

BUCKHORN I INDUSTRIAL PARK

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



VIDEO TOUR



Property Overview

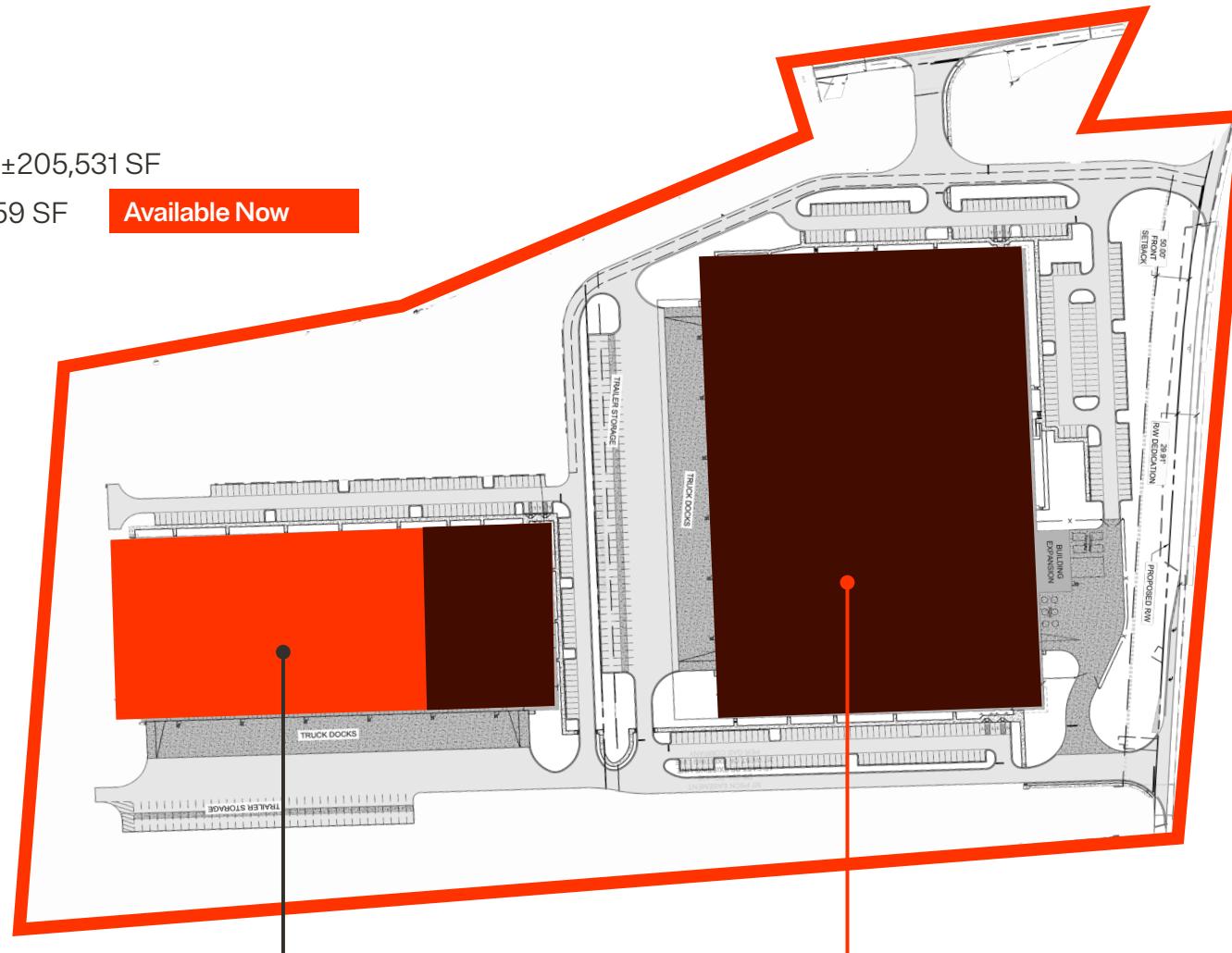
BUCKHORN
INDUSTRIAL PARK

Class A industrial development located directly
on the I-85 / I-40 corridor in Mebane, NC

