

# BUCKHORN I INDUSTRIAL PARK

169,959 SF Industrial Space  
Available For Lease Along  
I-85 Corridor



VIDEO TOUR



**M MERUS**

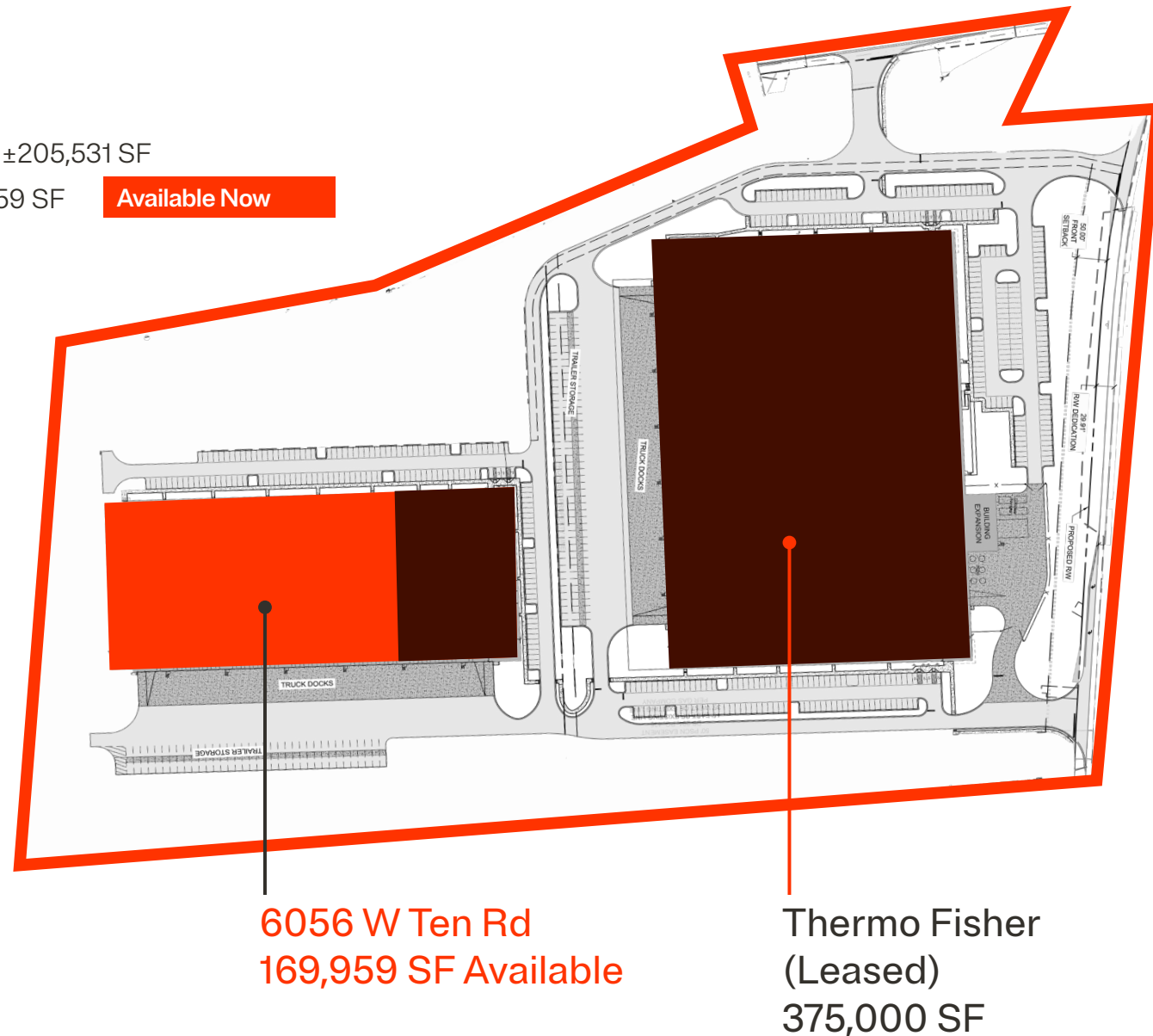


## BUCKHORN INDUSTRIAL PARK

● Available Now  
● Leased

- ±47 acres
- One (1) building totaling ±205,531 SF
- 6056 W Ten Road 169,959 SF
- Ample trailer storage

