



BUCKHORN II INDUSTRIAL PARK

6370 - 6465 BUCKHORN INDUSTRIAL PKWY | MEBANE, NC

540,000 SF INDUSTRIAL SPACE AVAILABLE
FOR LEASE ALONG I-85 CORRIDOR



VIDEO TOUR

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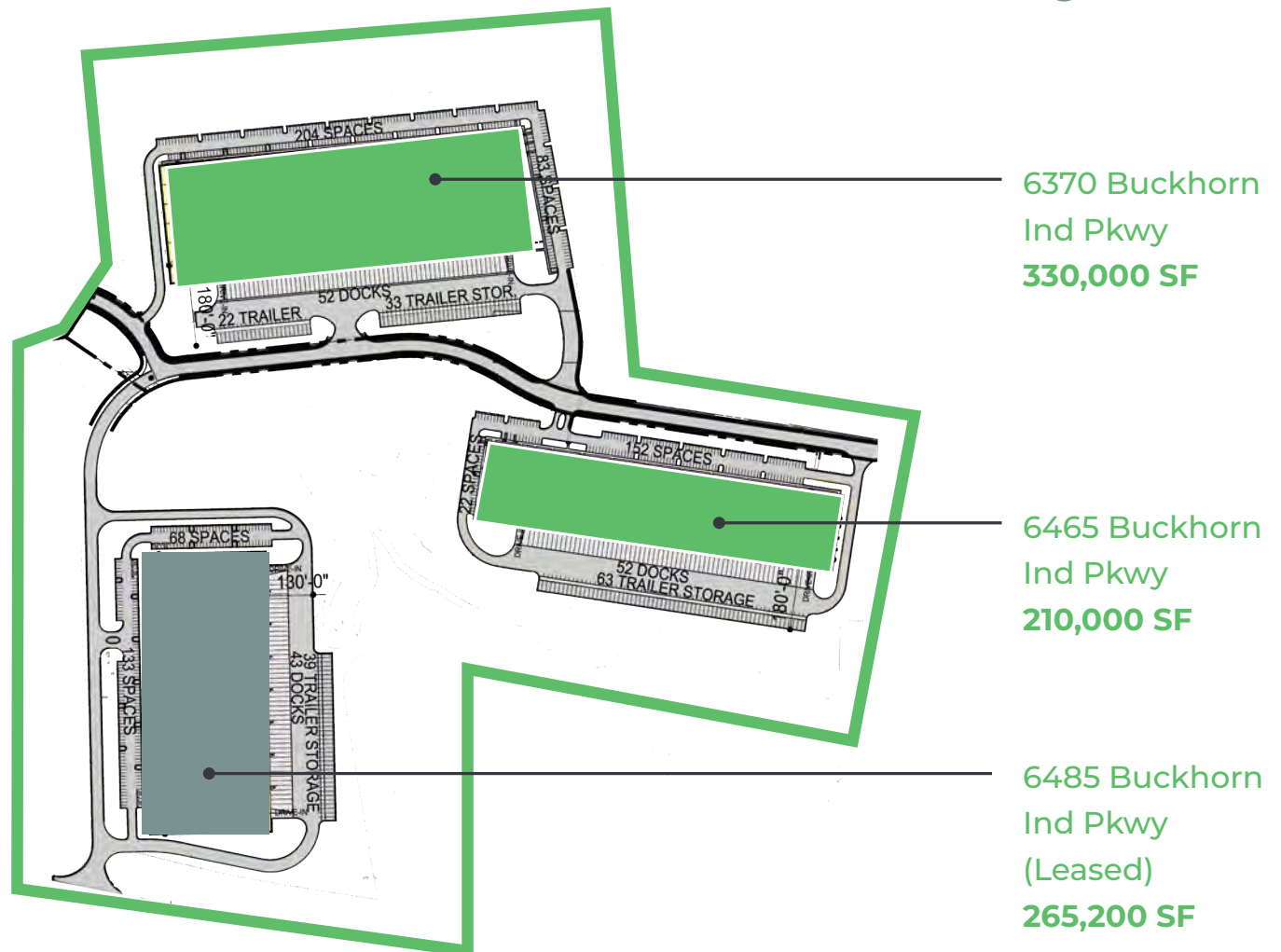


