



MOORE BUSINESS PARK



FOR LEASE | $\pm 4,372$ SF FLEX SPACE
209 COMMERCIAL COURT
SANFORD, NC 27330

PRESENTED BY:



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PROPERTY SUMMARY



LEASE RATE

\$13.50/SF (NNN)

PROPERTY OVERVIEW

SVN | REA is pleased to present for lease **209 Commercial Court at Moore Business Park** in Sanford.

This ±4,372 SF inline flex space **features a conditioned front office area with drop ceilings, including a conference room, three private offices, an open work area, two restrooms, and a utility room.**

The **rear warehouse offers ceiling heights ranging from approximately 16'-19', reaching 19' at the center, and is served by two dock-high roll-up doors.** No drive-in door is available.

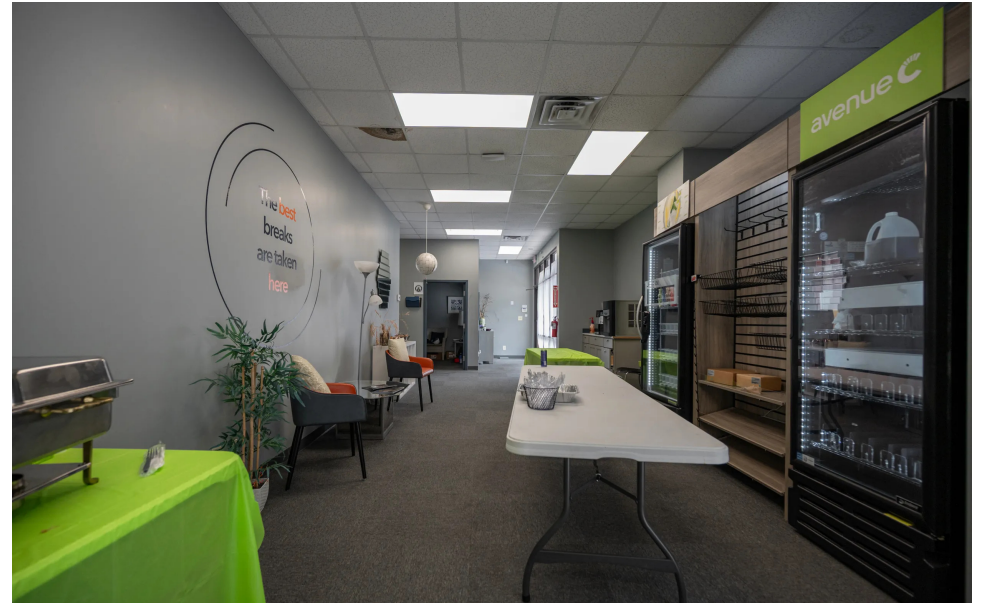
PROPERTY HIGHLIGHTS

- Abundant on-site parking, plus a rear concrete loading area and outside storage available
- The owner will consider tenants that need to strip the space down to more compatible warehouse uses
- 120/208V, 3-phase power and 200-225-amp panels/the building is on Sanford public water and sewer
- Located in the heart of Sanford, a strategic mid-point between the Triad (Greensboro/Winston-Salem) and the Triangle (Raleigh/Durham/Chapel Hill)

