

1803 N MAIN STREET
Roxboro, NC 27573



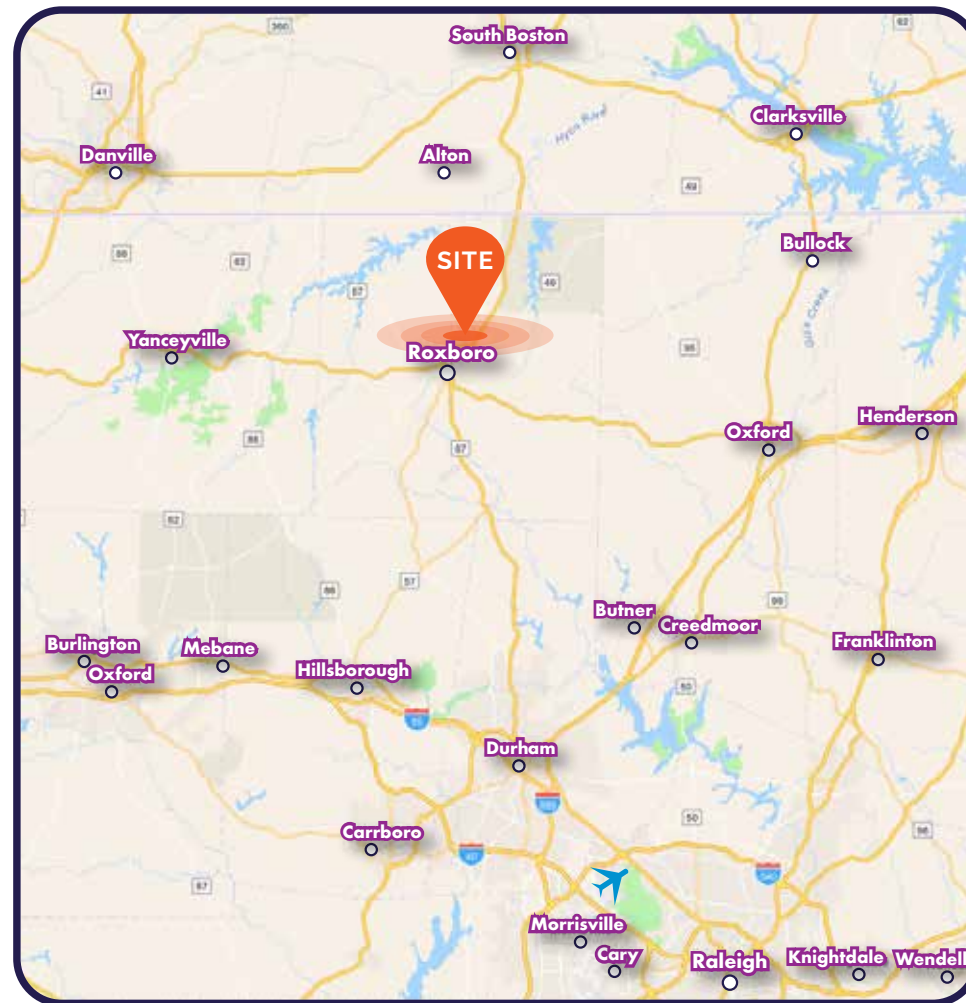
MULTITENANT SPACE WITH UP TO ±195,000 SF AVAILABLE
SMALLER SPACES AVAILABLE ON LOWER LEVEL

PROPERTY INFORMATION

Address	1803 N Main Street Roxboro, NC 27573
County	Person
Building Size	±550,826 SF
Year Built/Renovated	1923/1955
Acreage	±18.15 acres
Construction	Concrete and Brick
Current Use	Industrial/Warehouse
Current Zoning	I-2, Heavy Industrial
Tenancy	Multiple