BUCKHORN II

PROPERTY OVERVIEW

 **±84.2 acre** Class A industrial Development located directly on the **I-85 / I-40 corridor** in Mebane, NC

-  Available Now
-  Leased



**BUCKHORN II
AERIAL VIEW**



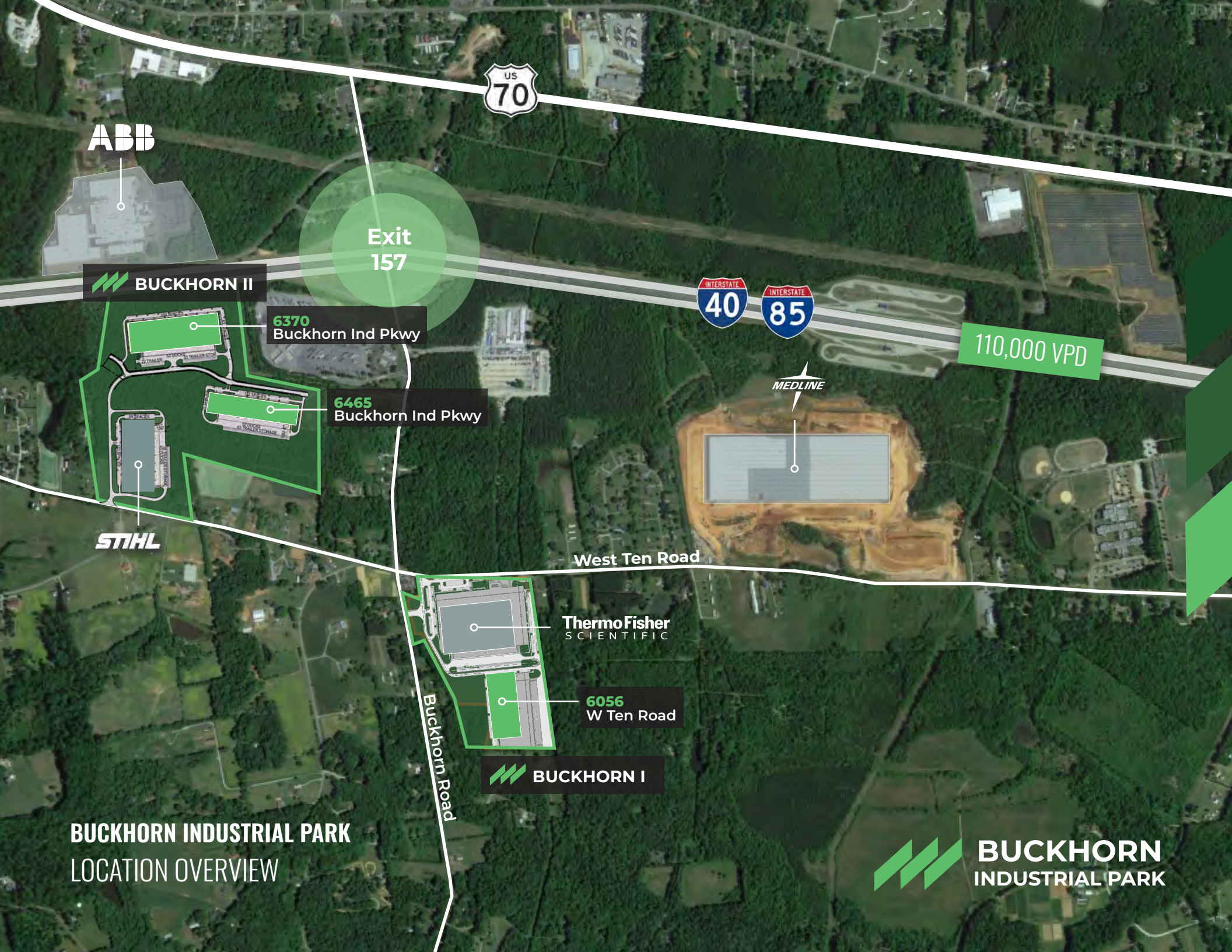
**6370 Buckhorn
Ind Pkwy
330,000 SF**

**6465 Buckhorn
Ind Pkwy
210,000 SF**

**Ample trailer
storage**

Buckhorn Industrial Parkway





ABB

BUCKHORN II

Exit 157

6370 Buckhorn Ind Pkwy

6465 Buckhorn Ind Pkwy

STIHL

