

Industrial for Lease

3105-3107 Hal Siler Drive, Sanford, NC 27332



Property Summary

SQUARE FEET

7,400 SF

OFFICE/BREAK

±1,200 SF

FENCED LAYDOWN

ZONING

Light Industrial

Location Description

The property is ideally located on Hal Siler Dr. just 0.40 miles from the NC-87 and US-421 intersection for quick and easy access to Lillington or Fayetteville and I-95. The US-421 Bypass provides a four-lane, divided highway route to US 1 Hwy towards the Raleigh-Durham metro. The location is also very close to the active retail market and downtown district in Sanford which includes numerous restaurants and large retailers.



Property Highlights

- » 7,400 SF
- » ±1,200 SF office/break space
- » 2 bathrooms
- » Heated warehouse
- » 1 Dock door
- » 1 Grade level roll-up door (next to dock) - 12ft
- » 1 Grade level roll-up door - 14ft
- » Fenced laydown space
- » Small mezzanine storage space above a portion of the finished area
- » Lease rate: call brokers

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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3D TOUR**

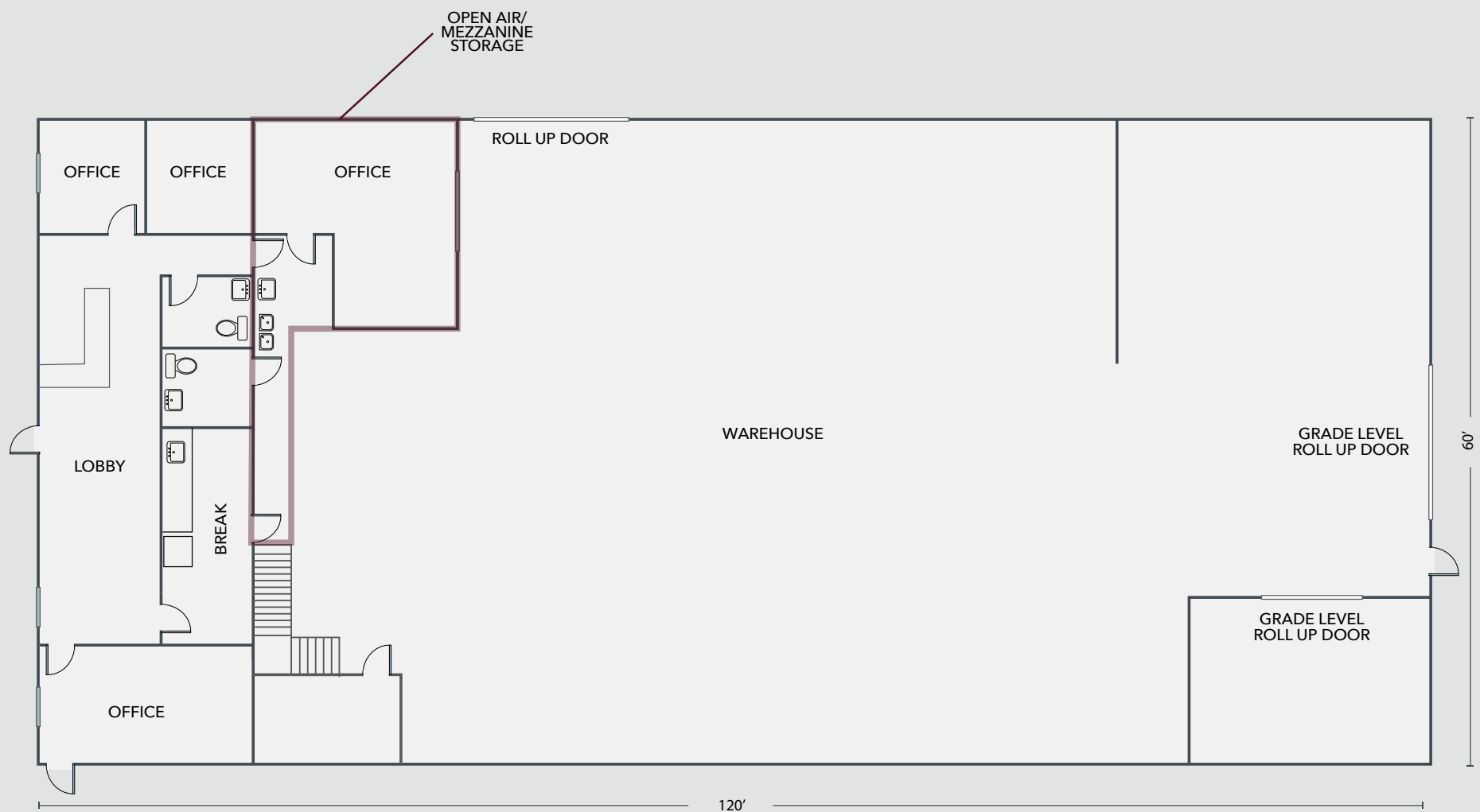
Property Photos



Property Photos



Floorplan




Area Amenities



Area Information



 North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. It would be known as Interstate 685 and potentially have a significant impact for the Carolina Core region, including Lee and Harnett counties. The plan is for a road that would start in the Triad and end in Dunn at Interstate 95, just minutes away from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

Lee County Overview

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.