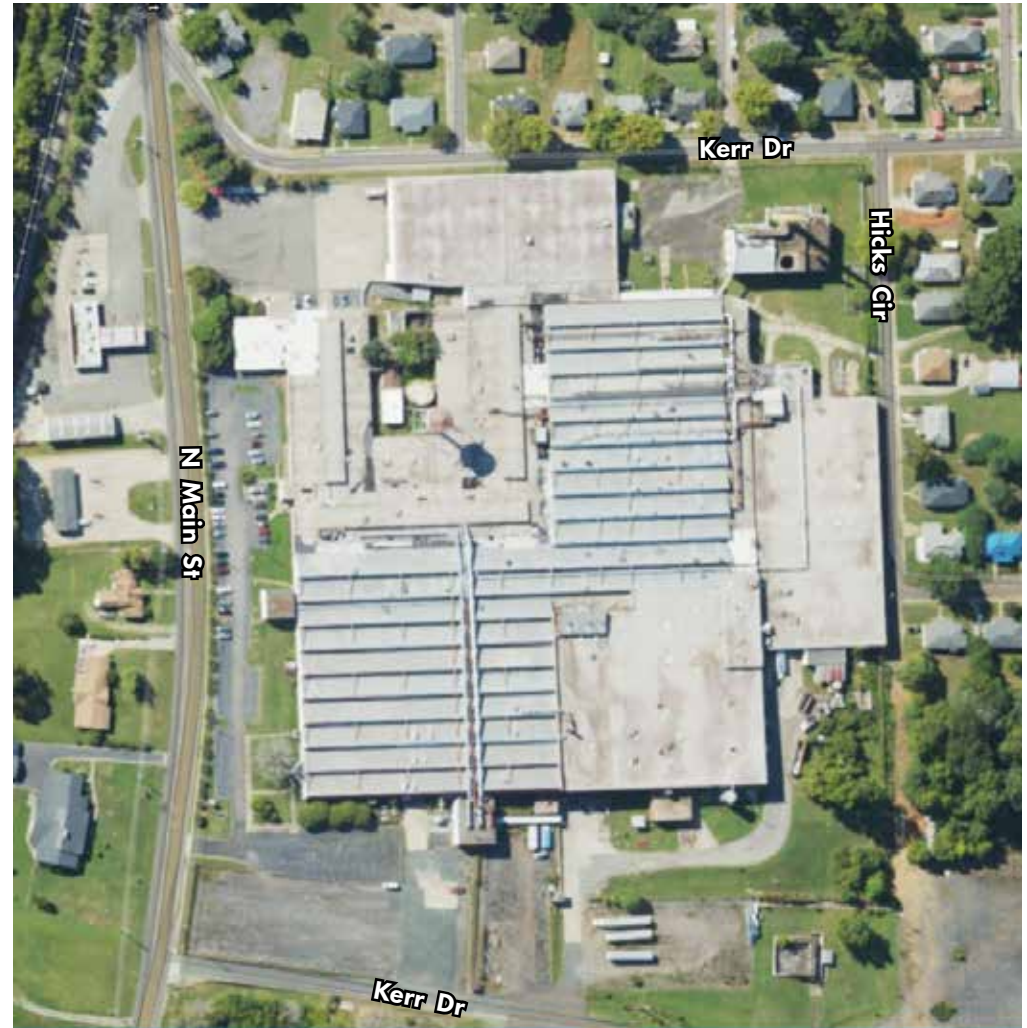
HIGHLIGHTS

- Less than 8 miles from Duke Energy Station
- ±1.5 miles to US-501 with 20,000 AADT
- Centrally located within Roxboro’s industrial hub and ±6 minutes from a 1,350-acre megasite recently acquired by Microsoft Corp.
- Proximate to South Boston, Durham and Oxford

