



**FOR SALE**

**410 E. MAIN STREET**

**HAW RIVER, NC 27258**

**PRESENTED BY:**



**BRIAN ALONSO**

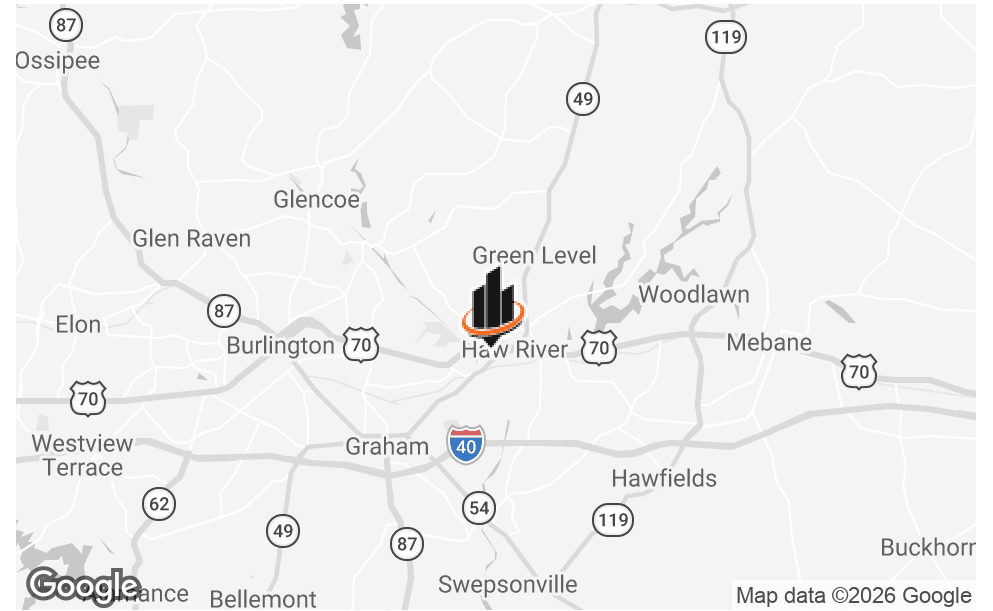
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**CAREY GREENE**

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# PROPERTY SUMMARY



## PROPERTY OVERVIEW

SVN | Real Estate Associates, as the exclusive listing agent, is pleased to offer for sale **410 E. Main Street in Haw River, NC**. This ±22,650 SF building offers exceptional flexibility, **with its multi-level layout suitable for office, retail, manufacturing, and warehouse uses.**

The parcel also includes ample space for parking, outdoor storage, and a detached garage with multiple bays - ideal for additional workspace or vehicle storage. Zoned B-2 (General Business District), the property provides a wide range of permitted uses, making it a versatile opportunity for a variety of businesses.

## PROPERTY HIGHLIGHTS

- Versatile building with wood flooring throughout upper floor
- Ample parking and easy access for industrial activities
- Just ±2.5 miles north of Interstate 85/40
- Centrally located between Mebane + Burlington (±5 miles) with convenient access to US 70 (±0.5 miles)

