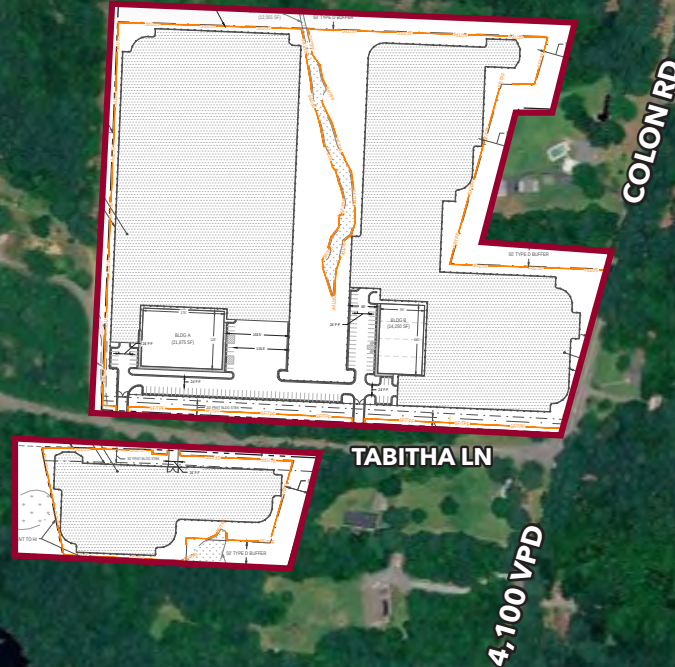


INDUSTRIAL LAND FOR LEASE

BUILD-TO-SUIT | IOS | FLEX/INDUSTRIAL OPPORTUNITIES

BHARAT FORGE



±23.06 ACRES | 0 COLON RD | SANFORD, NC 27330

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LEE & ASSOCIATES
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RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

±23.06 acres of industrial land available for lease in Sanford, NC, offering flexible development potential across two contiguous tracts. Ownership will consider build-to-suit (BTS) options, including IOS laydown yard with tech flex or flex/industrial configurations supported by conceptual site plans.

LOCATION DESCRIPTION

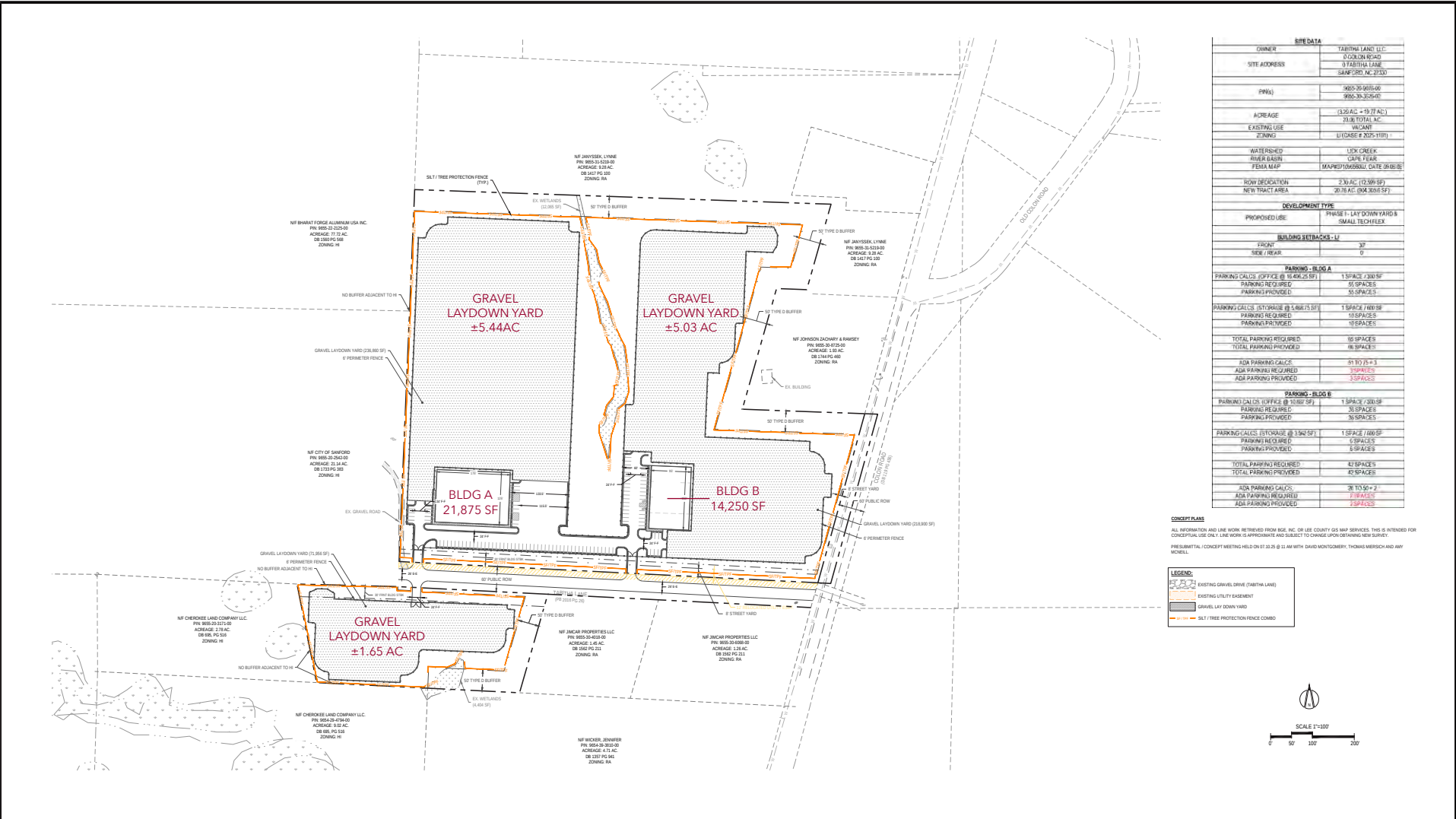
The property is strategically located at Colon Road and Tabitha Lane in Lee County, with convenient access to Jefferson Davis Highway (US-1), a major north-south corridor. The site benefits from strong regional connectivity and visibility, with traffic counts of approximately 34,500 VPD on US-1 and 4,100 VPD on Colon Road.

