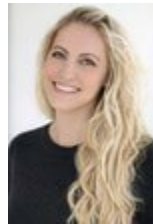




## Fully Conditioned with Heavy Power

114 S State St, Haw River, NC 27258



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# Fully Conditioned with Heavy Power

\$8.95 /SF/YR

Positioned at 114 S State Street in Haw River, North Carolina

- 34,112-SF warehouse strategically positioned 2 miles from I-85 between Raleigh-Durham and Greensboro.
- Equipped with 3 dock-high doors, 12' to 15' ceiling heights, remodeled office space, 3 drive-ins, wet sprinklers, and Wi-Fi-controlled exterior doors.
- Features 1,200 amps of 480V power and 1,600 amps of 208-volt, 3-phase power, 7 HVAC systems, 3 electric meters, and up to 3 gas meters.
- Fully fenced industrial outdoor storage (IOS) and trailer parking capacity with 67,000 SF of asphalt parking space and a 25,000-SF paved storage yard.
- Long-term durability with minimal maintenance supported by new exterior improvements, upgraded efficiency systems, and robust metal construction.
- Triad–Triangle I-85 corridor with 30–50 minute access to Raleigh, Durham, Chapel Hill, Greensboro, and Winston-Salem. 1.5 hours to I-95.

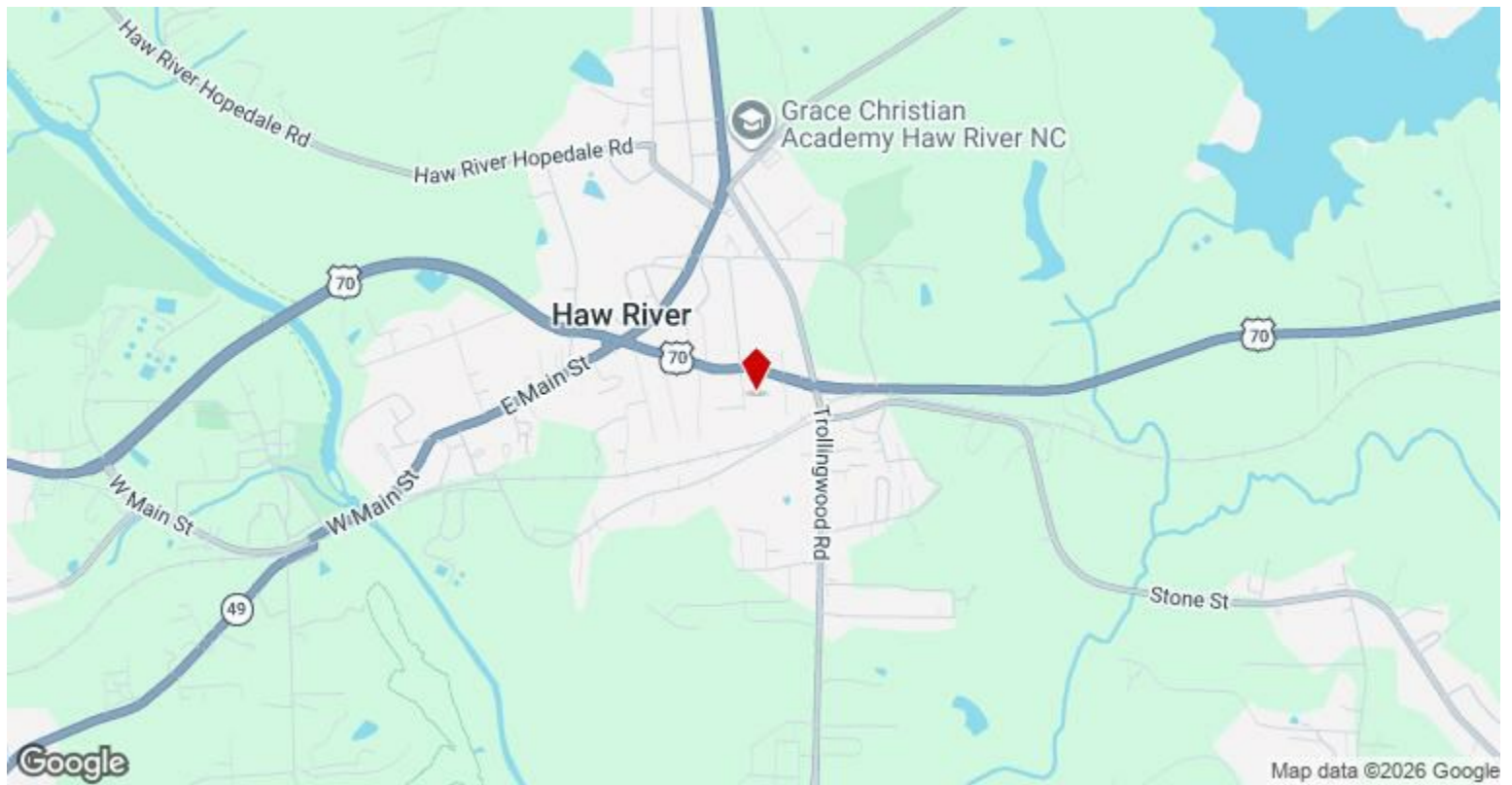


Rental Rate:	\$8.95 /SF/YR
Min. Divisible:	9,064 SF
Property Type:	Industrial
Property Subtype:	Manufacturing
Rentable Building Area:	34,112 SF
Year Built:	1991
Taxes:	\$0.02 USD/SF/MO
Operating Expenses:	\$0.14 USD/SF/MO
Rental Rate Mo:	\$0.91 USD/SF/MO

## 1st Floor

Space Available	9,064 - 34,112 SF
Rental Rate	\$8.95 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	3,363 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

34,112 SF fully climate-controlled manufacturing / flex facility  
 Subdividable to ±9,064 SF, ±10,023 SF, and ±15,025 SF  