**Available Now**





BUCKHORN I

# Aerial View

6056 W Ten Rd  
169,959 SF

Thermo Fisher  
Fully Leased





BUCKHORN I

# Interior View

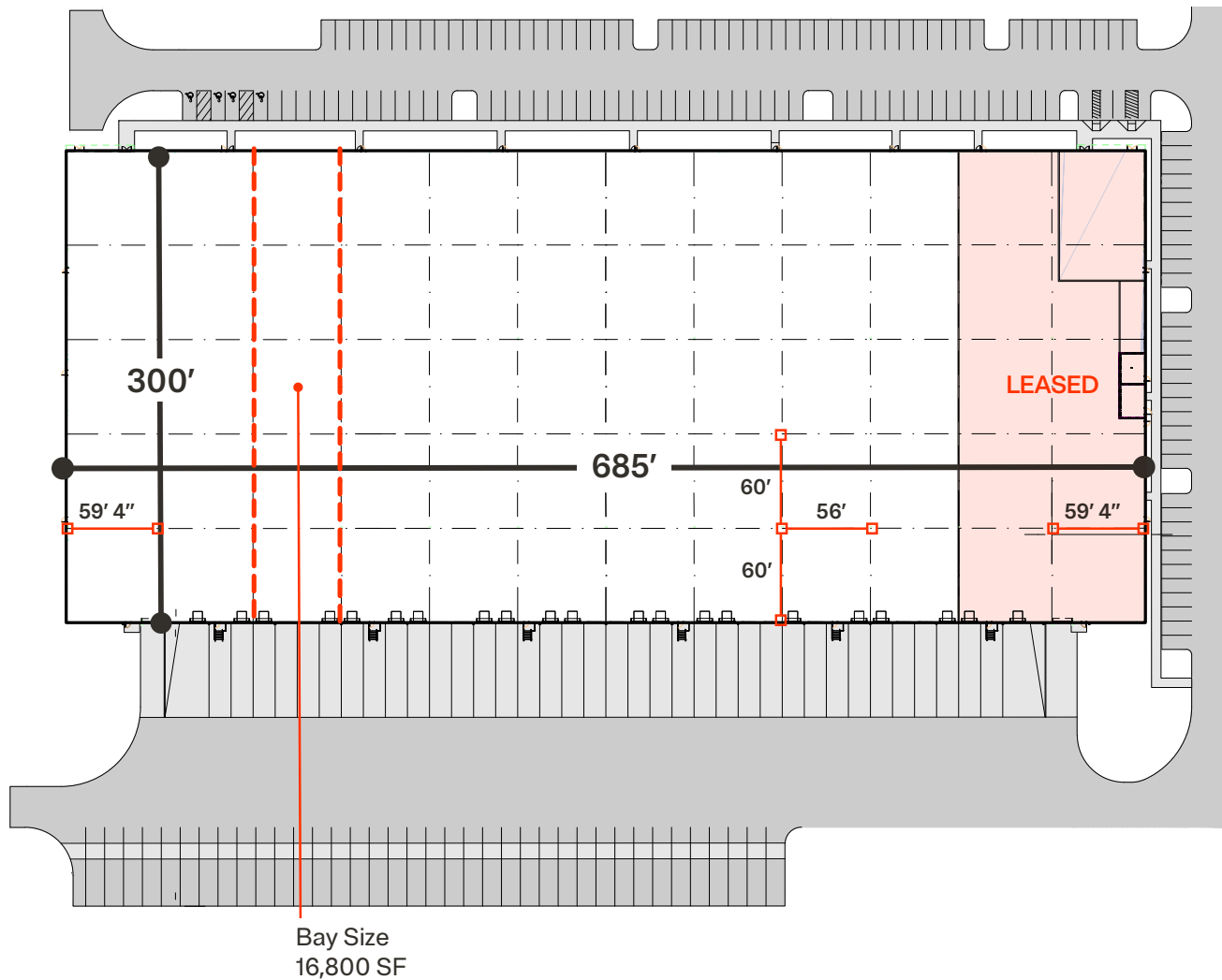




BUCKHORN I | 6056 W TEN ROAD

# Floor Plan

±169,959 SF AVAILABLE

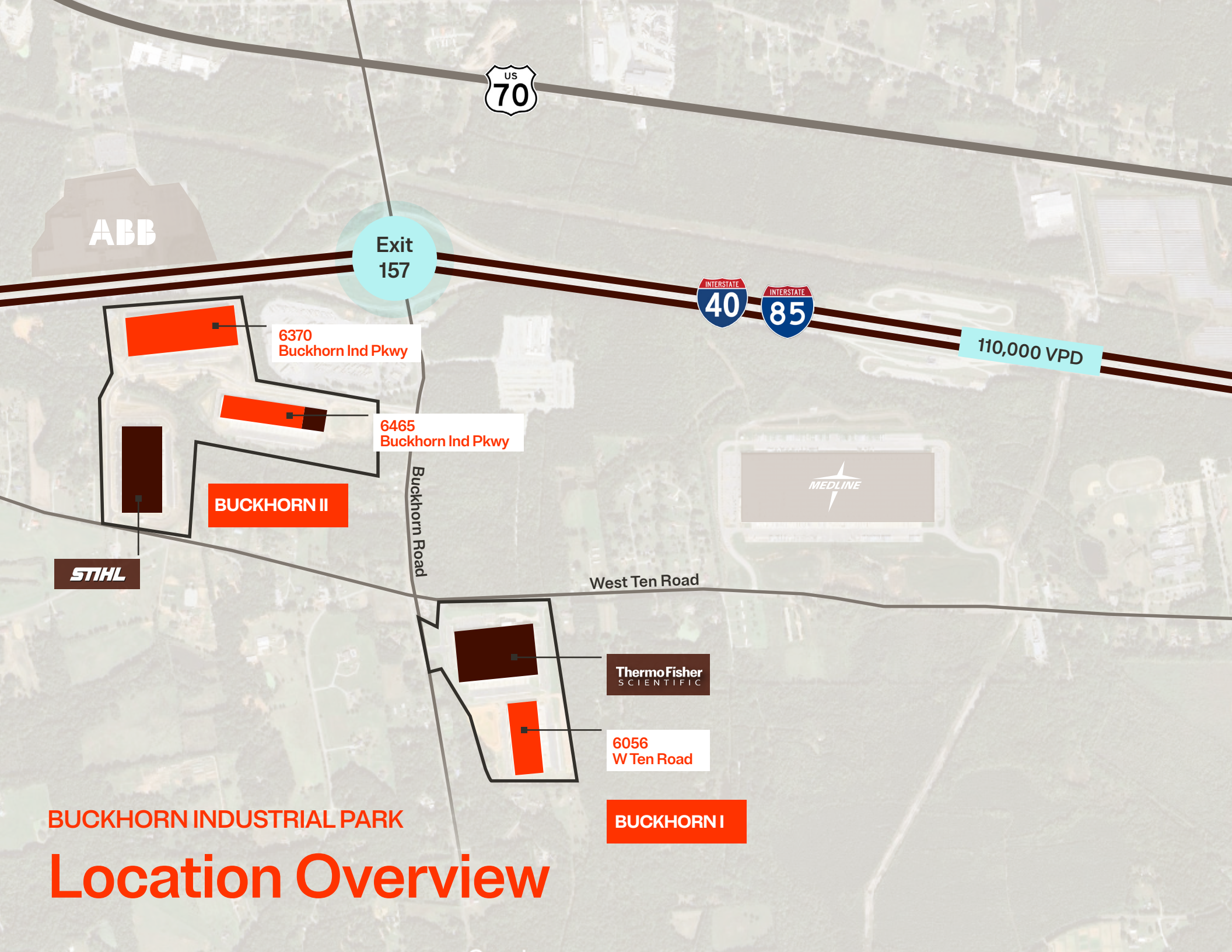


# Features

## ±169,959 SF AVAILABLE

Building Size	205,531 SF rear load building
Dimensions	300' x 685'
SF Available	169,959 SF
Date Available	Available Now
Rent Rate	\$7.50 / SF NNN
Column Spacing	56' x 60' typical
Bay Size	16,800 SF
Dock Doors	(21) 9' x 10' docks + (11) knockouts
Lighting	LED hi-bay
Clear Height	32'
Electrical	2000 amp
Trailer Parking	36 designated trailer parks

Associate Parking	114 parking spots
Sprinkler System	ESFR Sprinkler System
Exterior Wall Material	8" concrete tilt wall exterior panel
Roofing	45 mil TPO membrane roof
Floor/Slab	6" 3,500 psi concrete slab
Truck Court Depth	130'
Zoning	Mebane M-2
Natural Gas Service Provider	Dominion Energy
Water and Sewer Provider	City of Mebane
Water Line	2"
Sewer Line	8"
Electrical Provider	Duke Energy