West Ten Road

ThermoFisher SCIENTIFIC

6056 W Ten Road

BUCKHORN I

Buckhorn Road



MEDLINE

110,000 VPD

**BUCKHORN INDUSTRIAL PARK
LOCATION OVERVIEW**

**BUCKHORN
INDUSTRIAL PARK**

BUCKHORN II

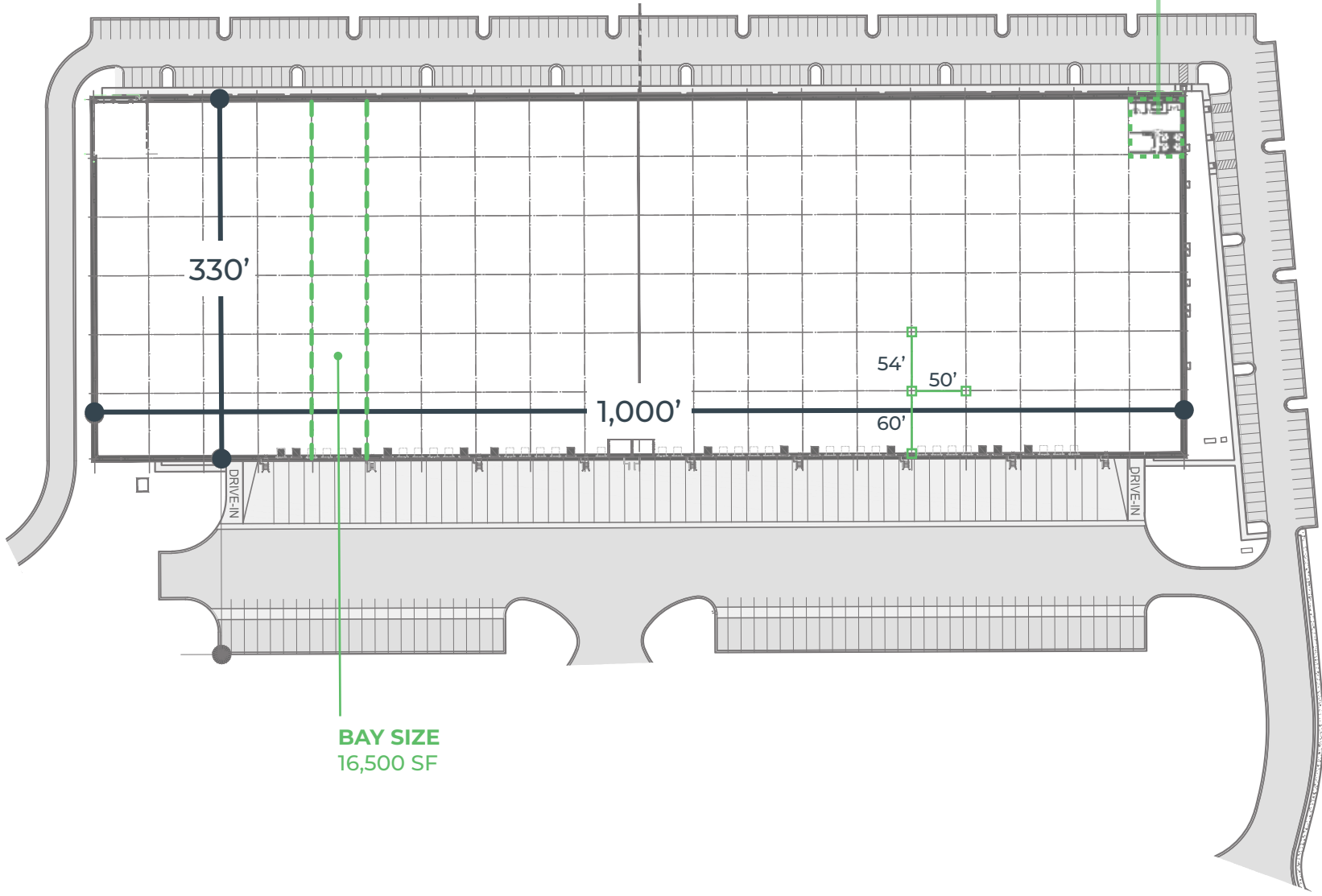
6370 BUCKHORN INDUSTRIAL PKWY | FLOOR PLAN



**BUCKHORN
INDUSTRIAL PARK**

±330,000 SF (Divisible)

1,600 SF Speculative Office



**BAY SIZE
16,500 SF**



BUCKHORN II

6370 BUCKHORN INDUSTRIAL PKWY | FEATURES



±330,000 SF (Divisible)