# PROPERTY DETAILS

## PRICING INFORMATION

**ASKING PRICE** \$1,099,000

## BUILDING INFORMATION

**ADDRESS** 410 E. Main Street

**CITY, STATE, ZIP** Haw River, NC 27258

**COUNTY** Alamance

**PLANNING JURISDICTION** Town of Haw River

**OPPORTUNITY ZONE** Yes

## TAXES & VALUATION

**BUILDING SIZE/AVAILABLE SF** ±22,650 SF

**NUMBER OF FLOORS** 2

**SPRINKLER** Yes (Wet)

**YEAR BUILT/RENOVATED** 1956/2022

**CEILING HEIGHTS** Various (7-12 ft)

**FOUNDATION/ROOF** Cement/Asphalt

**CONSTRUCTION TYPE** Cement Block

**DETACHED GARAGE** Yes (3 Bays)

**HVAC UNITS** 4

## PROPERTY INFORMATION

**PROPERTY TYPE** Industrial Flex

**PARCEL ID** 153253

**ZONING** B-2 (General Business District)

**LOT SIZE** ±1.08 Acres

**LOT TYPE** Gravel, Asphalt and Grass

**LOT FRONTAGE** 180 ft

## UTILITIES & AMENITIES

**DOCK HIGH DOORS** 0

**ROLL UP DOORS** 1

**WATER** City

**SEWER** City

**GAS** Enbridge

**INTERNET** Comcast

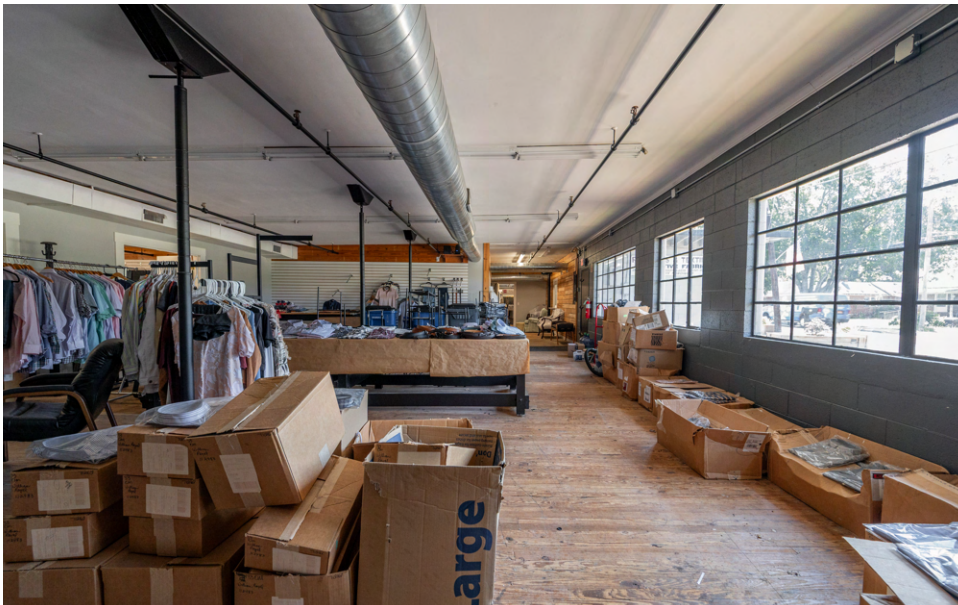
**POWER PROVIDER** Duke Energy

**POWER SERVICE** 110V/220V 3-phase

**# OF RESTROOMS** 7 (4 upper floor, 3 lower floor)

**GENERATOR** No

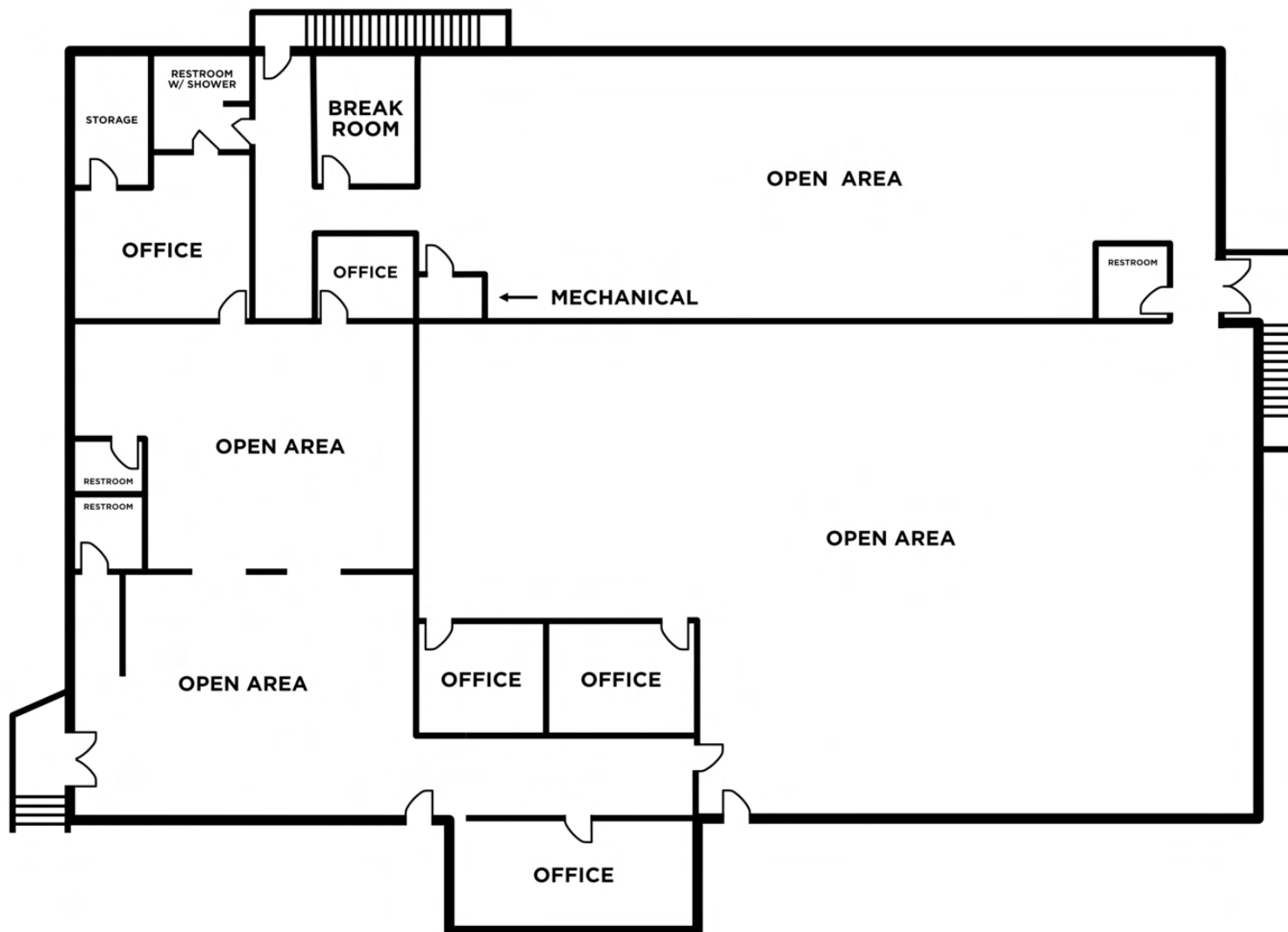
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