ABB

Exit  
157



110,000 VPD

6370  
Buckhorn Ind Pkwy

6465  
Buckhorn Ind Pkwy

BUCKHORN II

STIHL

Buckhorn Road

West Ten Road



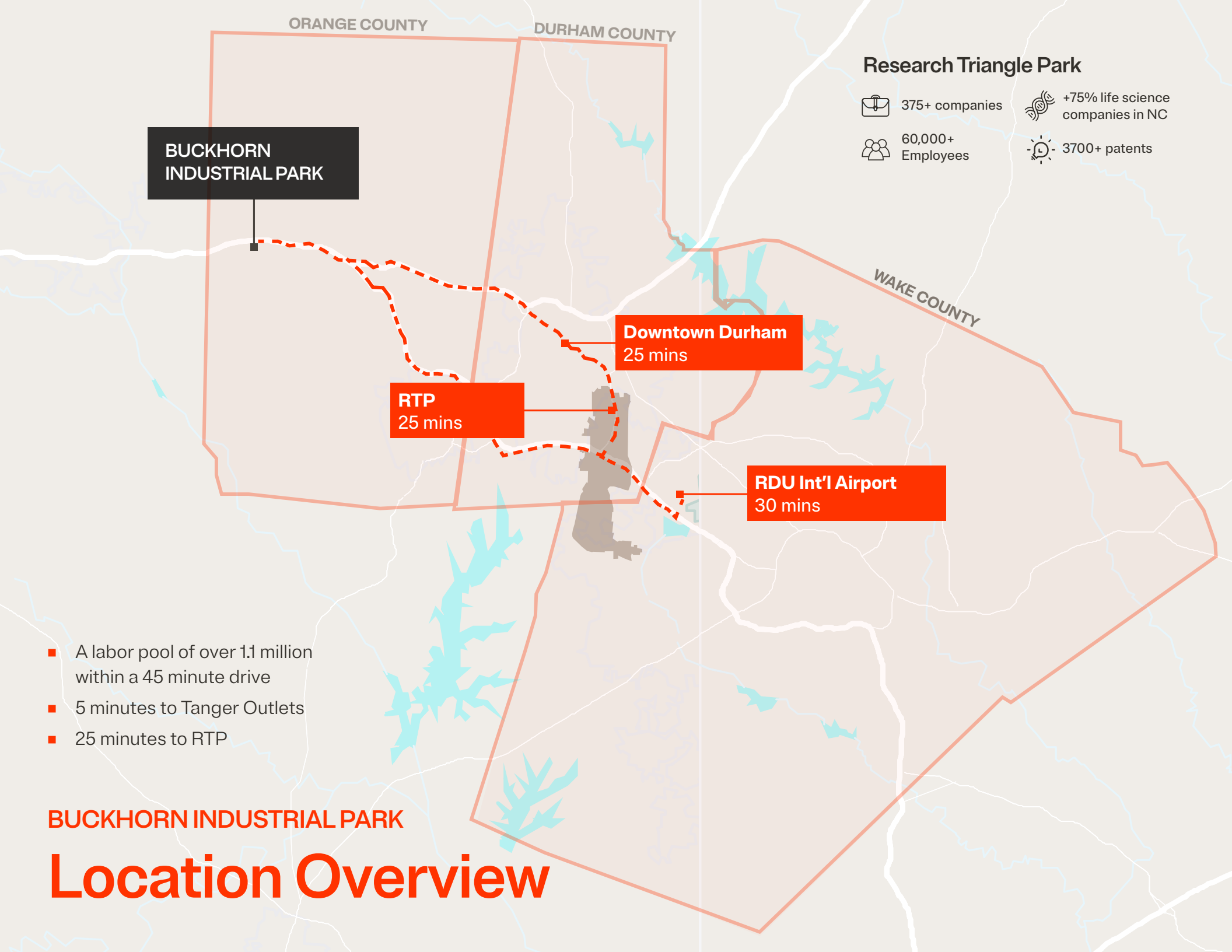
ThermoFisher  
SCIENTIFIC

6056  
W Ten Road

BUCKHORN I

BUCKHORN INDUSTRIAL PARK

# Location Overview



ORANGE COUNTY

DURHAM COUNTY

### Research Triangle Park

- 375+ companies
- 60,000+ Employees
- +75% life science companies in NC
- 3700+ patents

**BUCKHORN INDUSTRIAL PARK**

**Downtown Durham**  
25 mins

**RTP**  
25 mins

**RDU Int'l Airport**  
30 mins

WAKE COUNTY

- A labor pool of over 1.1 million within a 45 minute drive
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