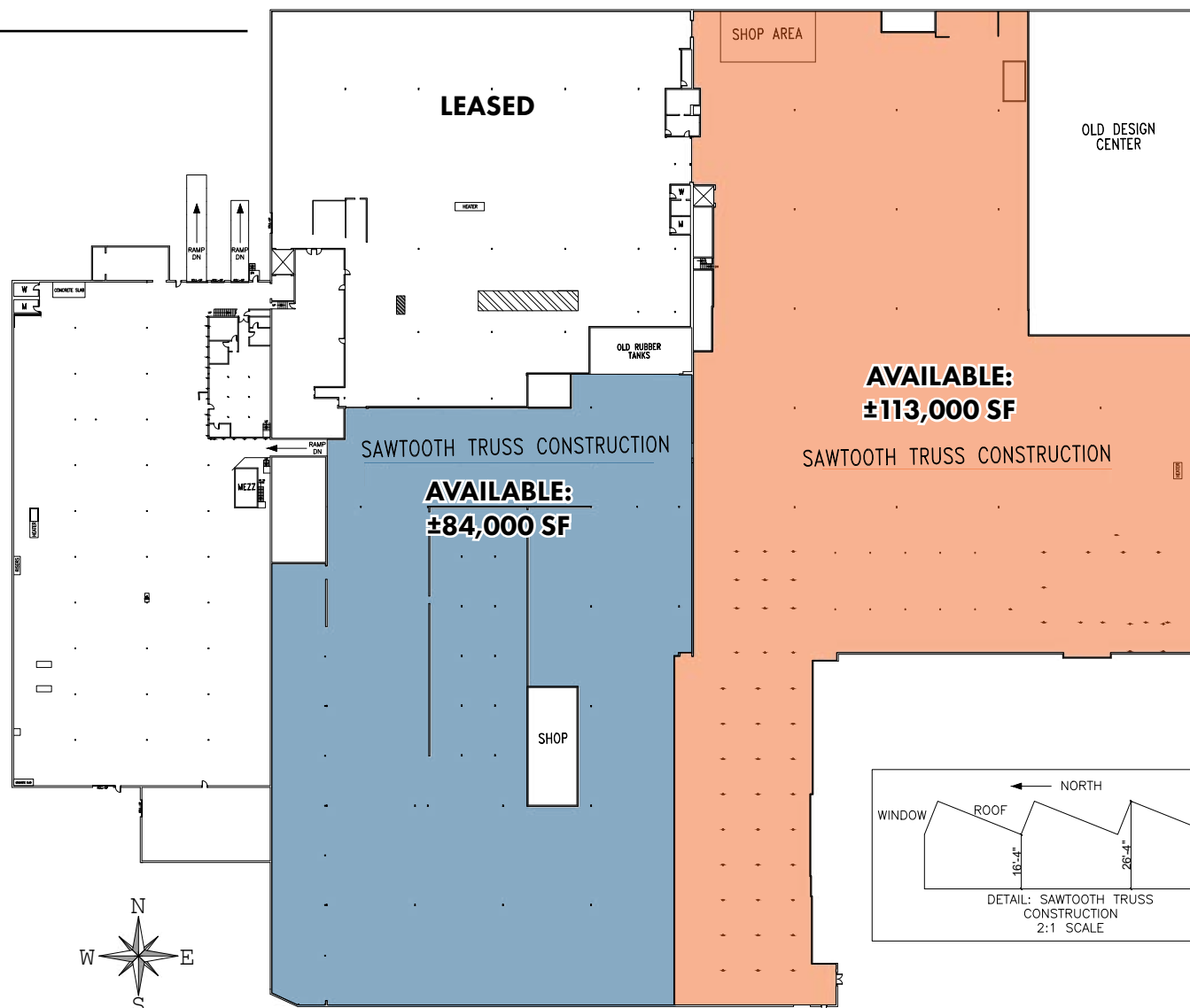


SPACE INFORMATION

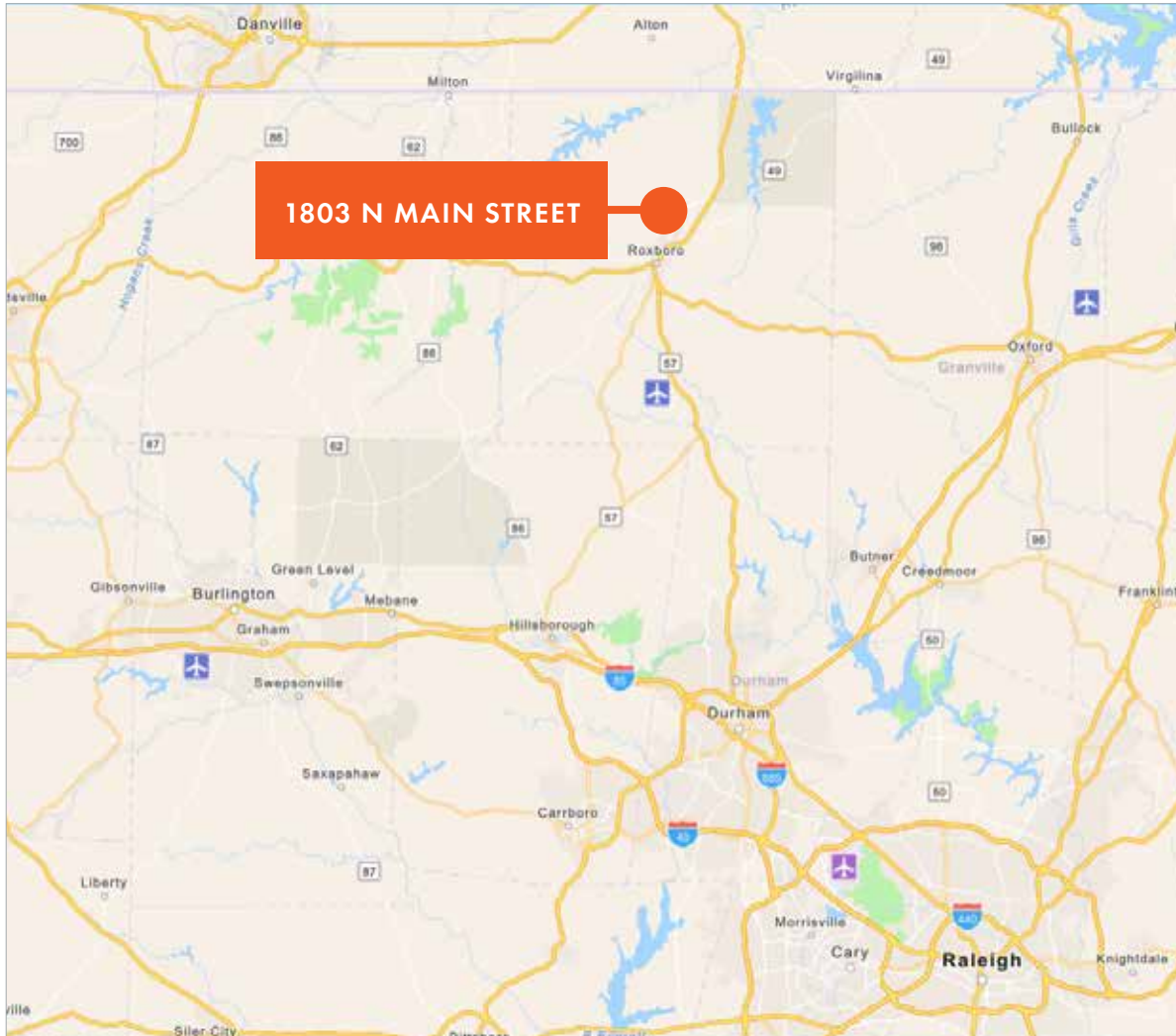
Space Available	Up to ±195,000 SF available, with smaller spaces available on lower level
Date Available	Immediately
Drive-In Door	(1) shared drive-in door
Dock Doors	(3) shared dock doors
Clear Ceiling Heights	±10' - 14'
Fire Sprinkler	Yes
Conditioned Space	±7,000 SF
Heating	Gas
Parking	35 shared employee spaces; surface
Lease Rate	\$3.60/SF NNN



FLOOR PLAN



LOCATION OVERVIEW



LINKS

- [Person Co. Economic Development](#)
- [Person Co. Planning Department](#)
- [Person Co. Public Utilities](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