- Available Now
- Leased

BUCKHORN I

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



6056 W Ten Rd
169,959 SF Available

Thermo Fisher
(Leased)
375,000 SF

BUCKHORN I

Aerial View



BUCKHORN I

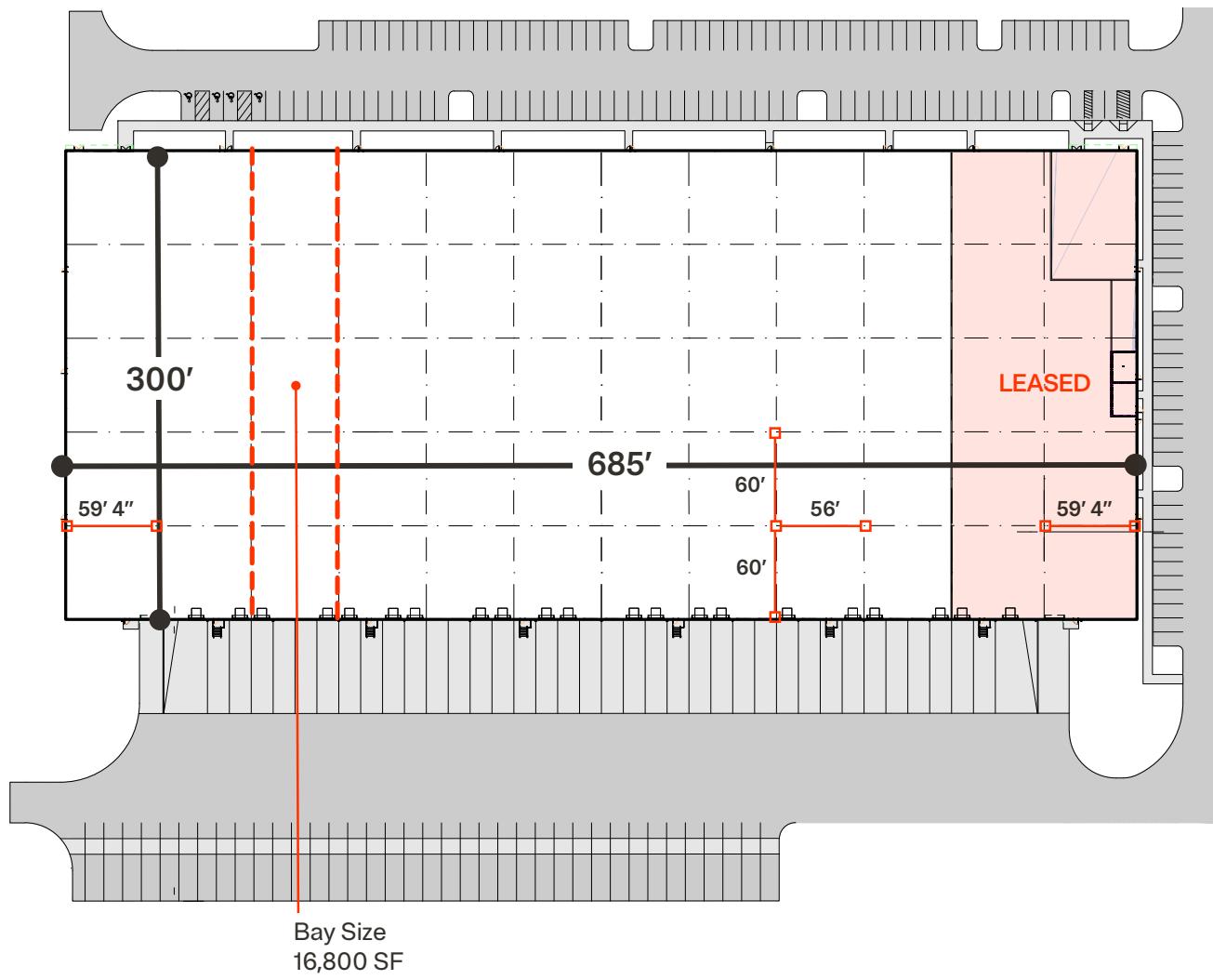
Interior View



BUCKHORN || 6056 W TEN ROAD

Floor Plan

