

NORTH CAROLINA INDUSTRIAL CENTER

1023 CORPORATE PARK DR.

MEBANE, NC



NAI Piedmont Triad
Commercial Real Estate Services, World Wide

FOR LEASE
134,336 SF

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MARKETING TEAM

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Broker & Shareholder | NAI Piedmont Triad
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- **April Corvinus**
Administrative Coordinator | NAI Piedmont Triad
- **Mandy Foster**
Administrative Coordinator | NAI Piedmont Triad
- **Beth Nixon**
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PROPERTY OVERVIEW

PROPERTY SUMMARY

TOTAL BUILDING SIZE +/-134,336 SF

CONDITIONED SPACE

Main office area in Blue - 7,364 SF

- Furniture in office can stay
- 9-10' clear ceiling height

Contract Area in Yellow - 6,308 SF

- 12' clear ceiling height

Maintenance Shop in Green - 14,017SF

- 26' clear ceiling height

WAREHOUSE SPACE

- +/- 106,647 SF heat only
- 952 SF (33'x26') office space with bathroom

Expansion: 100,000 SF expansion pad

Site Area: 15.75 Acres

Year Built: 2015 by Samet Corporation

Parking: 57 Surface Parking Spaces (expandable)

Access Points: S Third Street & Corporate Park Drive

ASKING PRICE

- \$7.50/SF NNN for full building user
- \$1.57/SF TICAM

BUILDING SPECIFICATIONS

Structure: Concrete & Steel

Ceiling Height: 26' Clear

Building Depth: 310'

Column Spacing: 50' x 54'

Floor Thickness: 6"

Fire Sprinkler System: ESFR

Lighting: T-5

Power: 3000 amps 750 kVA Service

LOADING & LOGISTICS

Dock Doors: 21 (10'x9') with pit levelers

Drive-In Doors:

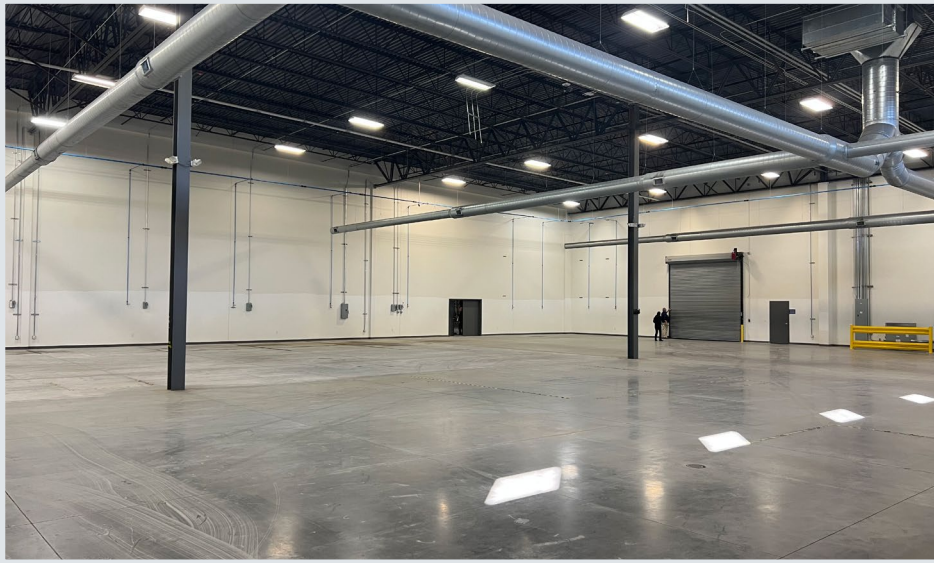
1 (14'x14') interior drive in door

1 (14'x12") exterior drive in door

LOCATION & ADVANTAGES

- **Prime Positioning:** Located along the I-40/85 corridor between Greensboro and Raleigh-Durham
- Located 3 miles from **Mebane Transload Facility**
- **Business Environment:** First-class business park setting in an established industrial park
- **Property Condition:** Very well-maintained