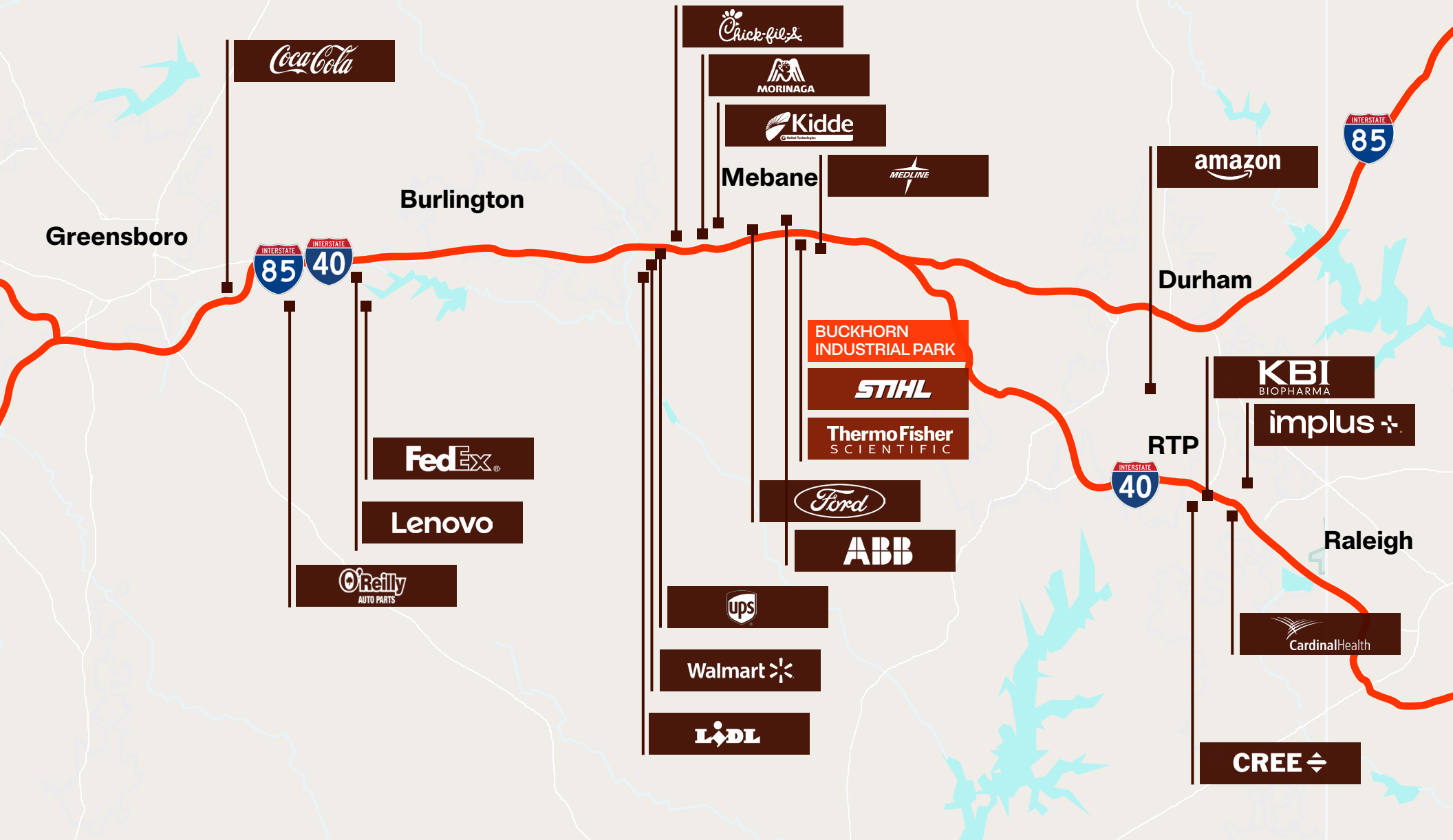
**BUCKHORN INDUSTRIAL PARK**

# Location Overview

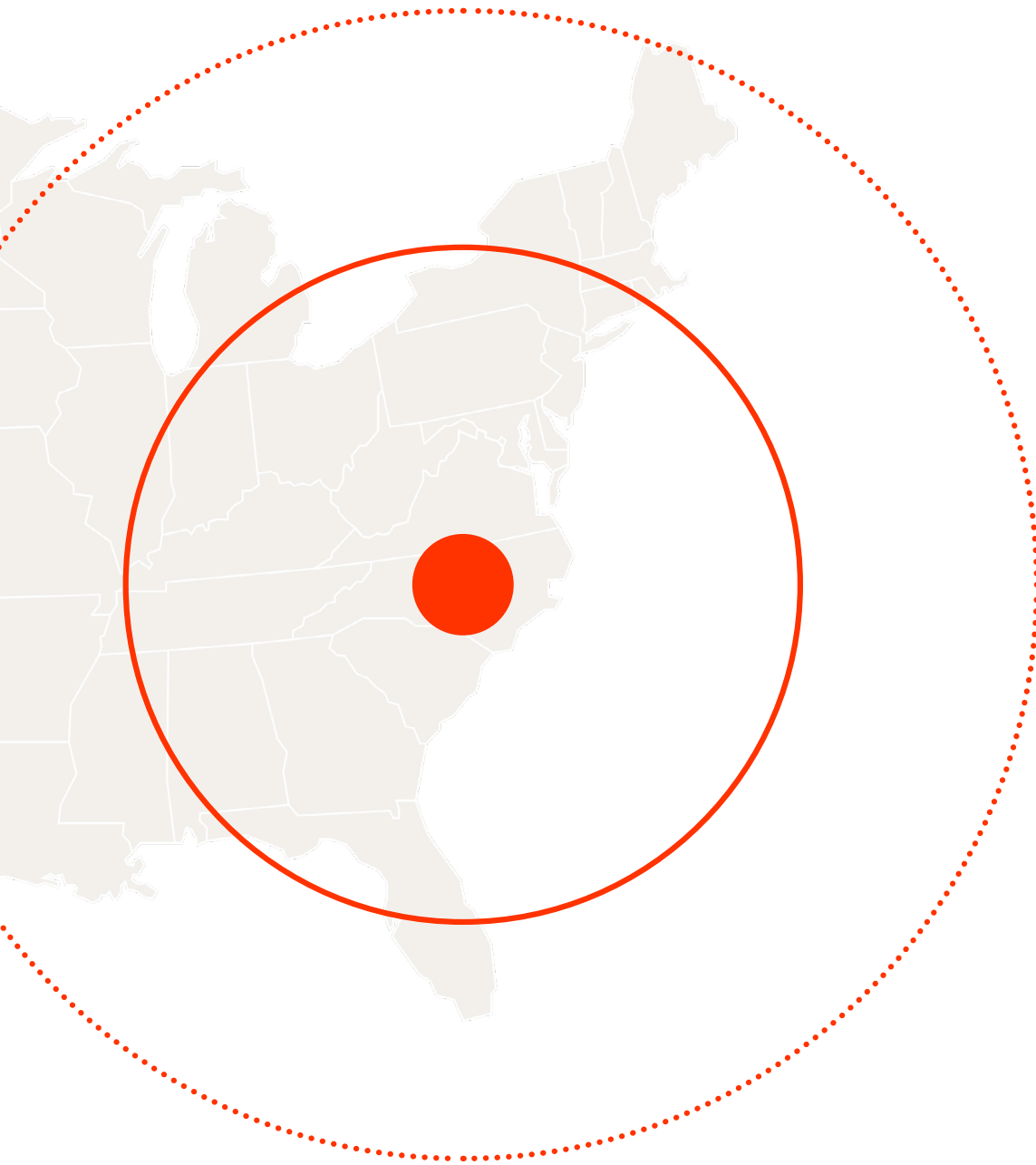


## BUCKHORN INDUSTRIAL PARK

# Major Distributors on I-85 / I-40 Corridor



# Location Overview



## Unparalleled Access

- Excellent ingress on I-40 with immediate access to I-85

## Proximity To Major Markets

- Research Triangle Park (RTP)
- Raleigh - Durham - Chapel Hill MSA (The Triangle)
- Greensboro - High Point - Winston-Salem MSA (The Triad)

## Experienced Labor Pool

- Workforce of 1.1 million people within a 45-min drive

## 50% Of The U.S. Population

- Accessible within a 12 hr / 1-day drive

## 2-Day Trucking Distance

- Access to a population of over ±236.6 million



## BUCKHORN INDUSTRIAL PARK

# Proximity To Major MSAs



### Airports

- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Piedmont Triad International    | 48 miles  |
| 2 | Raleigh-Durham International    | 33 miles  |
| 3 | Fayetteville Regional           | 90 miles  |