OFFERING SUMMARY

BUILDING SIZE:	±19,250 SF
SUITE 209 SIZE:	±4,372 SF
ZONING:	C-2
YEAR BUILT:	2000
PARKING:	±55 Spaces
TICAM:	\$2.90/SF

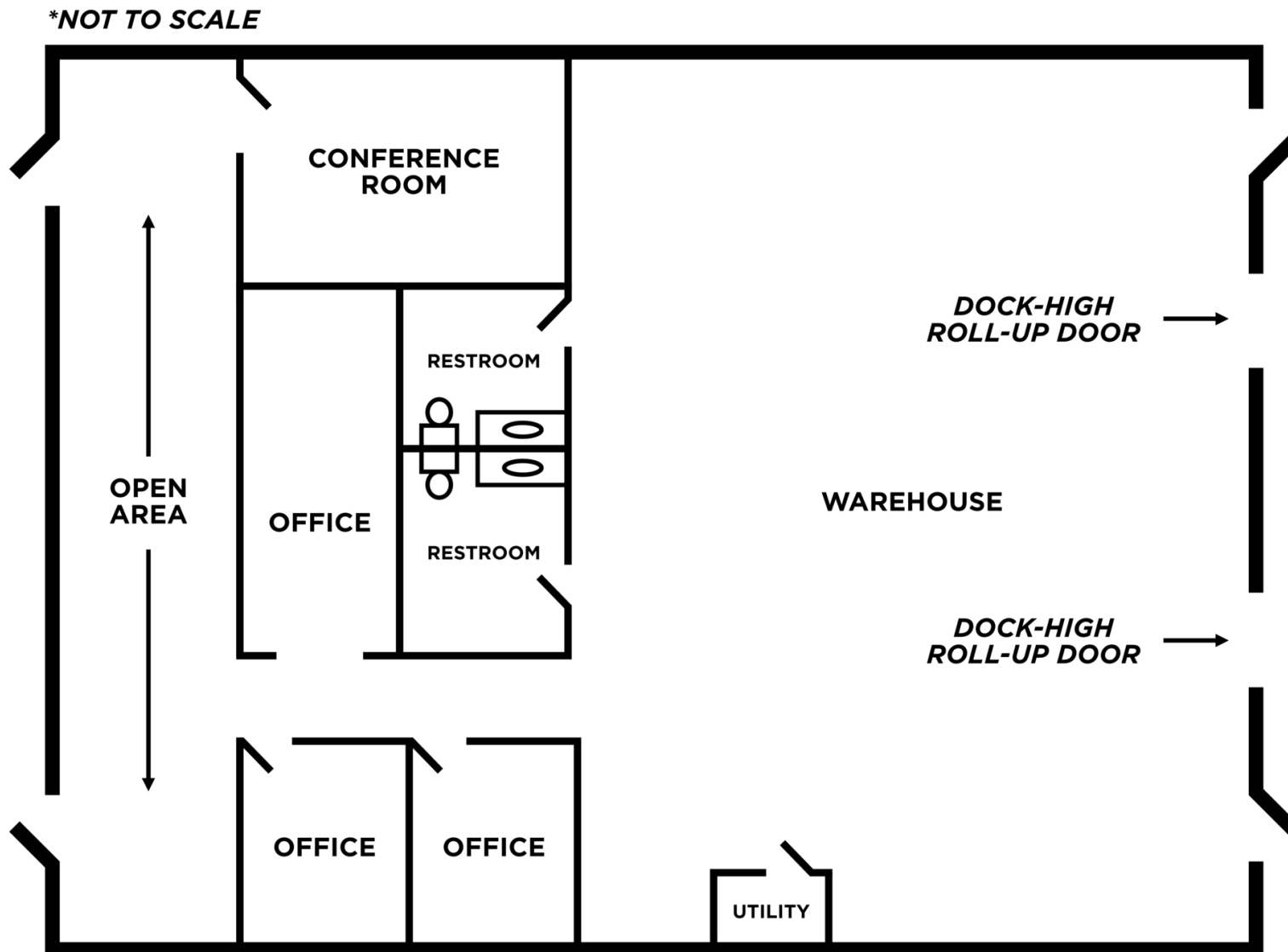
SUITE 209 PHOTOS



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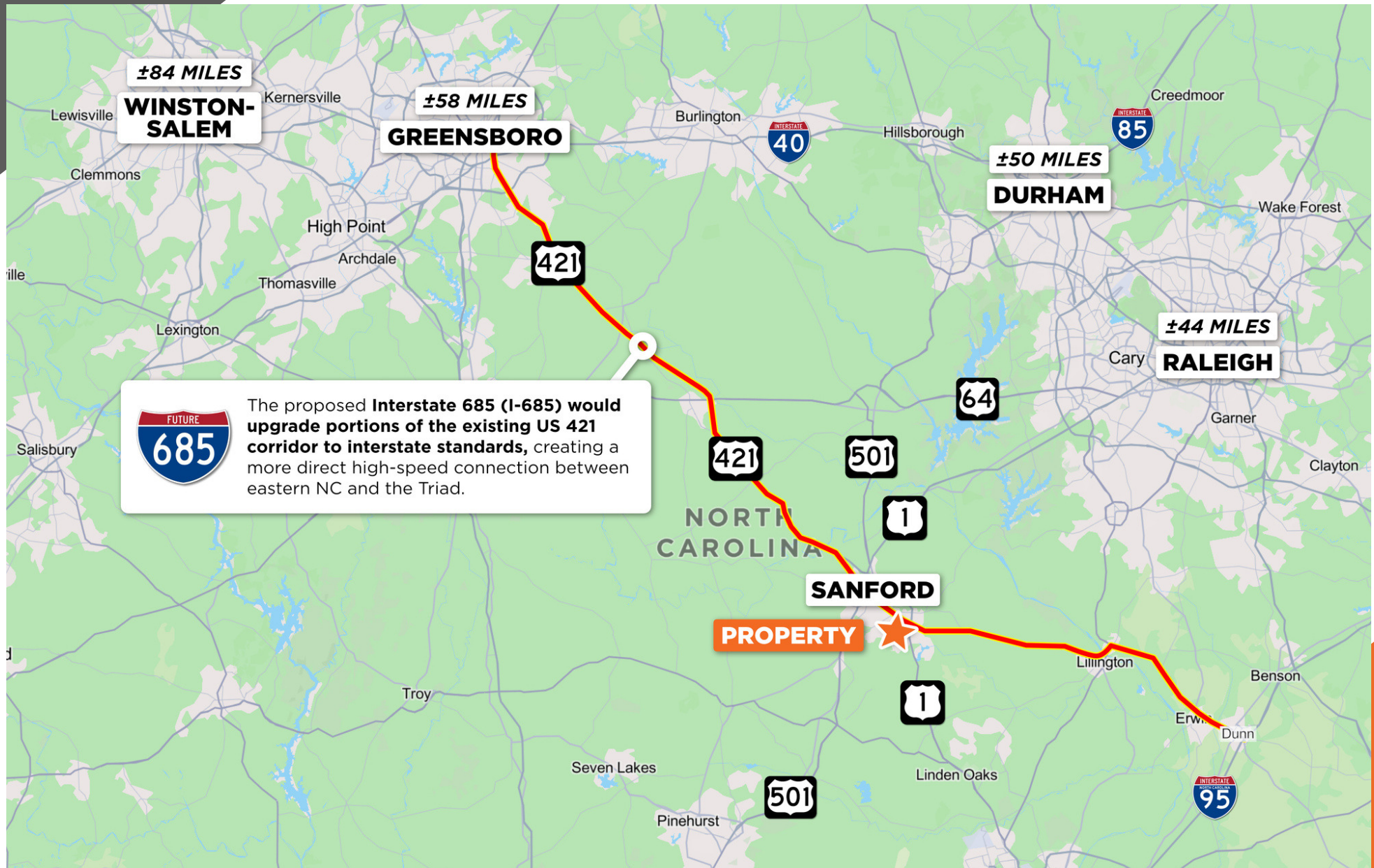
FLOOR PLAN



RETAILER MAP



LOCATION MAP



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