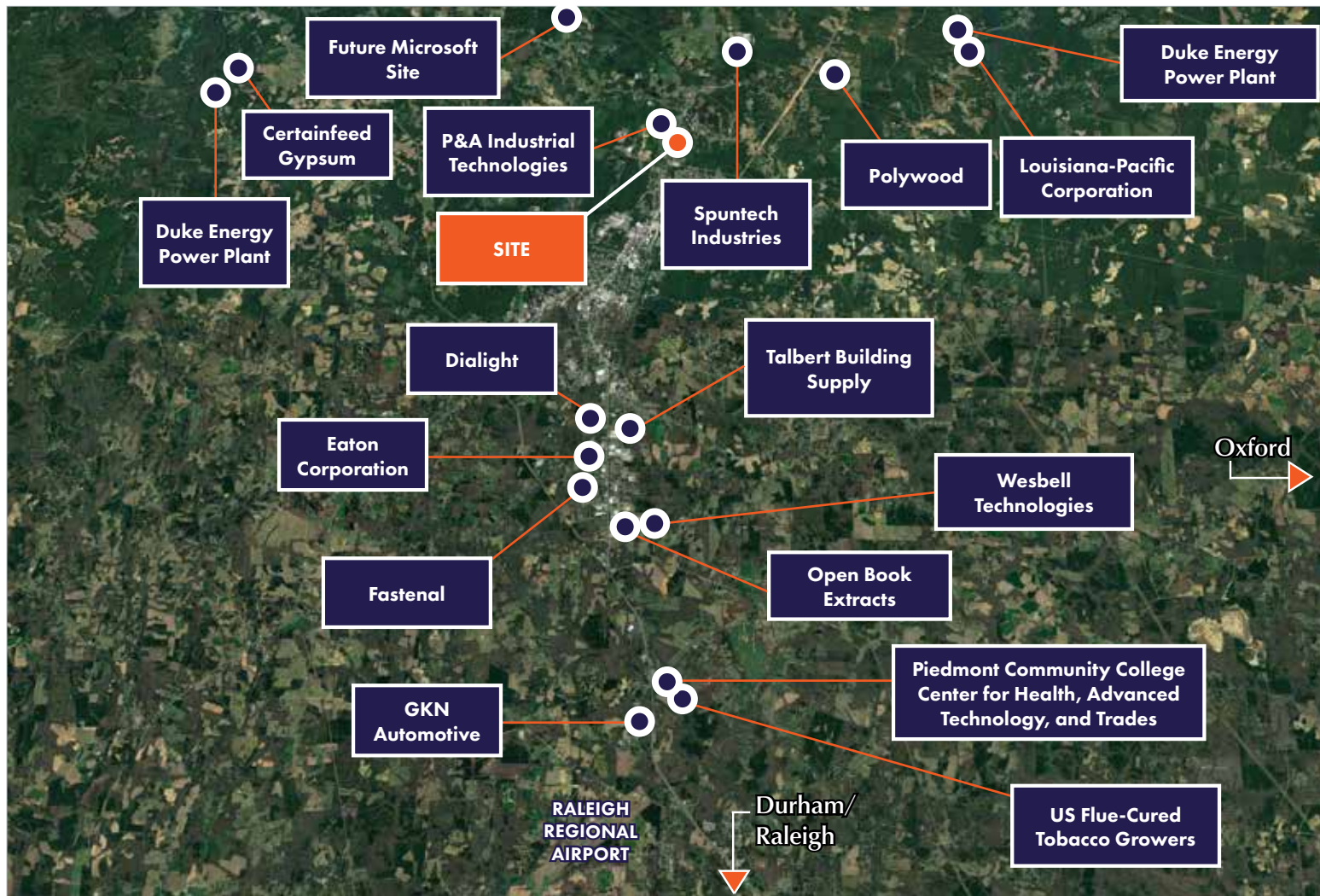
EASE OF ACCESS

US 501	±1.5 miles
US 158	±2.8 miles
Interstate 85	±30.5 miles

	2-Mile	5-Mile	10-Mile
Daytime Population	5,993	18,186	29,122
Workers	3,071	9,663	12,239
Residents	2,922	8,523	15,883