| 4 | Charlotte Douglas International | 128 miles |



### Ports

- |   |                   |           |
|---|-------------------|-----------|
| 1 | Norfolk, VA       | 203 miles |
| 2 | Morehead City, NC | 193 miles |
| 3 | Wilmington, NC    | 172 miles |
| 4 | Charleston, SC    | 323 miles |
| 5 | Savannah, GA      | 366 miles |
| 6 | Jacksonville, FL  | 498 miles |



# The next era of AI. Neyer is Merus.



## We design, build, and develop.

No matter where you are in the process, we can deliver build-to-suit or speculative commercial real estate solutions across all product types.

- Industrial
- Multifamily
- Mixed-use
- Medical office
- Office

## Experience

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\$1.3B

ASSETS UNDER  
MANAGEMENT

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24.6M SF

DEVELOPED  
SINCE 2015

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180

EMPLOYEE-OWNERS

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4

OFFICES

## What sets us apart

### As invested as you are.

We think like owners.

That's because we're all company owners at Merus. This is a unique and powerful distinction because it deeply influences our culture and operations. Every team member demonstrates a deeper sense of ownership and accountability—in both their daily tasks and the collective success of the organization.

### Every discipline. One team.

As an integrated team, we have all the right experts in one room. We share the same goals. We solve complex problems faster. As a result, projects go smoother. While most developers hire a general contractor and an architect, we have it all in-house.

### 130 years of excellence.

We've been in the industry for a long time and have a long reputation built on trust. But we've never stood still. We've constantly adapted and improved our approach and we're always finding ways to be even better.



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PITTSBURGH



RALEIGH





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