PROPERTY PHOTOS

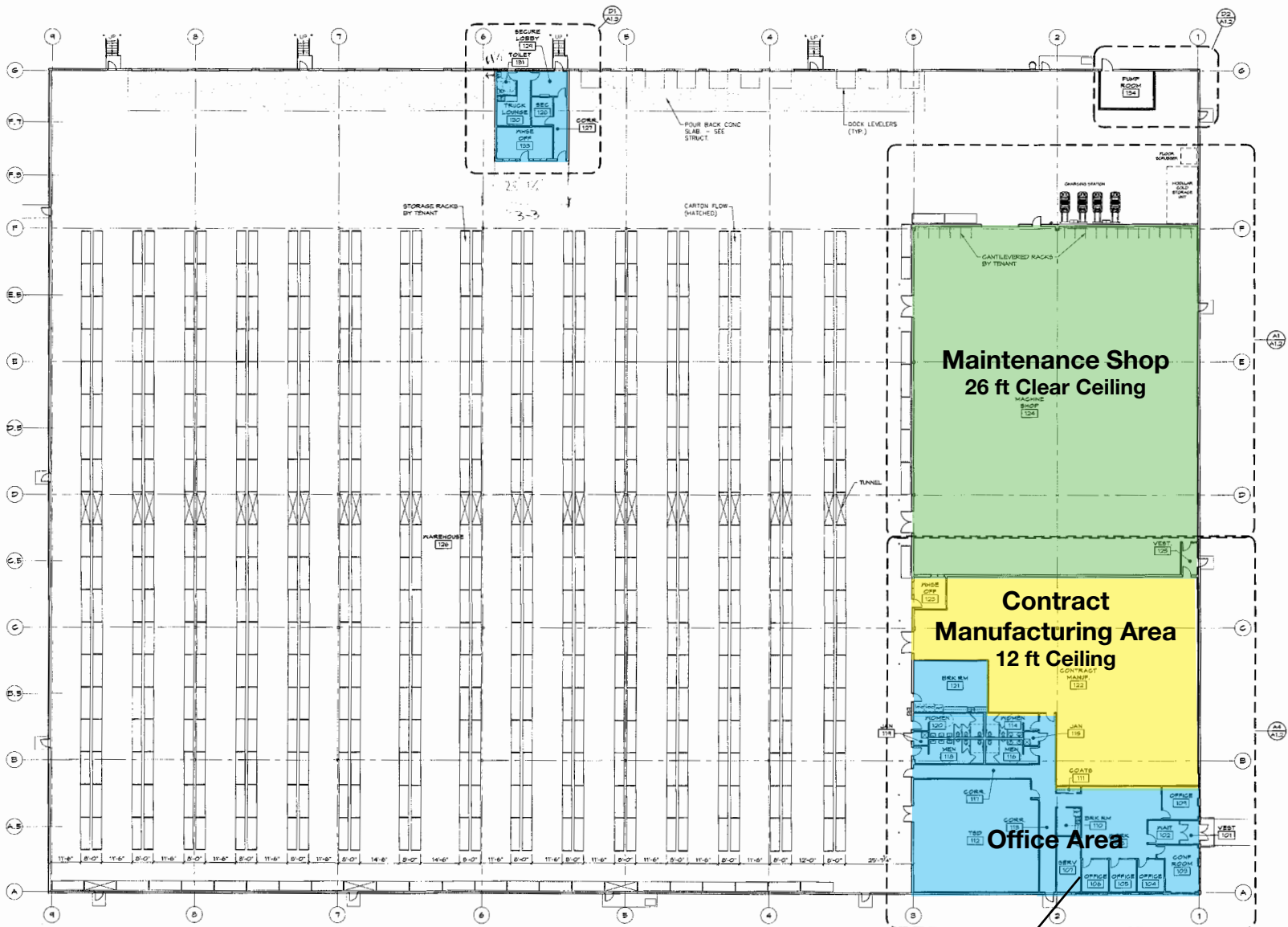


PROPERTY PHOTOS



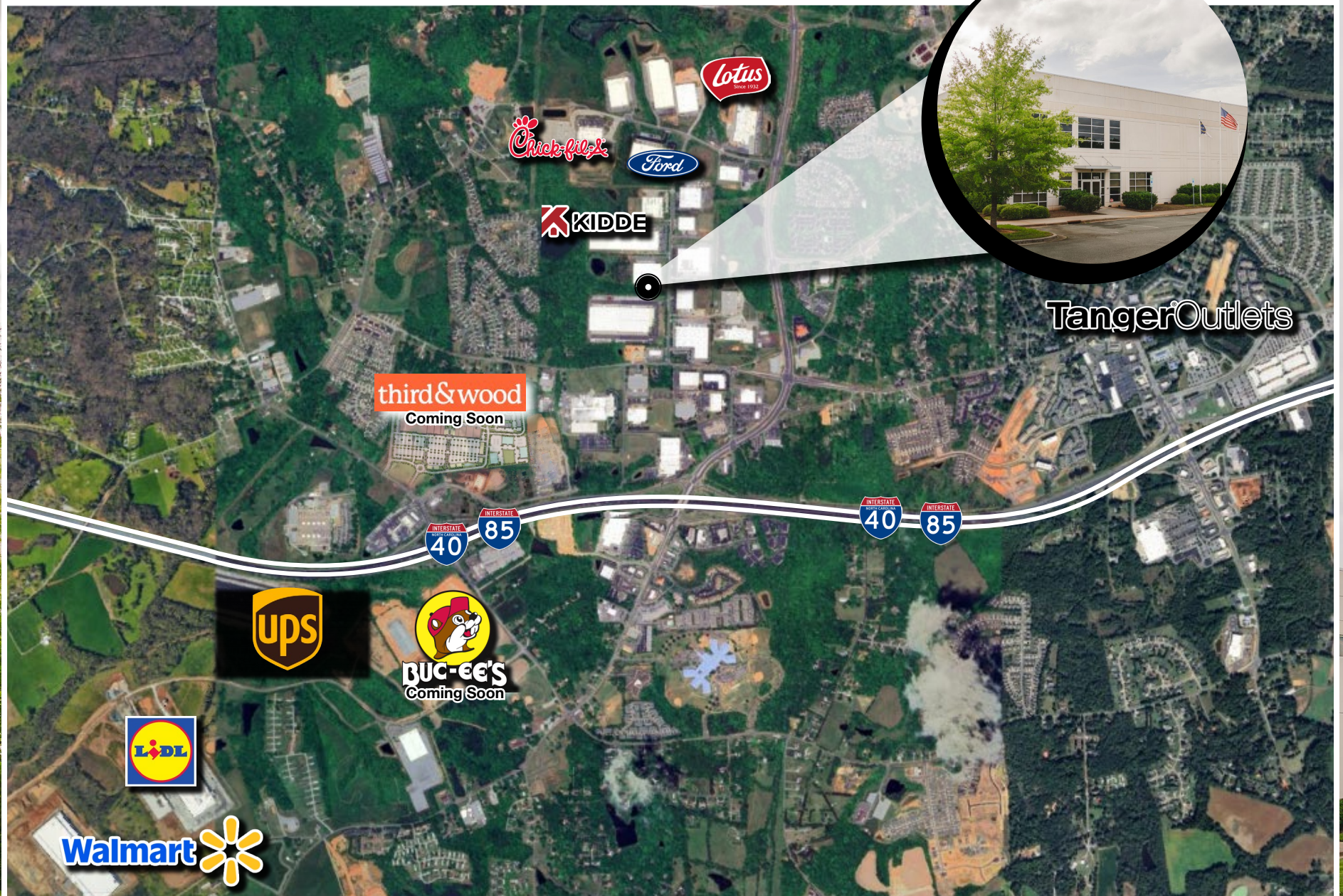
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FLOOR PLAN



Engineered to accommodate a structural mezzanine adding additional offices or a second story above the ground level offices

REGIONAL MAP



ABOUT MEBANE NORTH CAROLINA

CLOSE PROXIMITY TO MAJOR CITIES AND HIGHWAYS

With a strong economy and a pro-business climate, Mebane is a strategic choice for companies looking to expand or relocate. The city offers a highly skilled workforce, with 36,000 graduates annually from 20 nearby colleges and a labor force of 1.5 million within a 45-minute drive. Businesses benefit from Mebane's advanced infrastructure, including access to two international airports—Raleigh-Durham to the east and Greensboro to the west—both just 40 minutes away. The city is well-connected by major highways, rail transport via the North Carolina Railroad, and fast-moving data supported by five fiber and wireless service providers. Additionally, Mebane offers reliable utilities, with a 12 million gallon-per-day water plant, a planned expansion of its wastewater treatment capacity, and ongoing infrastructure improvements to support business growth. Companies can also take advantage of economic incentives, including grants, infrastructure upgrades, and performance-based benefits designed to encourage investment and job creation.



