

# Lee Avenue Industrial Complex

2613 LEE AVENUE | SANFORD, NC 27332

FOR LEASE



CONTACT BROKER:

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**LEASE INFORMATION**

Lease Rate	\$6.50 SF/yr (NNN)
Building Size	91,366 SF
Year Built	1950
Building Class	C
Property Type	Industrial

2613 Lee Ave is a 91,366 SF industrial building with 4 units. The property is strategically located in downtown Sanford, NC near Main Street. The site is 4 miles to US-1/501 S, 2 miles to I-87, and 2 miles to Hwy 421. The building is a large warehouse with 20ft. high ceilings and ample parking spaces, perfect for warehousing, storage, distribution, and manufacturing operations. The property is also located just 2.5 miles from a freight railway station, providing easy access to rail transportation for your shipment needs.

**PLANNED BUILDING IMPROVEMENTS**

- Remove existing drive-in doors (3) and install new motorized doors
- Install bollards at all drive-in doors (3)
- Level & grade at all drive-in door entrances. Form, pour, and finish concrete from drive-in entrance out to the street
- Build out new offices as needed
- Seal & coat the interior & exterior brick walls
- Upgrade & modernize bathrooms
- Install electronic locks with key fob system





**SANFORD, NORTH CAROLINA** is located just 37 miles from Raleigh and 39 miles from Durham, Sanford is a center for economic innovation with a welcoming, small-town feel.

Sanford and Lee County are centrally located in the heart of North Carolina. Just minutes from I-540 and the globally renowned Research Triangle, with the world-class golf resorts and cultural amenities of Pinehurst a similar short drive to our south, Sanford, N.C. puts big-city amenities at your fingertips within a tight-knit and welcoming community.

### HIGHLIGHTS

- Located 4 miles to US-1/501 S, 2 miles to I-87, and 2 miles to Hwy 421
- 2.5 Miles from freight railway station
- 5 Dock-high doors
- 3 Drive-in doors
- Fully Built Out Space
- Newly Paved Parking Lot
- Exterior Painting Completed



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FOR LEASE

INTERIOR PHOTOS





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INTERIOR PHOTOS





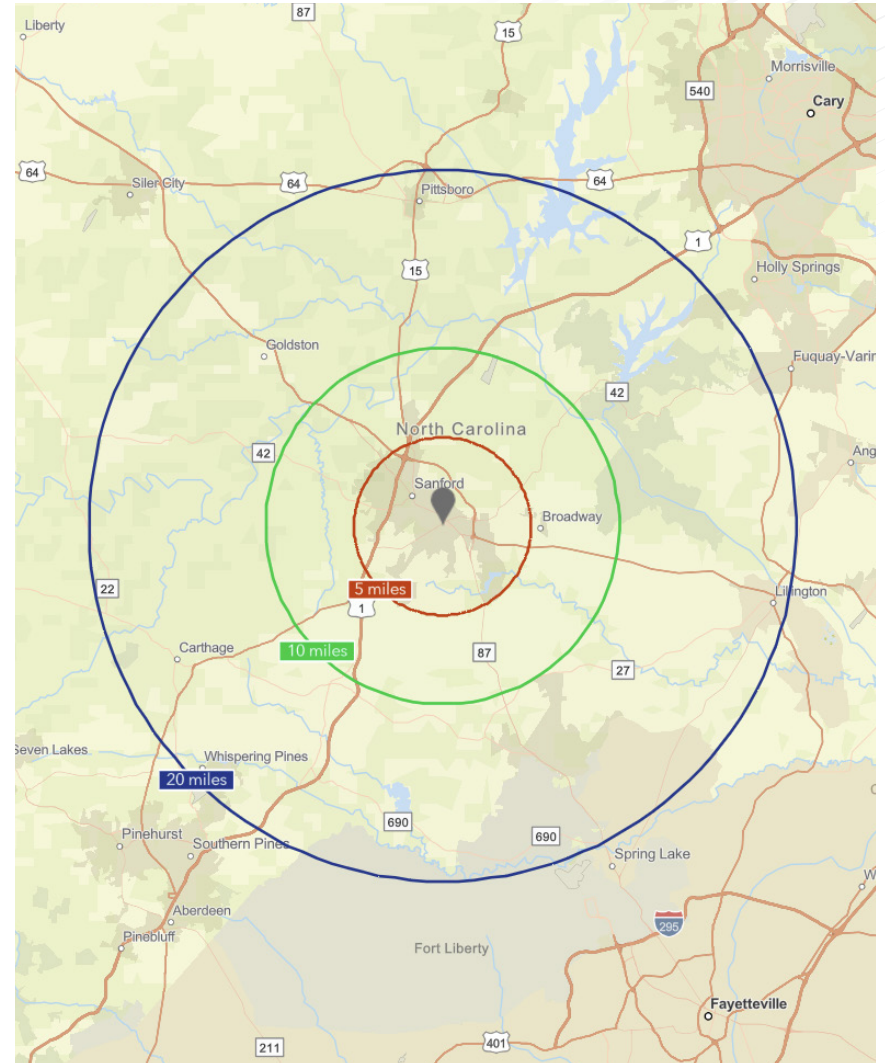




Population	5 Miles	10 Miles	20 Miles
Total Population	43,177	73,384	210,973
Median Age	38.4	40.1	37.7

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	16,867	28,714	78,300
# of Persons per HH	2.51	2.52	2.67
Average HH Income	\$73,492	\$83,277	\$97,537
Average Home Value	\$282,268	\$300,703	\$343,016

Demographics data derived from ESRI (2024)





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## THE OVERTON GROUP TEAM

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