INDUSTRIAL MAP



Recent Manufacturing/
Distribution Developments

Polywood expansion
500k SF, 300 new jobs

Talbert Building Supply
dist. ctr. expansion, 30k SF

Stokes Manufacturing
renovation, 40k SF

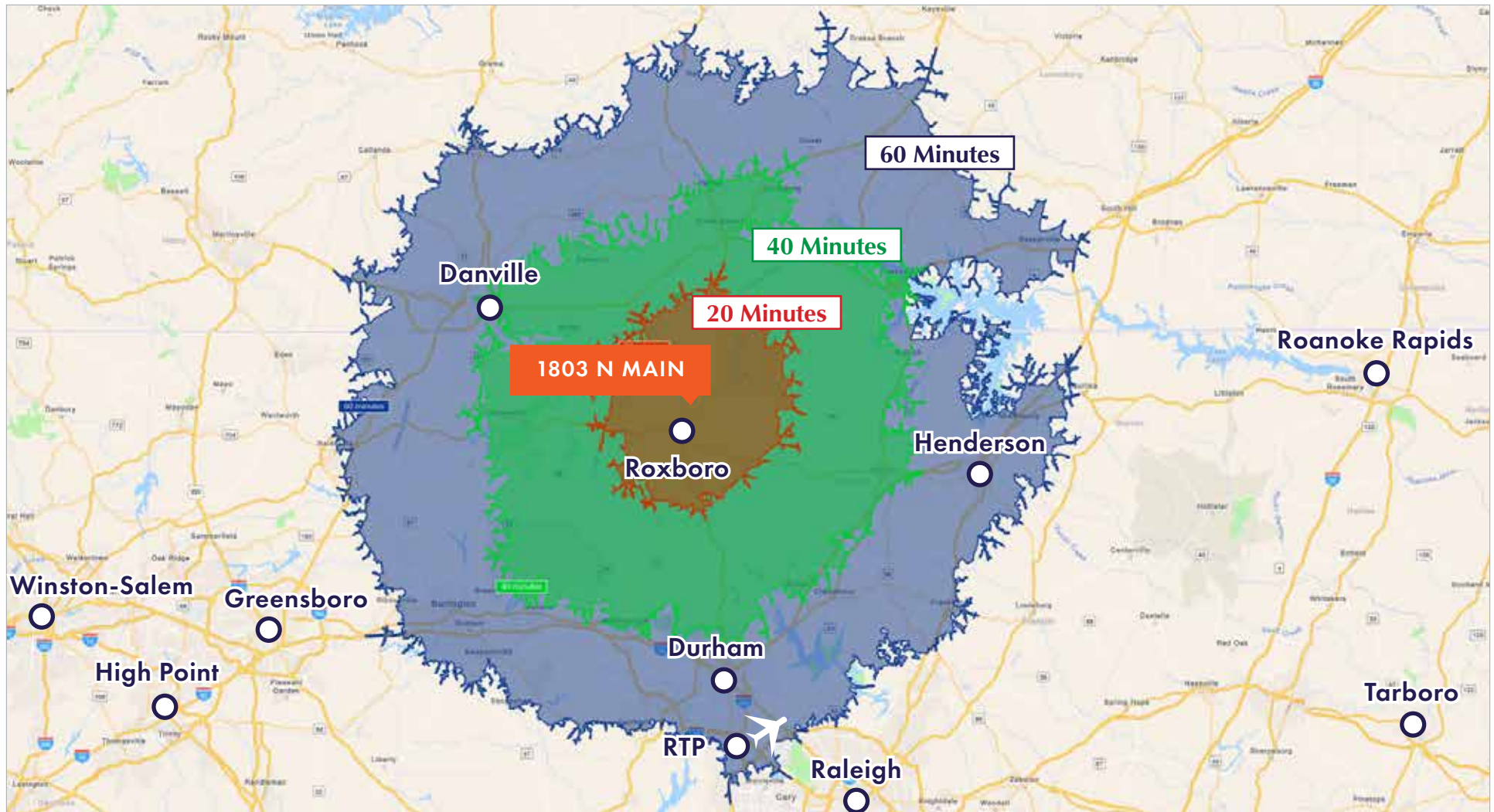
Frito-Lay Distribution Ctr
new construction, ~3,500 SF