PROPERTY HIGHLIGHTS

- » ±23.06 acres of industrial land for lease
- » Two tracts: Colon Rd & Tabitha Ln (Sanford, NC 27330)
- » Parcel IDs: 965530362600 & 965520907600
- » Zoning: LI (Light Industrial)
- » 8,600 - 57,750 SF Build-to-suit (BTS) development available
- » Accommodates IOS, flex, or traditional industrial uses
- » Multiple site plan configurations to fit user needs
- » Scalable for phased development or large-scale operations
- » Located in Lee County industrial growth corridor
- » Traffic counts: 4,100 VPD (Colon Rd), 34,500 VPD (Jefferson Davis Hwy S / US-1)
- » Convenient access to US-1 for regional distribution
- » Lease Rate: \$5,000/acre



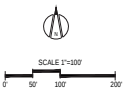
CONCEPTUAL PLAN - IOS



SITE DATA	
OWNER	FARTHIN LAND, LLC
SITE ADDRESS	0 COLON ROAD SANFORD, NC 27330
PARCEL	000-00-000-00 000-00-000-00
ACREAGE	(0.00 AC + 0.00 AC) 0.00 TOTAL AC.
EXISTING USE	VACANT
ZONING	U (CASE # 2025-1101)
WATERSHED	LOCK CREEK
RIVER BASIN	CAPE FEAR
FEMA MAP	MAPS/STORMWATER DATE 08/08/18
ROW DEDICATION	2.00 AC (12.00 SF)
NEW TRACT AREA	20.00 AC (0.00 SF)
DEVELOPMENT TYPE	
PROPOSED USE	PHASE 1 - LAYDOWN YARD & SMALL TECH/EX
BUILDING SETBACKS - U	
FRONT	30'
SIDE / REAR	0'
PARKING - BLDG A	
PARKING CALC. (OFFICE @ 10.00 SF)	1 SPACE / 300 SF
PARKING REQUIRED	55 SPACES
PARKING PROVIDED	55 SPACES
PARKING CALC. (STORAGE @ 1.00 SF)	1 SPACE / 100 SF
PARKING REQUIRED	10 SPACES
PARKING PROVIDED	10 SPACES
TOTAL PARKING REQUIRED	65 SPACES
TOTAL PARKING PROVIDED	65 SPACES
ADA PARKING CALC.	8% TO 5% = 3
ADA PARKING REQUIRED	3 SPACES
ADA PARKING PROVIDED	3 SPACES
PARKING - BLDG B	
PARKING CALC. (OFFICE @ 10.00 SF)	1 SPACE / 300 SF
PARKING REQUIRED	10 SPACES
PARKING PROVIDED	10 SPACES
PARKING CALC. (STORAGE @ 1.00 SF)	1 SPACE / 100 SF
PARKING REQUIRED	5 SPACES
PARKING PROVIDED	5 SPACES
TOTAL PARKING REQUIRED	15 SPACES
TOTAL PARKING PROVIDED	15 SPACES
ADA PARKING CALC.	8% TO 5% = 2
ADA PARKING REQUIRED	2 SPACES
ADA PARKING PROVIDED	2 SPACES

CONCEPT PLAN
ALL INFORMATION AND LINE WORK RETRIEVED FROM RGL, INC. OR LEE COUNTY GIS MAP SERVICES. THIS IS INTENDED FOR CONCEPTUAL USE ONLY. LINE WORK IS APPROXIMATE AND SUBJECT TO CHANGE UPON OBTAINING NEW SURVEY.
PRESUMPTION: CONCEPT MEETING HELD ON 07/23/25 @ 11 AM WITH DAVID MONTGOMERY, THOMAS MERSCH AND ANY OTHERS.