 Heavy power: 1,200A @ 480V + 1,600A @ 208V, 3-phase  
 Seven HVAC systems totaling 65 tons with Trane Wi-Fi controls  
 3 dock-high doors + 3 drive-in doors  
 12'–15' clear heights  
 Fully wet-sprinklered  
 3,363 SF renovated office / showroom  
 Fully fenced IOS with trailer parking  
 67,000 SF asphalt parking / truck maneuvering area  
 25,000 SF paved rear storage yard  
 Three water services: one 2-inch and two 1-inch  
 Two sewer taps: one 6-inch and one 4-inch  
 Three electric meters  
 Up to three gas meters with 30M+ BTU capacity  
 Multi-tenant ready utility infrastructure  
 Wi-Fi-controlled exterior doors  
 Durable low-maintenance metal construction  
 Recent exterior and efficiency upgrades  
 Exactly 2 miles to I-85 (Exit 150)  
 Cross street: E Main St  
 Renovation completed March 2026



## 114 S State St, Haw River, NC 27258

Located at 114 S State Street in Haw River, NC, this property sits in the Burlington–Mebane industrial corridor, just 2 miles from I-85 (Exit 150) and centrally positioned between the Triad and Triangle.

The 34,112 SF fully climate-controlled manufacturing/lab/flex facility offers flexible layouts and can be leased to a single user or subdivided for multiple tenants. Features include 3 dock-high doors, 3 drive-in doors, 12'–15' clear heights, full wet sprinklers, and 3,363 SF of renovated office space.

The building is powered for heavy use with 1,200A @ 480V and 1,600A @ 208V (3-phase), 65 tons of HVAC, and multi-tenant-ready utilities including multiple water, sewer, electric, and gas services with 30M+ BTU capacity.

The site includes 67,000 SF of parking, a 25,000 SF fenced IOS yard, and extensive exterior upgrades, delivering a clean, modern industrial presence.