Building Size	330,000 SF Rear Load Building	Associate Parking	292 parking spots
Dimensions	330'x1,000'	Sprinkler System	ESFR Sprinkler System
Date Available	Available now	Exterior Wall Material	8" concrete tilt wall exterior panel
Spec Office	1,600 SF	Roofing	45 mil TPO membrane roof
Column Spacing	54' x 50' (with 60' speed bay)	Floor/Slab	6" 4,000 psi concrete slab
Bay Size	16,500 SF	Truck Court Depth	130'
Dock Doors	Nineteen (19) dock doors Ten (10) pits with levelers & bumpers Fourteen (14) future knock outs Two (2) drive-ins	Zoning	Mebane M-2
Lighting	LED hi-bay	Natural Gas Service Provider	Dominion Energy
Clear Height	36'	Water and Sewer Provider	City of Mebane
Electrical	2000 amp	Water Line	2"
Trailer Parking	55 trailer stalls	Sewer Line	8"
		Electrical Provider	Duke Energy

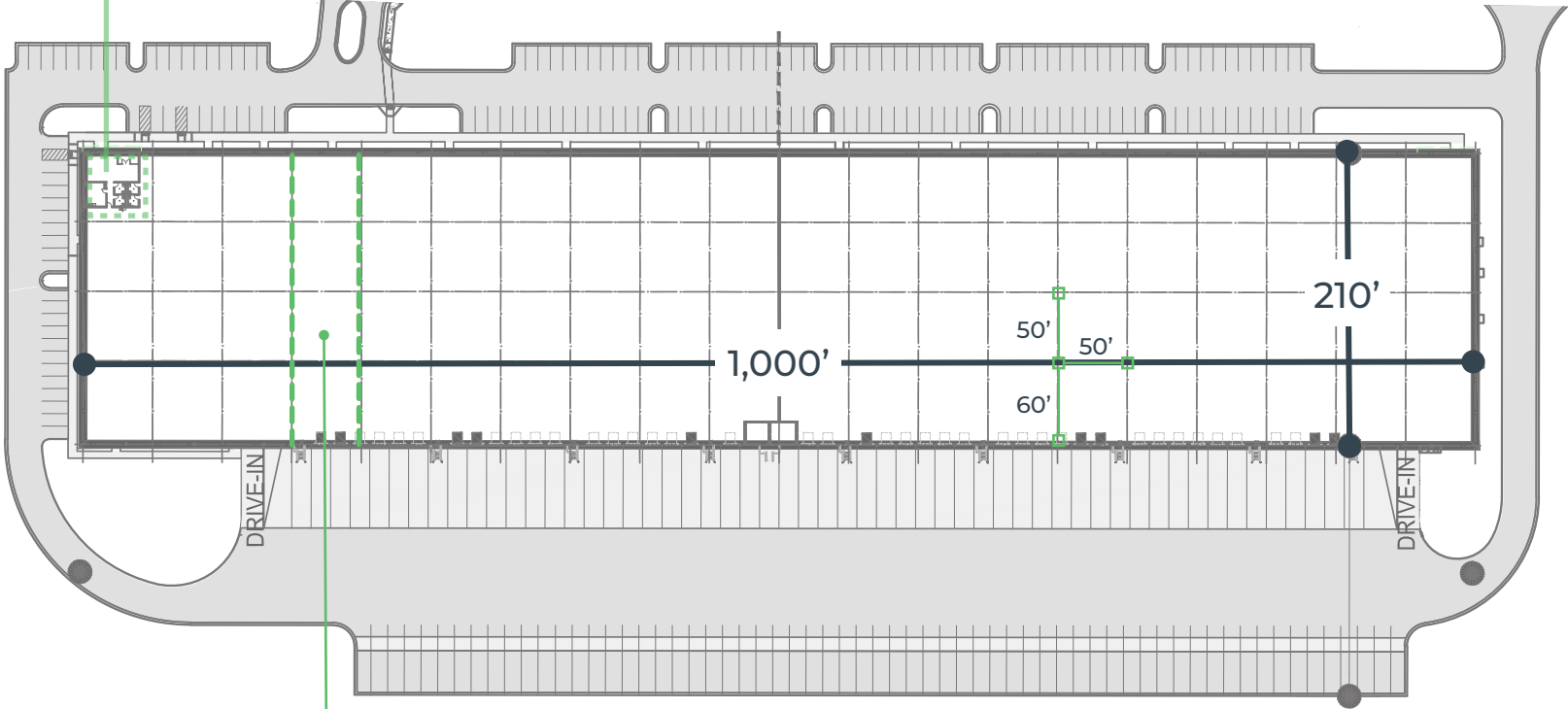
BUCKHORN II

6465 BUCKHORN INDUSTRIAL PKWY | FLOOR PLAN



±210,000 SF (Divisible)

