE RATE:** **CALL FOR PRICING**



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



REV	DATE	DESCRIPTION	BY	PROJECT
1				
2				
3				
4				
5				
6				



THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



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ENGINEERS & SURVEYORS

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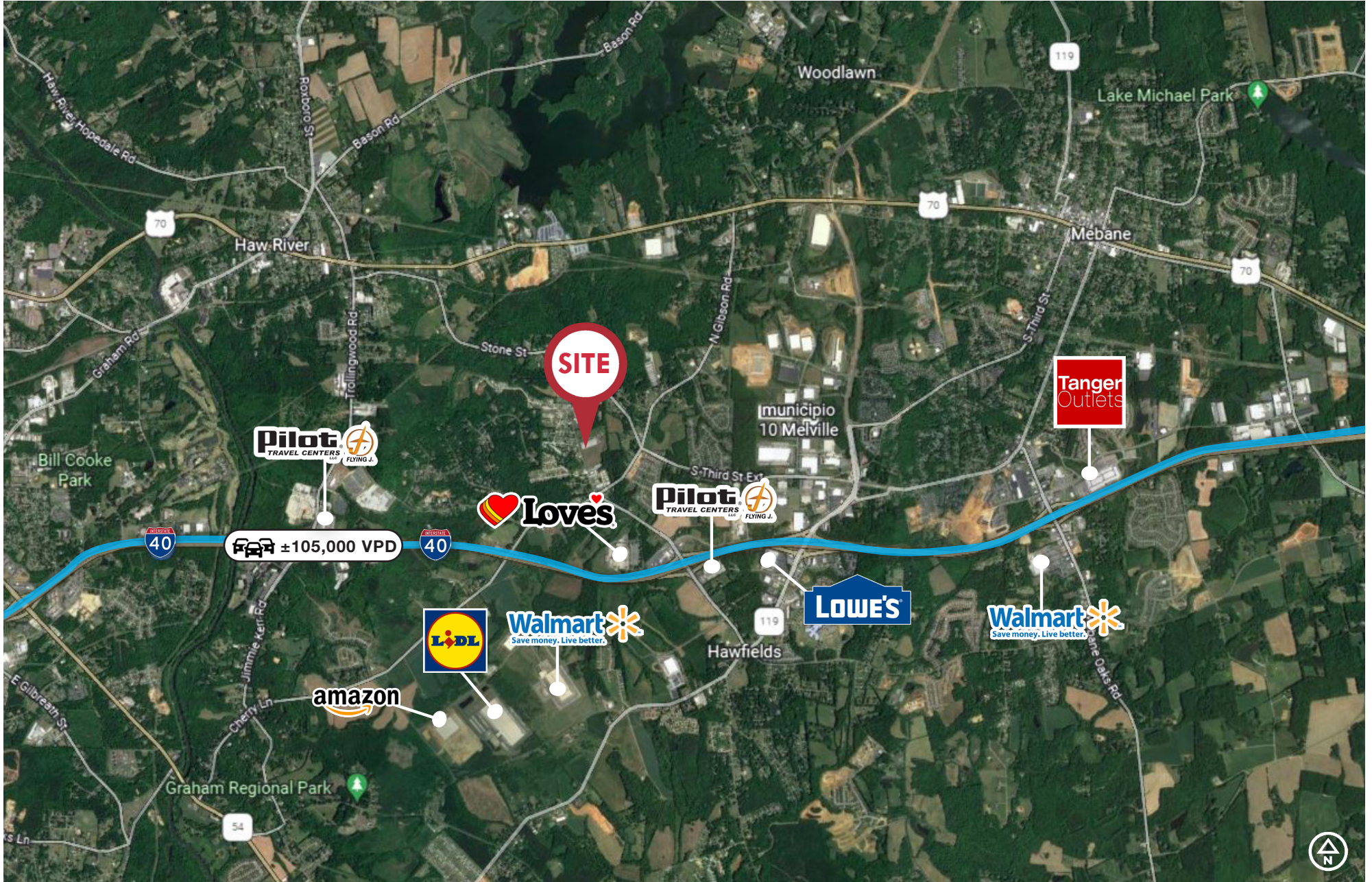
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SITE PLAN
B.R. FOX COMPANY
700 TROLLINGWOOD/HAWFIELDS ROAD
MEBANE, NORTH CAROLINA

SHEET NO.

OF _____





*Boundary lines are approximate



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AVAILABLE FOR LEASE**

EXISTING LEASED BUILDING

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