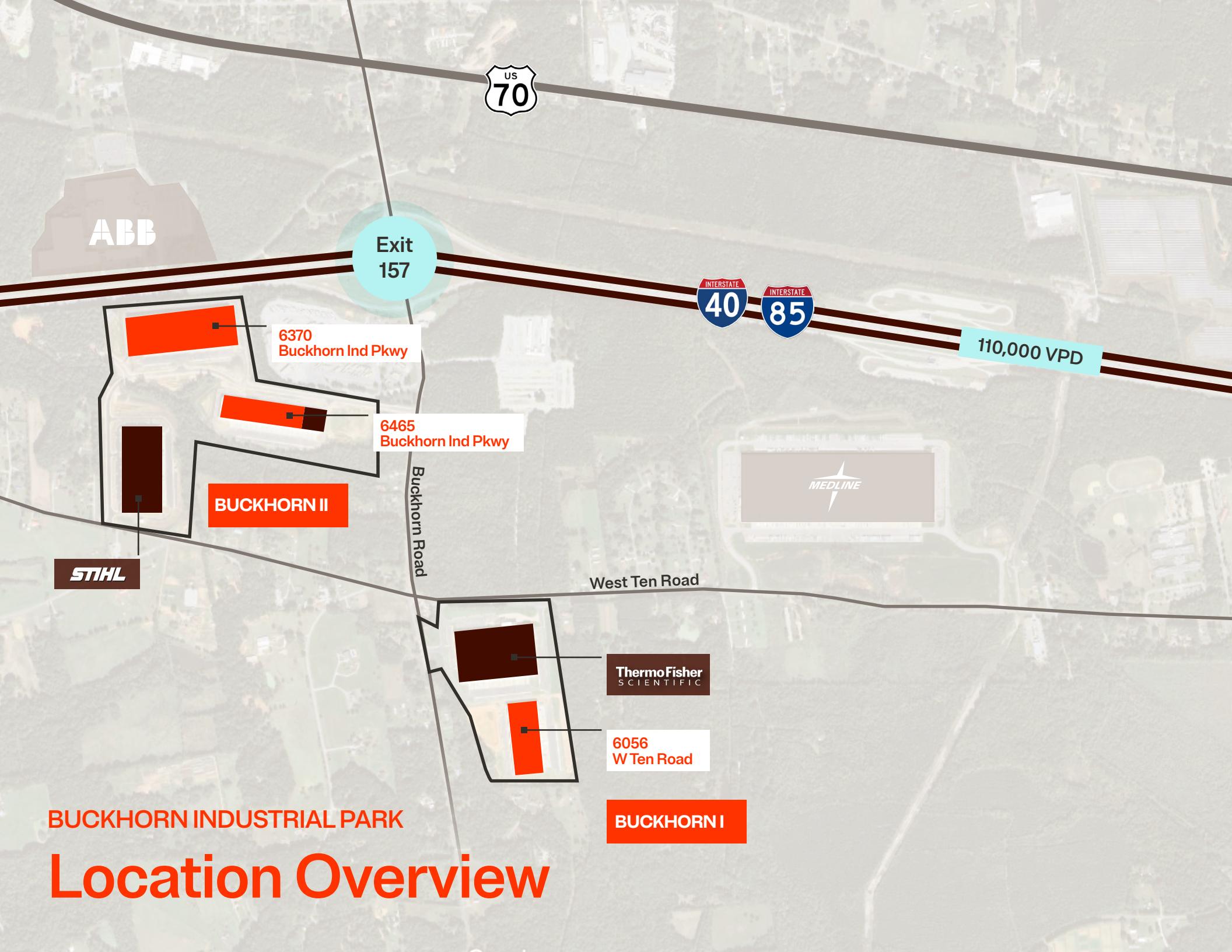
±169,959 SF AVAILABLE

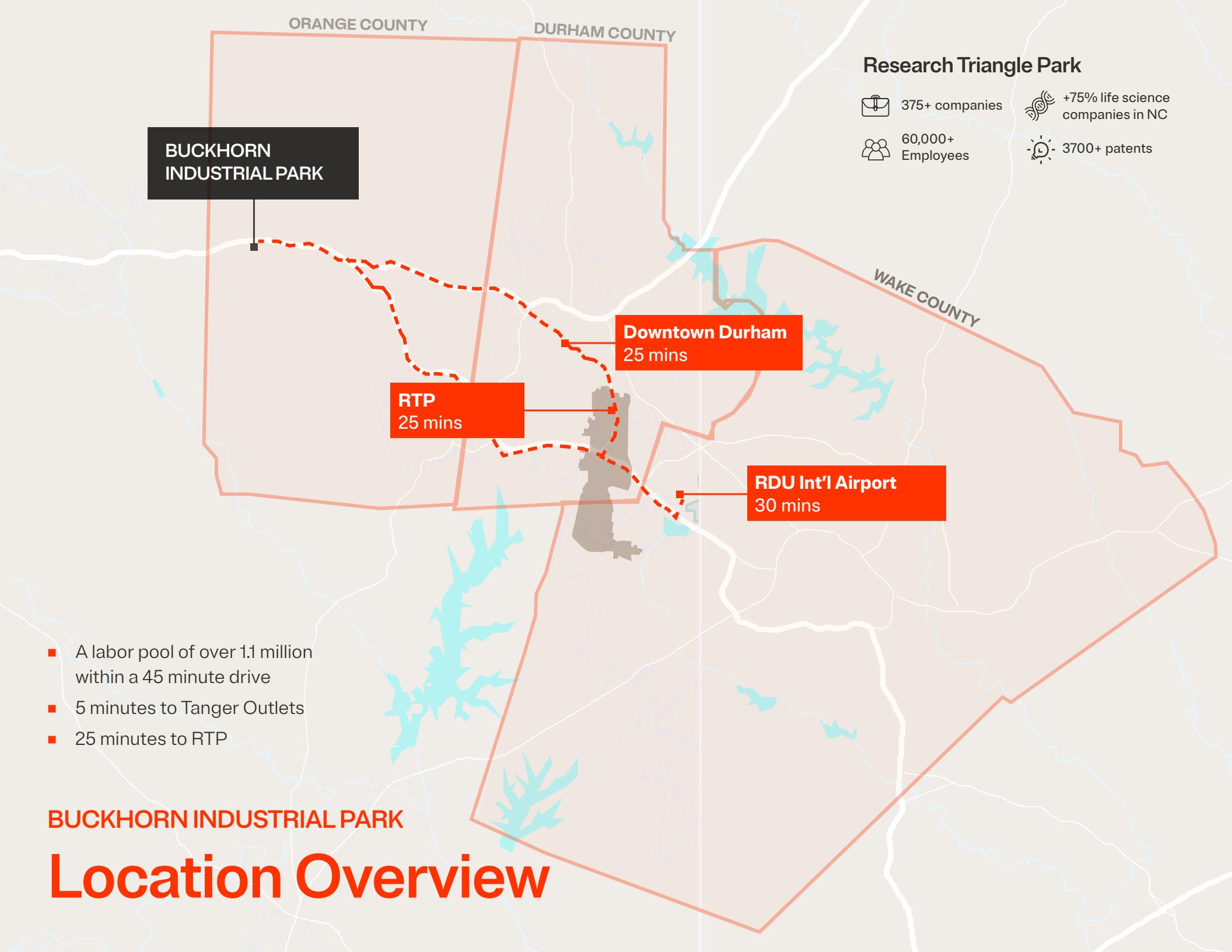


Features

±169,959 SF AVAILABLE

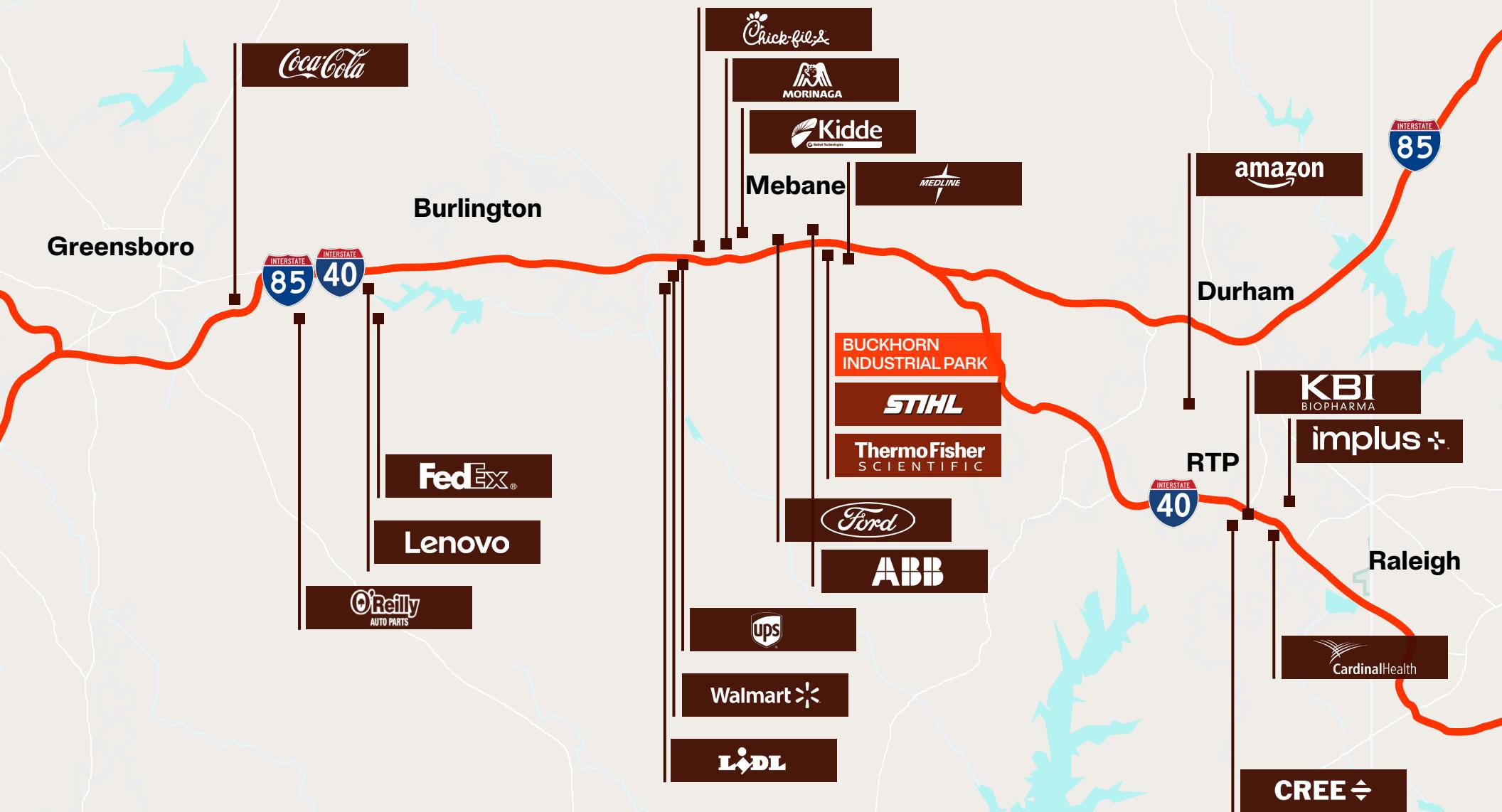
Building Size	205,531 SF rear load building	Associate Parking	114 parking spots
Dimensions	300' x 685'	Sprinkler System	ESFR Sprinkler System
SF Available	169,959 SF	Exterior Wall Material	8" concrete tilt wall exterior panel
Date Available	Available Now	Roofing	45 mil TPO membrane roof
Rent Rate	\$7.50 / SF NNN	Floor/Slab	6" 3,500 psi concrete slab
Column Spacing	56' x 60' typical	Truck Court Depth	130'
Bay Size	16,800 SF	Zoning	Mebane M-2
Dock Doors	(21) 9' x 10' docks + (11) knockouts	Natural Gas Service Provider	Dominion Energy
Lighting	LED hi-bay	Water and Sewer Provider	City of Mebane
Clear Height	32'	Water Line	2"
Electrical	2000 amp	Sewer Line	8"
Trailer Parking	36 designated trailer parks	Electrical Provider	Duke Energy