GREENSBORO, NC

±27.54 Miles From Site (33 Mins)



WINSTON-SALEM, NC

±52.86 Miles From Site (53 Mins)



BURLINGTON, NC

±7.75 Miles From Site (17 Mins)



DURHAM, NC

±23.35 Miles From Site (30 mins)



RALEIGH, NC

±105.12 Miles From Site (53 Mins)



CHARLOTTE, NC

±85 Miles From Site (1hr 47 Mins)

LOCATION & ACCESSIBILITY



INTERSTATE 70..... 1 MILE



INTERSTATE 40..... 4.3 MILES



INTERSTATE 85..... 11 MILES

NC CAROLINA CORE

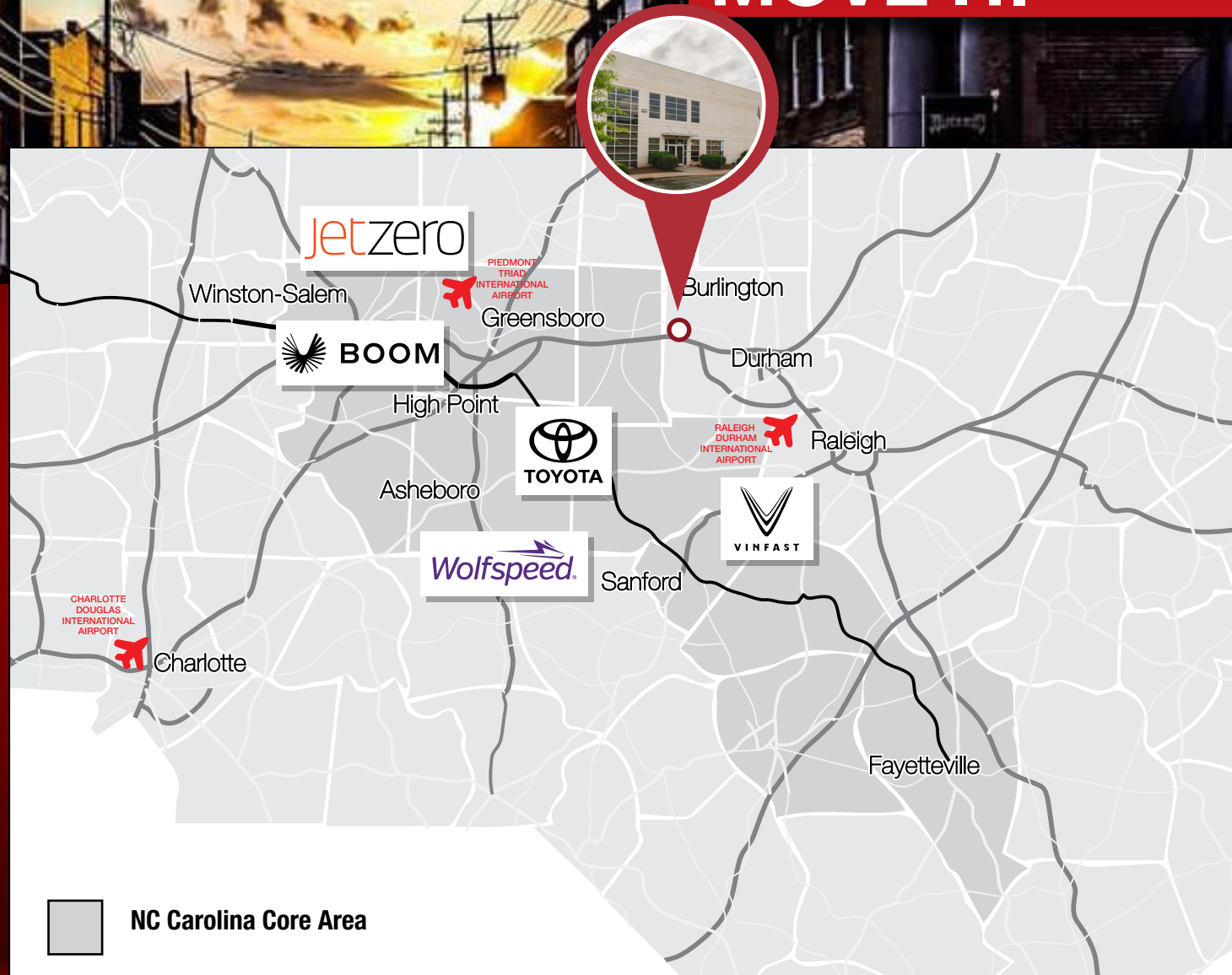
MARKET MAP

THINK IT.
MAKE IT.
MOVE IT.

