

NAI Piedmont Triad

**FOR LEASE - up to 622,002 SF
INDUSTRIAL/WAREHOUSE**

Can be Subdivided as small as 227,000 SF



2516 INDUSTRY DRIVE
B U R L G I N T O N , N C

PROPERTY *overview*

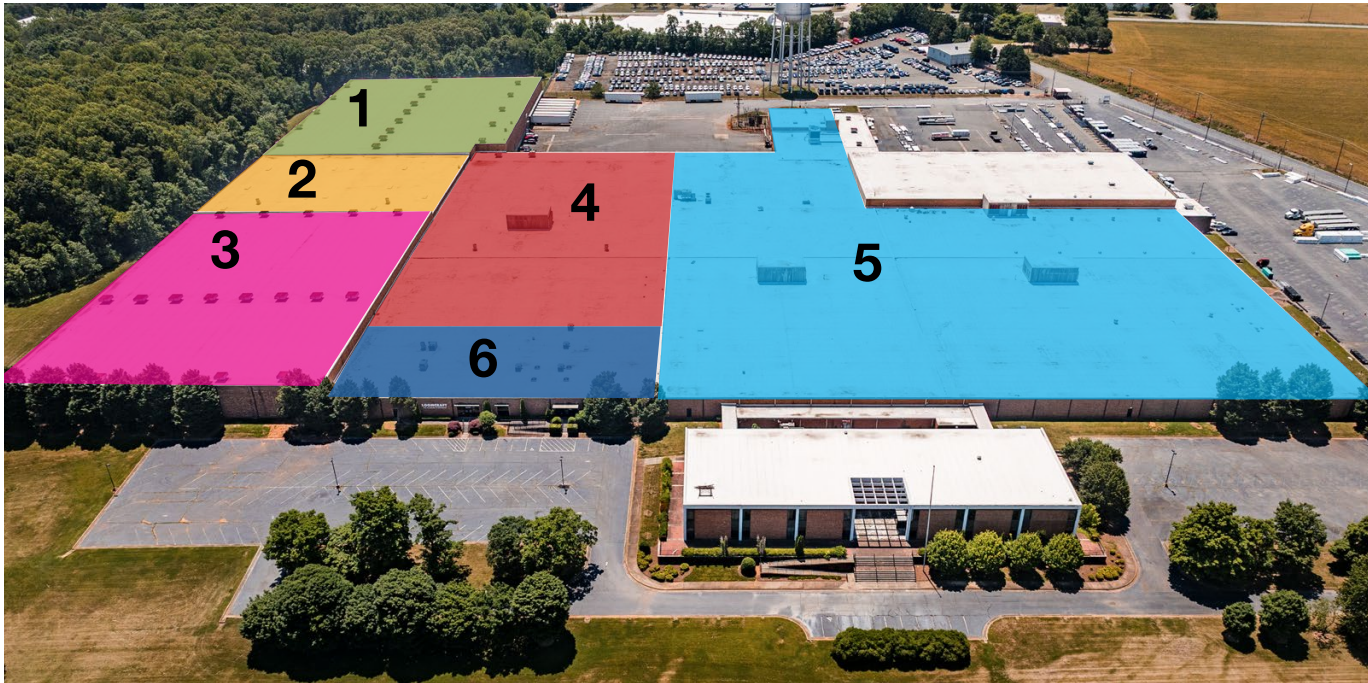
2516 INDUSTRY DRIVE

- Up to ±622,002 SF available
- Premier location fronting I-85/40 between NC 62 and NC 49 interchanges
- 122,338 VPD on I-85/40

**LEASE RATE:
\$3.95 TO \$4.50/SF NNN**

CAN BE SUBDIVIDED SEVERAL WAYS

- Sections 1,2 and 3 must be leased together.
- Section 4 can be combined with Sections 1,2, and 3 OR 5
- Section 4 and 5 can be combined.
- Section 6 can be combined with Sections 1,2, and 3 OR 4 OR 5 (22,800 SF office/showroom)



SECTION 1

- ±84,523 SF
- 24' ceiling height
- 10 Dock Doors with Levelers

SECTION 2

- ±46,450 SF
- 20' ceiling height

SECTION 3

- ±96,419 SF
- 24' ceiling height

SECTION 4

- ±113,055 SF
- 15' ceiling height
- 6 Dock Doors with Levelers
- 1 -10x10 Drive In Ramp