Raleigh Regional Airport
15k SF corporate hangar construction

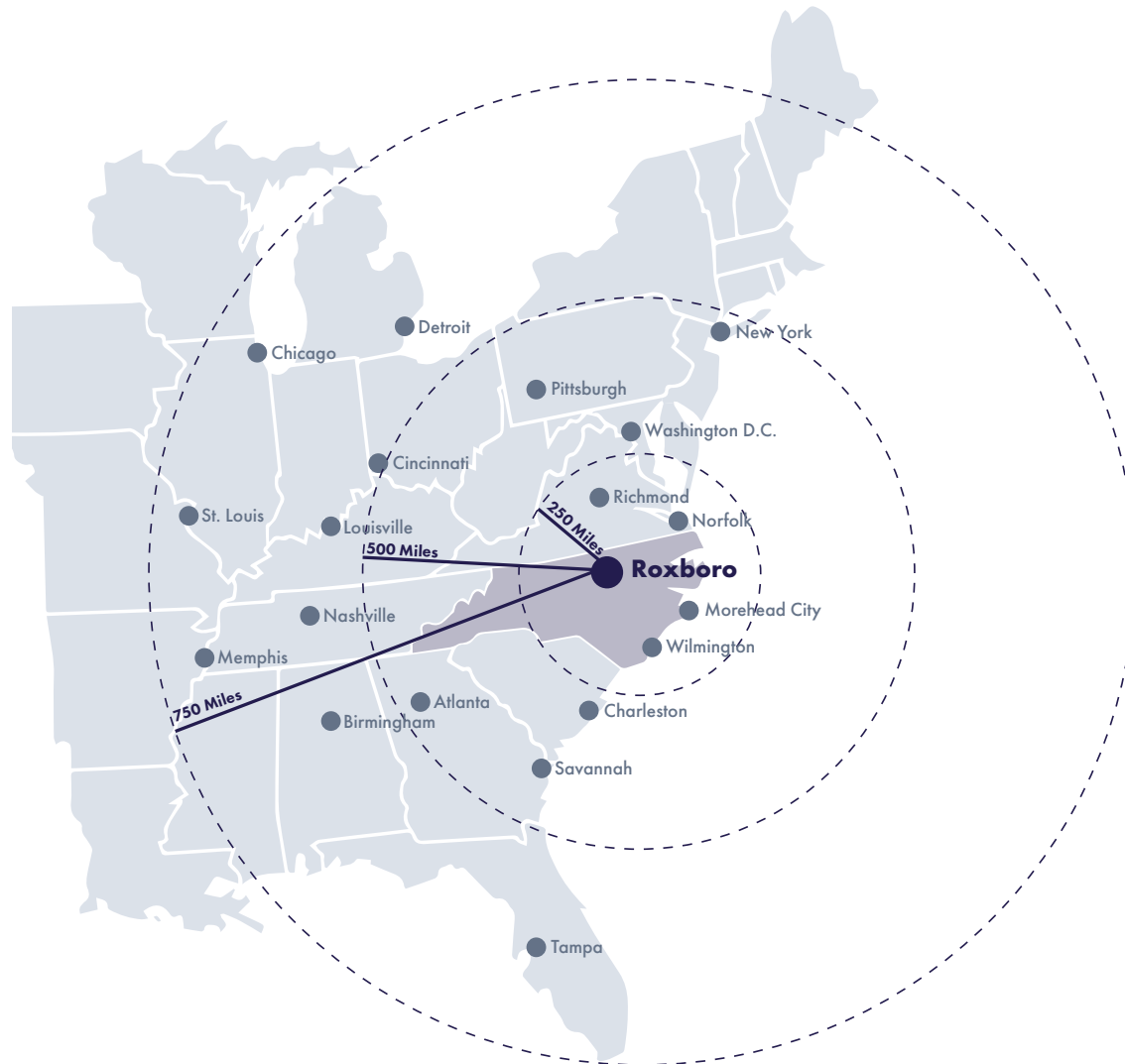
Piedmont Community College
51 k SF Center for Health, Advanced Tech, and Trades - classes began Fall 2024



DRIVE TIME MAP



ACCESS INFORMATION - DISTANCE FROM PROPERTY



 HIGHWAYS

US-501/Durham Rd	±1.5 Miles
US-158	±2.8 Miles
Interstate 85	±30.5 Miles
US-70	±37.2 Miles

 AIRPORTS

Raleigh Regional Airport at Person	±11.1 Miles
RDU Int' Airport	±46.7 Miles
Piedmont Triad Int'l Airport	±71.2 Miles