- LEGEND:**
- EXISTING GRAVEL DRIVE (FARTHIN LAND)
 - EXISTING UTILITY EASEMENT
 - GRAVEL LAYDOWN YARD
 - SILT / TREE PROTECTION FENCE CORNO



COLON ROAD INDUSTRIAL - PHASED DEVELOPMENT
0 COLON ROAD
SANFORD, NC 27330
CHATHAM COUNTY

DATE	PROJECT NO.
05/20/26	200001
	SHEET NO.
	PHASE I

INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330



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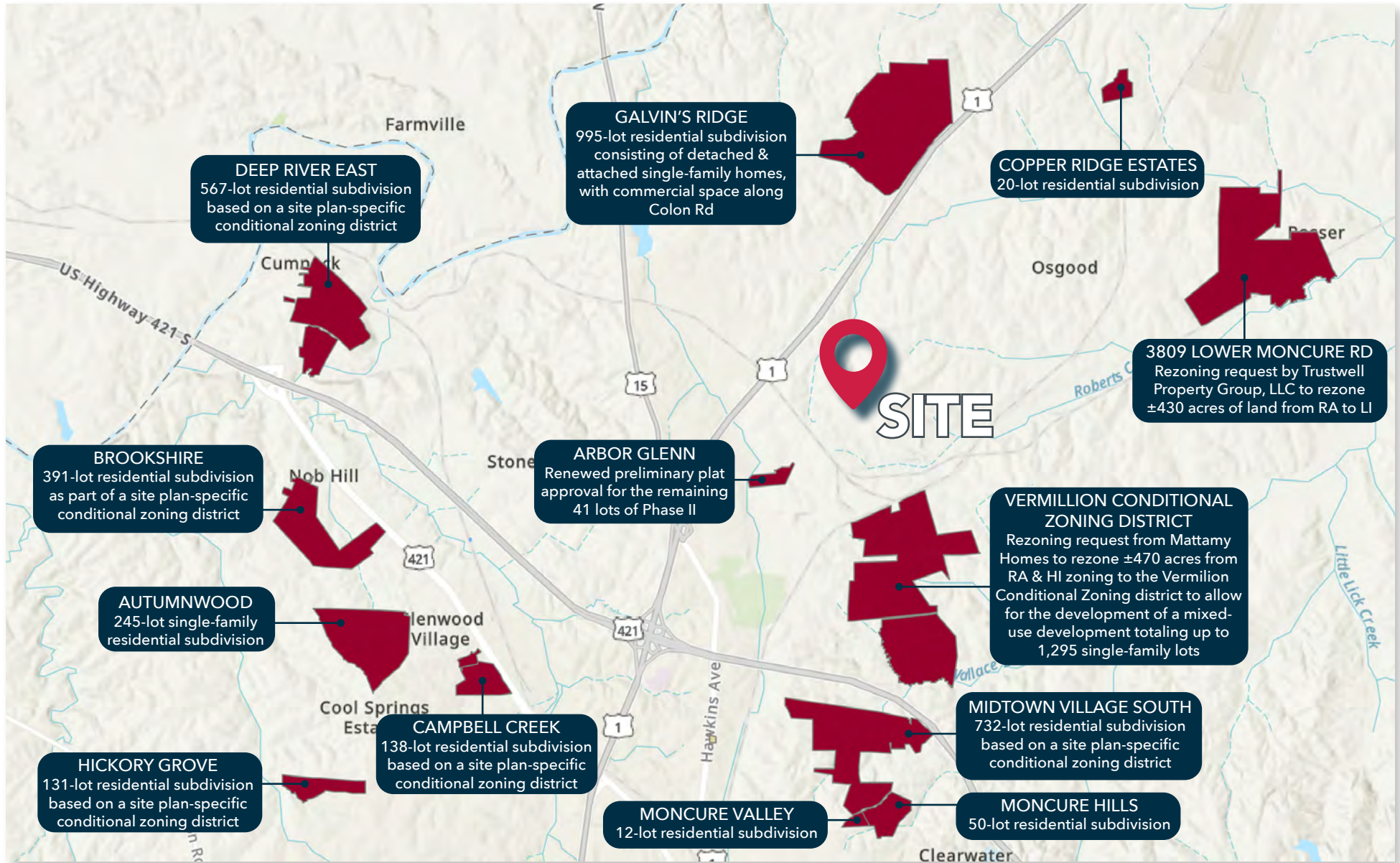
INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330