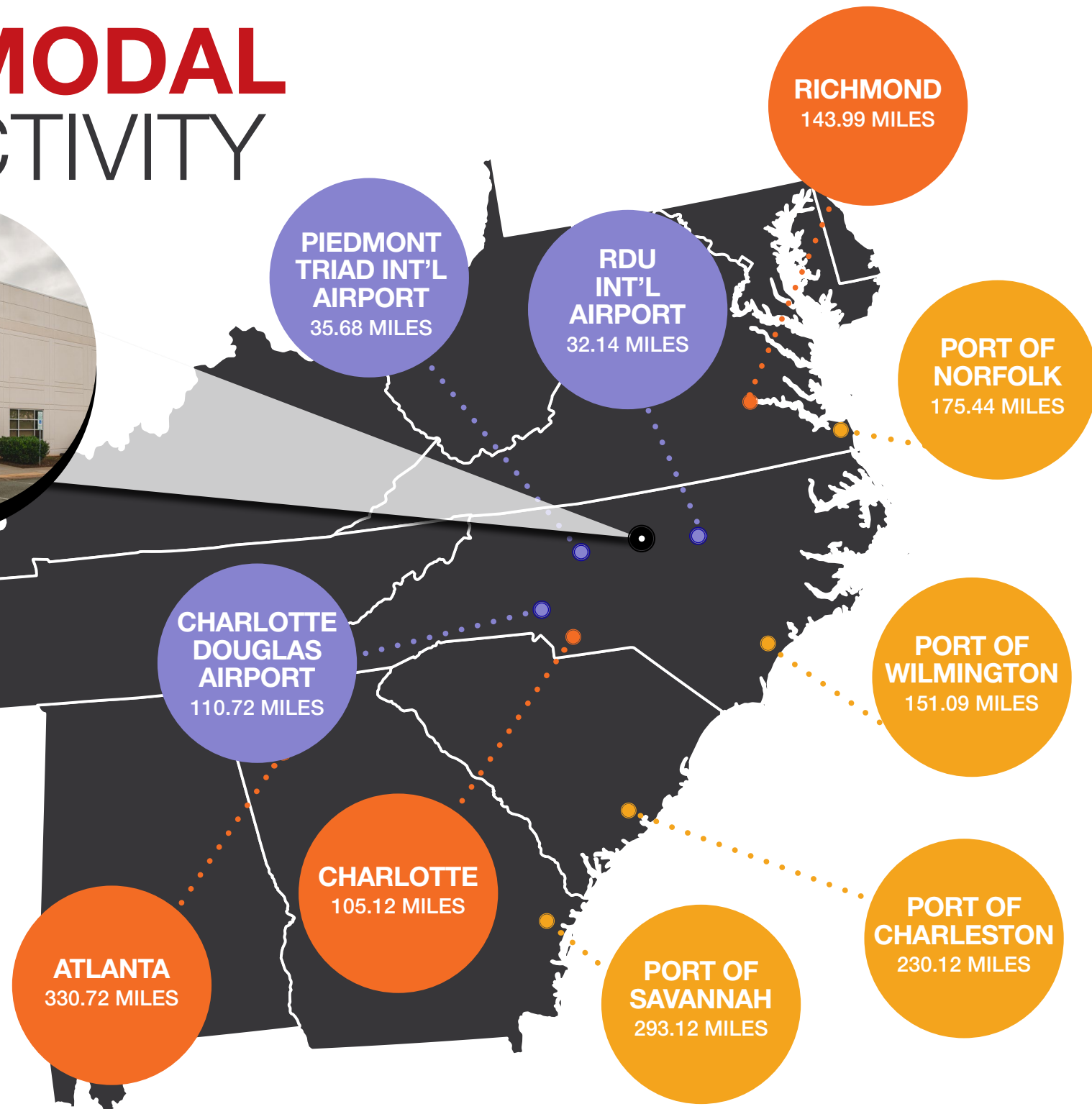
NC CAROLINA
CORE
YOUR NEXT BIG MOVE

The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.