 PORTS

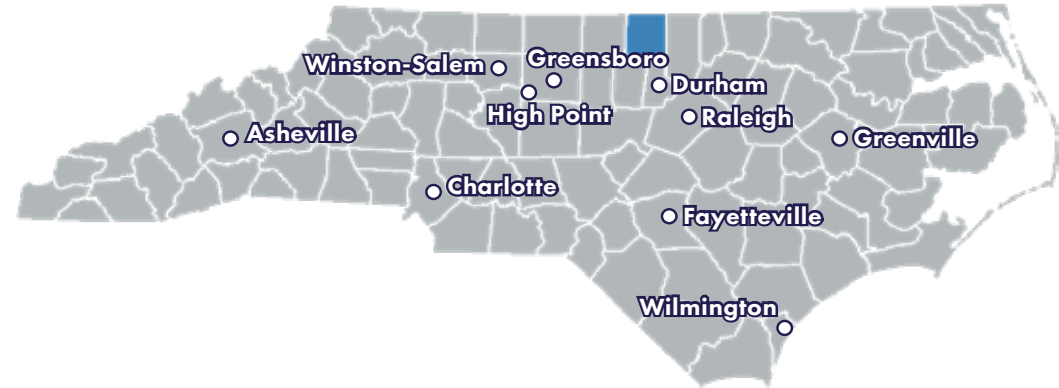
Wilmington, NC	±194 Miles
Norfolk, VA	±172 Miles
Morehead City, NC	±211 Miles
Charleston, SC	±338 Miles



PERSON COUNTY QUICK FACTS

Community Profile

Person County is a growing part of the Research Triangle region of North Carolina, with proximity to the Piedmont Triad and Southern VA, providing direct access through US Highways 501 and 158. Local residents enjoy an excellent quality of life through the two recreational lakes, a vibrant Uptown Roxboro, vineyards, breweries, boutiques and close proximity to urban amenities.



Demographics

Population	39,369
Labor Force	20,228
Unemployment Rate (2024)	3.6%
Bachelors Degree or Higher	13.6%
Apex Land Area	404 Sq Miles
2024 Housing Units	18,736
Owner-Occupied Housing Units	65.8%
Renter-Occupied Housing Units	22.3%
Vacant Housing Units	11.9%
2024 Average Household Income	\$80,277
Average Work Commute Time	25 minutes

Top Employers



Sources: zoomprospector.com; researchtriangle.org; STDB.com



PERSON COUNTY INDUSTRIAL MARKET

Person County is part of the Research Triangle Region and the high-tech, low-density Durham-Chapel Hill MSA. Person County puts all of the powerful advantages of this globally renowned region at your command, with heightened affordability and reduced congestion.

Offering connectivity and affordability, a Person County, NC, location provides access to 60% of the US population in 1-2 days. 4-lane US Highway 501 connects Person County to the Research Triangle Region to the south and Halifax County, VA, to the north. Travel under 60 miles to be in Raleigh-Durham, Greensboro, and surrounding areas. Interstates 40 and 85 are under 30 miles, for multiple access points to further destinations.

Person County is a part of the Research Triangle's premier manufacturing zone. One critical asset is size; our labor force is drawn from a population of 1+ million within 50 miles. Person County's "6-14 Workforce Pipeline" partners key stakeholders in an innovative program to enhance and align student skills with local needs, move the needle on student success, and propel Person County business and industry to a future of leading productivity in sectors such as advanced manufacturing, technology, entrepreneurship, and agriculture.

Growth Announcements

[Microsoft purchases 1,350-acre Person County Mega Park](#)

[Duke Energy proposes 2 new hydrogen-capable, natural gas facilities in Person County.](#)

[Dominion Energy will construct a 25-million-gallon LNG facility in Person County.](#)

[The City of Roxboro anticipates a population increase of nearly 4,000 people over the next 5 years.](#)

- **>60%** the US population within **1-2 days**.
- **Raleigh Regional Airport** offers 24-hour loading/unloading, onsite forklifts, and onsite transportation for **freight**
- **>1.5M** workers within a **60-minute** drive time
- Close proximity to **Research Triangle Park** and **RDU International Airport**
- Prime **location & transportation** infrastructure for materials and distribution of goods



Sources: personcountyedc.com