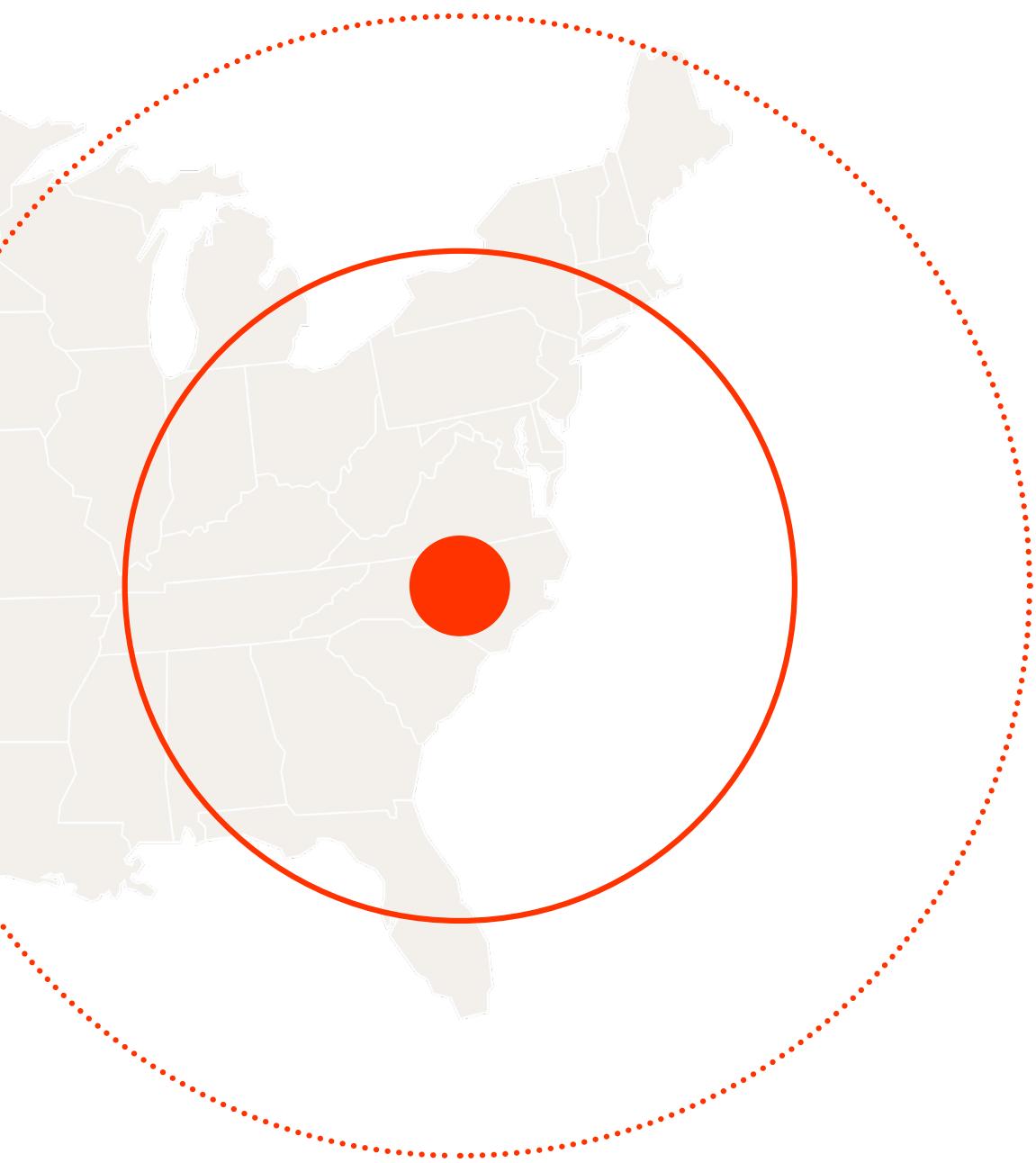


BUCKHORN INDUSTRIAL PARK

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



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

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

Experience

\$1.3B

ASSETS UNDER MANAGEMENT

24.6M SF

DEVELOPED SINCE 2015

180

EMPLOYEE-OWNERS

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.

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Contact us



JUSTIN PARKER
Vice President
Real Estate Development
+1 919 538 0493
jparker@merus1894.com

LARRY LAKINS, SIOR
Executive Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

HUNTER WILLARD, SIOR
Executive Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

ANDREW YOUNG, SIOR
Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

SHIELDS BENNETT
Associate
Industrial Services
+1 919 538 5707
shields.bennett@colliers.com

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Colliers Raleigh
4208 Six Forks Road, Suite 800
Raleigh, NC 27609
colliers.com/raleigh