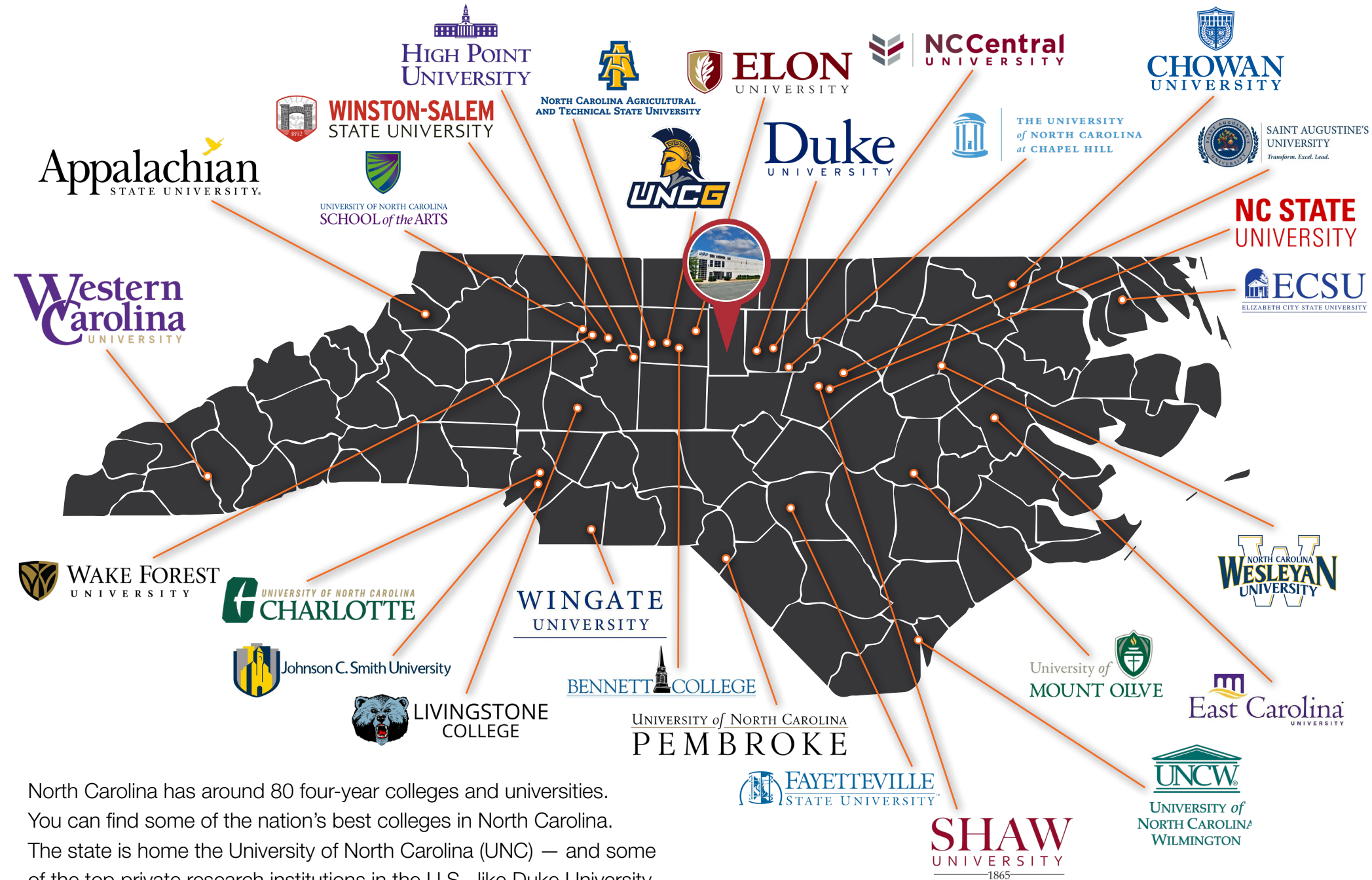


MULTI-MODAL CONNECTIVITY



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

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