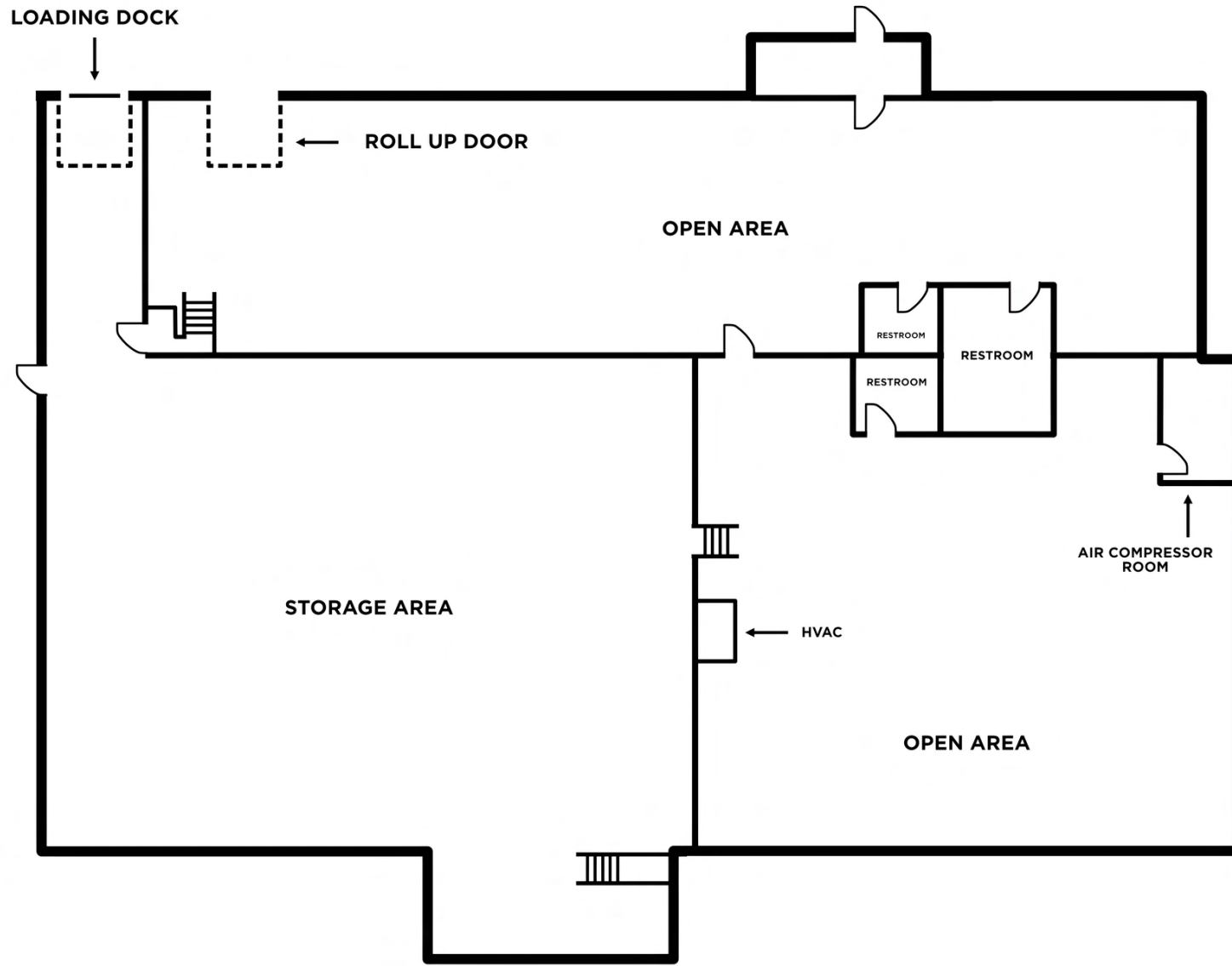
# UPPER LEVEL FLOOR PLAN



# UPPER LEVEL PHOTOS



# LOWER LEVEL FLOOR PLAN



# LOWER LEVEL PHOTOS



# RETAILER MAP



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