SECTION 5

- ±250,000 SF
- 14' ceiling height
- 12 Dock Doors with Levelers

SECTION 6

- ±8,800 SF office
- ±14,000 SF showroom

PROPERTY *overview*

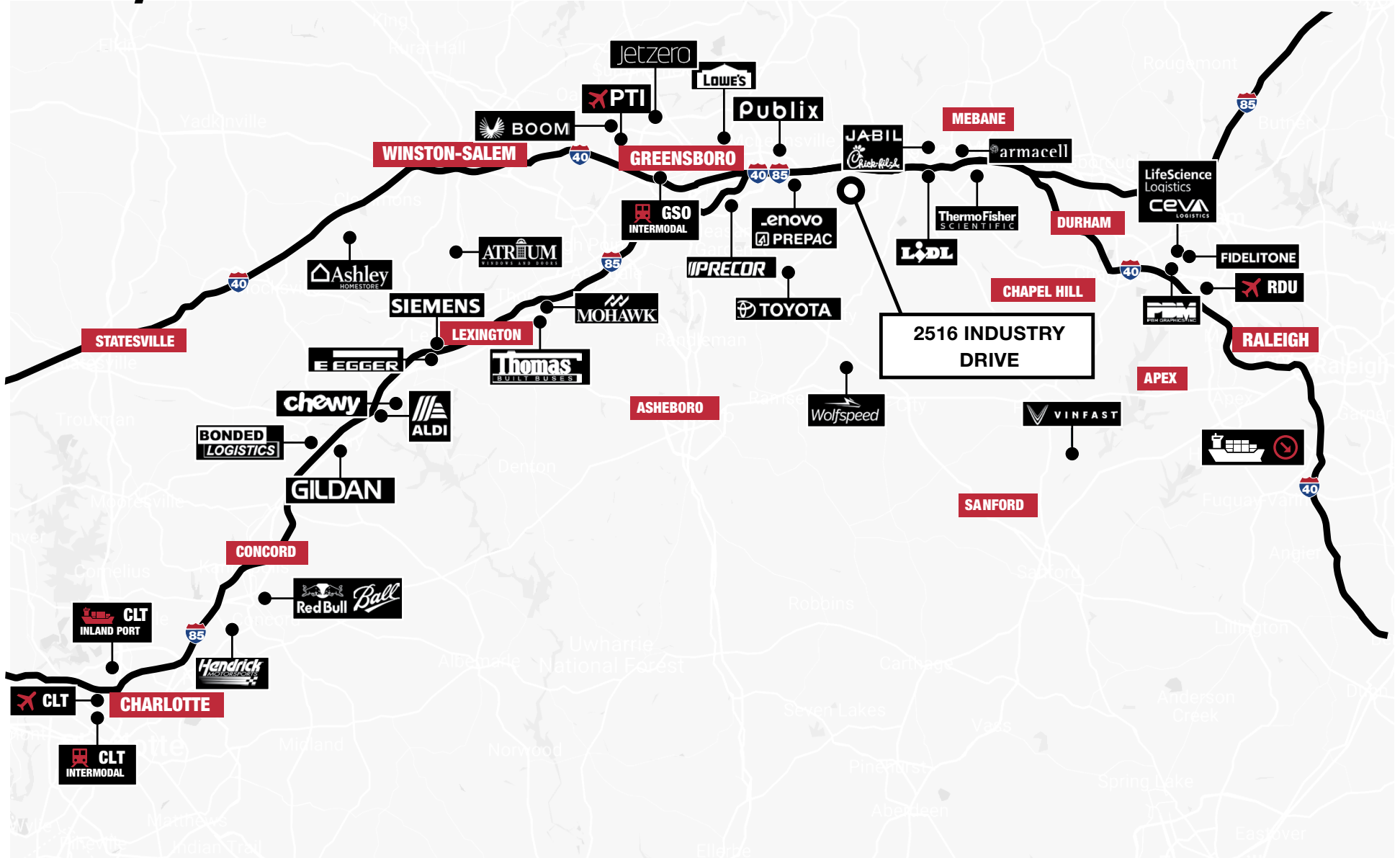


PROPERTY *photos*

NAI Piedmont Triad
Commercial Real Estate Services, Worldwide.



REGIONAL *map*



ABOUT *burlington*

CLOSE PROXIMITY TO MAJOR CITIES & HIGHWAYS

Burlington occupies a premier, highly strategic location right in the heart of North Carolina's dynamic Piedmont region, serving as the ultimate gateway between two of the state's most powerful economic engines. Nestled directly along the co-signed Interstate 40/85 corridor, Burlington offers unparalleled proximity to major metropolitan centers: it sits just 20 miles east of Greensboro and roughly 35 miles west of Durham and Chapel Hill, making the world-class universities, hospitals, and tech hubs of the Research Triangle an easy daily commute. This enviable positioning places the city within a 60-mile radius of over three million people and two international airports (GSO and RDU). By pairing this exceptional geographic access with a lower cost of living and a business-friendly environment, Burlington has transformed from a historic textile hub into a premier destination for logistics, biomedical labs, and manufacturing companies looking to capitalize on the state's rapid growth.



MULTI-MODAL *connectivity*

Burlington, North Carolina, serves as a vital transit hub in the state's bustling Piedmont Triad, seamlessly linking the major metropolitan areas of Greensboro and the Research Triangle (Raleigh-Durham). The city sits directly along the heavily trafficked Interstate 40/85 corridor, providing effortless highway connectivity across the state. Complementing this highway backbone is its robust rail infrastructure, positioned right on the North Carolina Railroad mainline. This track plays a dual role: carrying heavy freight via Norfolk Southern and hosting Amtrak's Piedmont and Carolinian passenger services. Enhancing the region's logistical muscle is the new Mebane Transload yard located just minutes down the road. This multi-million-dollar intermodal facility bridges the gap between different transit types, transferring heavy freight—such as lumber, metals, and industrial liquids—directly from rail lines onto trucks for final over-the-road delivery. Fueled by this exceptional logistical accessibility and a wave of incoming development, Burlington has experienced strong growth over the past year. The city's population has climbed at a steady annual rate of roughly 1.6%, pushing the city proper past 62,000 residents and expanding the broader metropolitan statistical area to over 186,000 people.



ATLANTA
351 MILES

CHARLOTTE
112 MILES

CHARLOTTE DOUGLAS AIRPORT
115 MILES

RDU INT'L AIRPORT
45 MILES

RICHMOND
183 MILES

WASHINGTON DC
291 MILES

PORT OF NORFOLK
217 MILES

PORT OF WILMINGTON
193 MILES

MEBANE TRANSLOAD YARD
11 MILES

PIEDMONT TRIAD INT'L AIRPORT
35 MILES

PORT OF SAVANNAH
348 MILES

PORT OF CHARLESTON
305 MILES

**BROKERAGE
DEVELOPMENT
INVESTMENTS**

FOR MORE INFORMATION, CONTACT:

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