DATE 02-20-26	PROJECT NO. 250001
	SHEET NO. PHASE II



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

APPROVED DEVELOPMENT



INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330

AREA OVERVIEW



BURT'S BEES
Google
SMARTWIRES

TOYOTA

Red Hat
 Advance Auto Parts
 DUKE ENERGY

Pfizer
 CATERPILLAR
 KYOWA KIRIN
 astellas
HELIUS INNOVATION PARK AT THE BRICKYARD

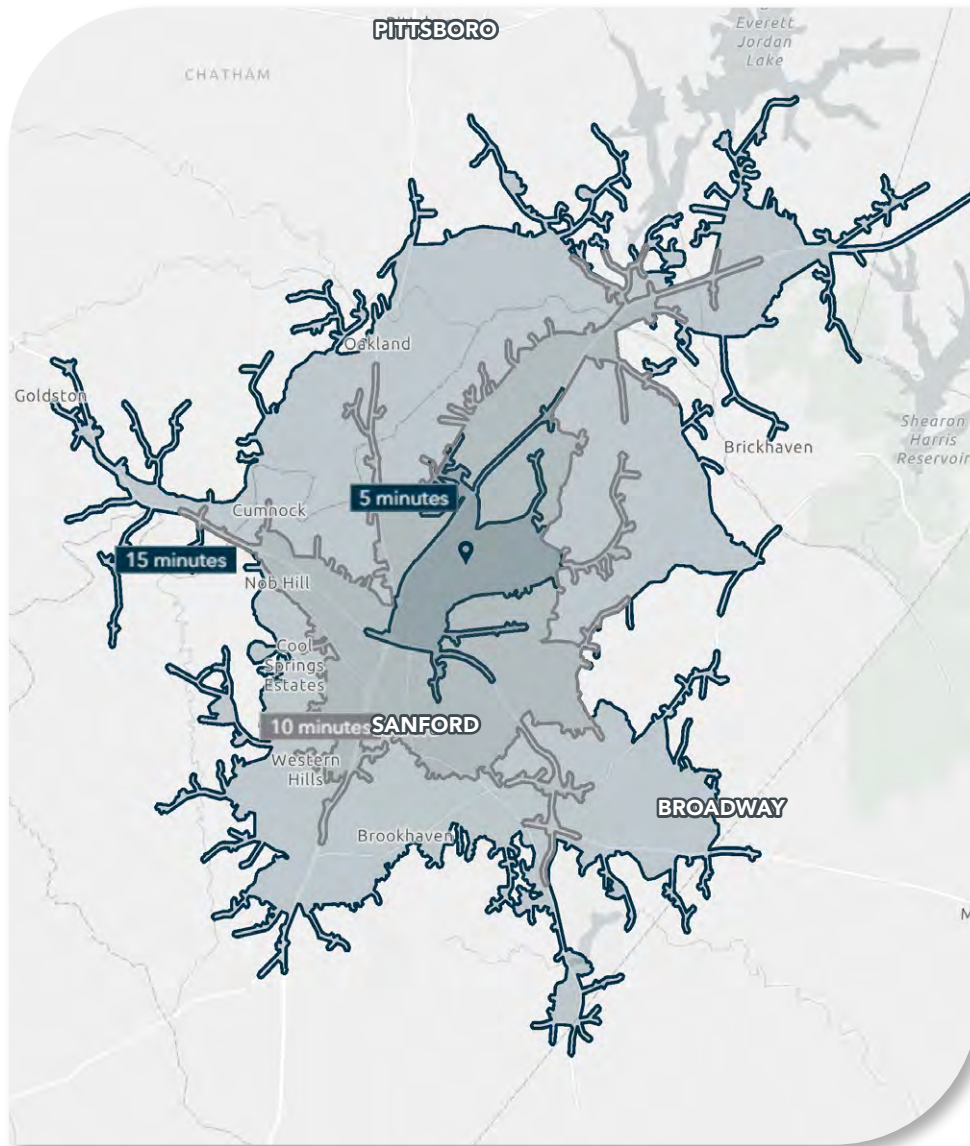
SITE

FedEx

FUJIFILM
 Seqirus
 AMGEN

Preferred I-685 Route

DEMOGRAPHICS



	5 MINUTES	10 MINUTES	15 MINUTES
Population (2025)	2,078	18,515	46,322
Daytime Population	1,716	20,452	54,102
Average Household Income	\$74,556	\$75,621	\$80,213
Median Home Value	\$271,500	\$249,443	\$271,608
Median Age	37.4	38.2	39.5
Bachelor's Degree or Higher	36.4	25.2	26.2



INDUSTRIAL LAND FOR LEASE • 0 COLON RD • SANFORD, NC 27330

Presented by:

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