1,600 SF Speculative Office



BAY SIZE
10,500 SF



BUCKHORN II

6465 BUCKHORN INDUSTRIAL PKWY | FEATURES



±210,000 SF (Divisible)

Building Size	210,000 SF Rear Load Building
Dimensions	210'x1,000'
Date Available	Available now
Spec Office	1,600 SF
Column Spacing	50' x 50'
Bay Size	10,500 SF
Speed Bay Size	50' x 60'
Dock Doors	Twelve (12) dock doors Six (6) pits with levelers and bumpers Twenty-five (25) future knock outs Two (2) drive-ins
Lighting	LED hi-bay
Clear Height	32'
Electrical	1200 amp
Trailer Parking	62 trailer stalls

Associate Parking	174 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" 4,000 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

BUCKHORN II
INTERIOR PHOTOS



WAREHOUSE

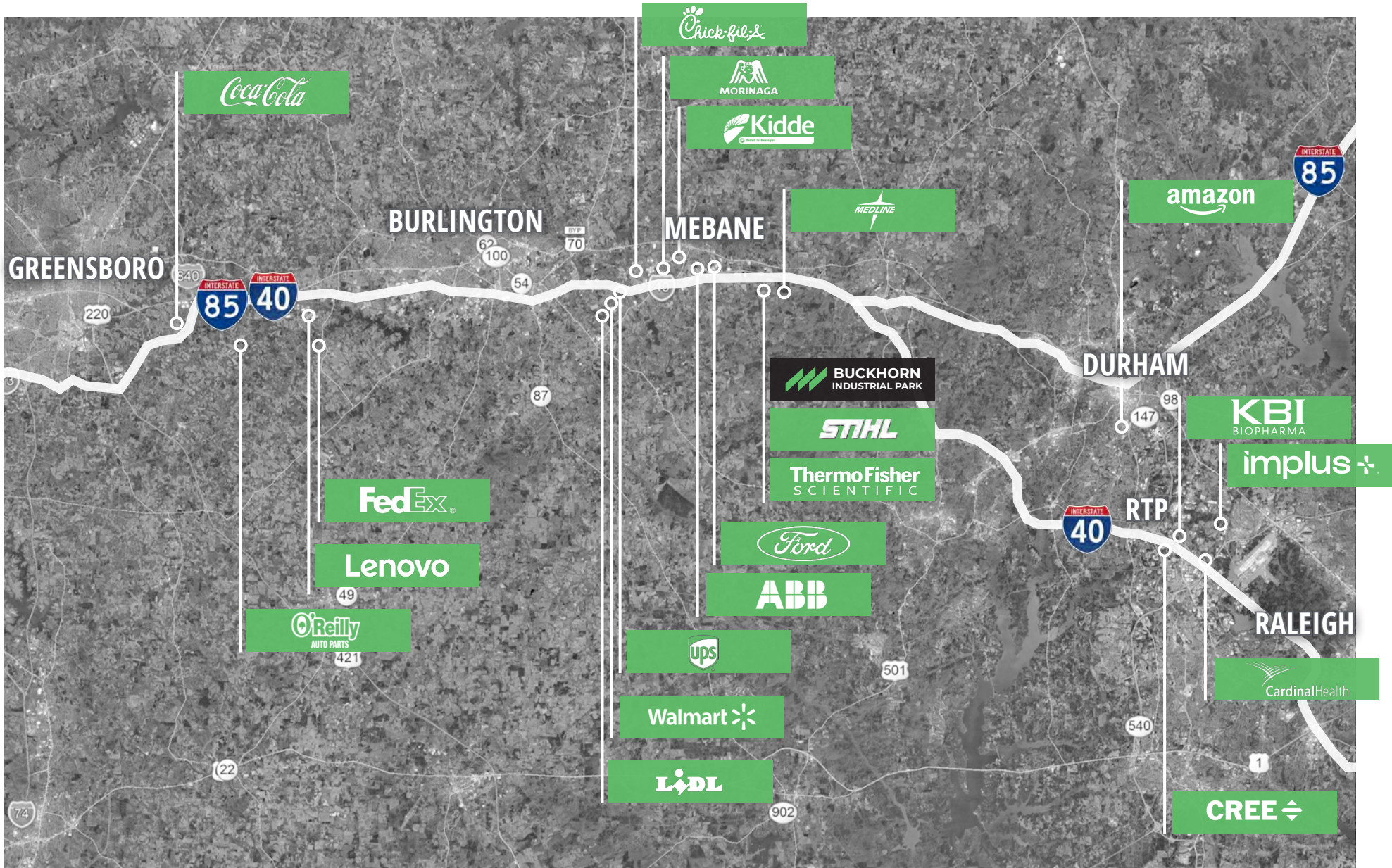


SPEC OFFICE



SPEC OFFICE





BUCKHORN INDUSTRIAL PARK MAJOR DISTRIBUTORS ALONG I-40 / I-85 CORRIDOR

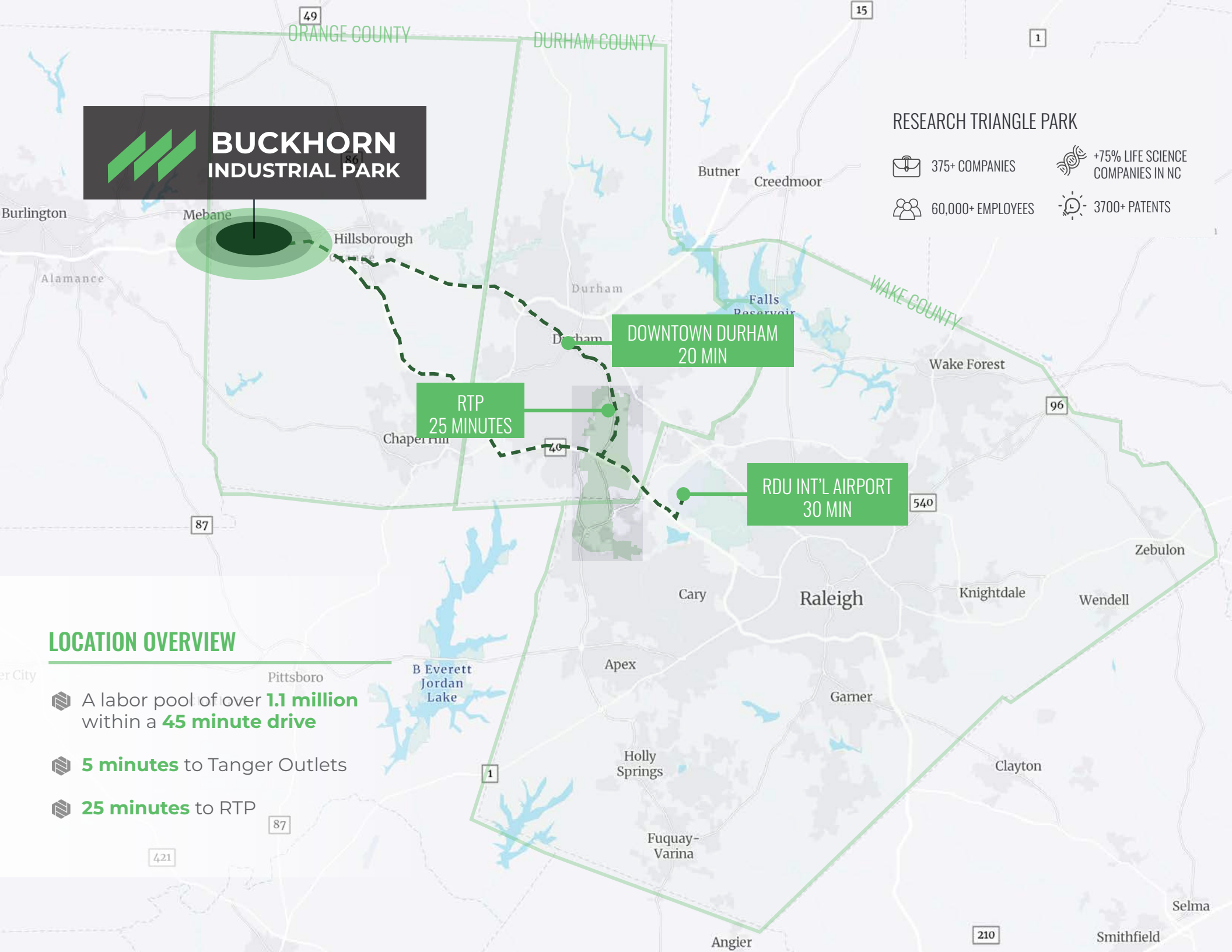







BUCKHORN INDUSTRIAL PARK

RESEARCH TRIANGLE PARK

-  375+ COMPANIES
-  +75% LIFE SCIENCE COMPANIES IN NC
-  60,000+ EMPLOYEES
-  3700+ PATENTS

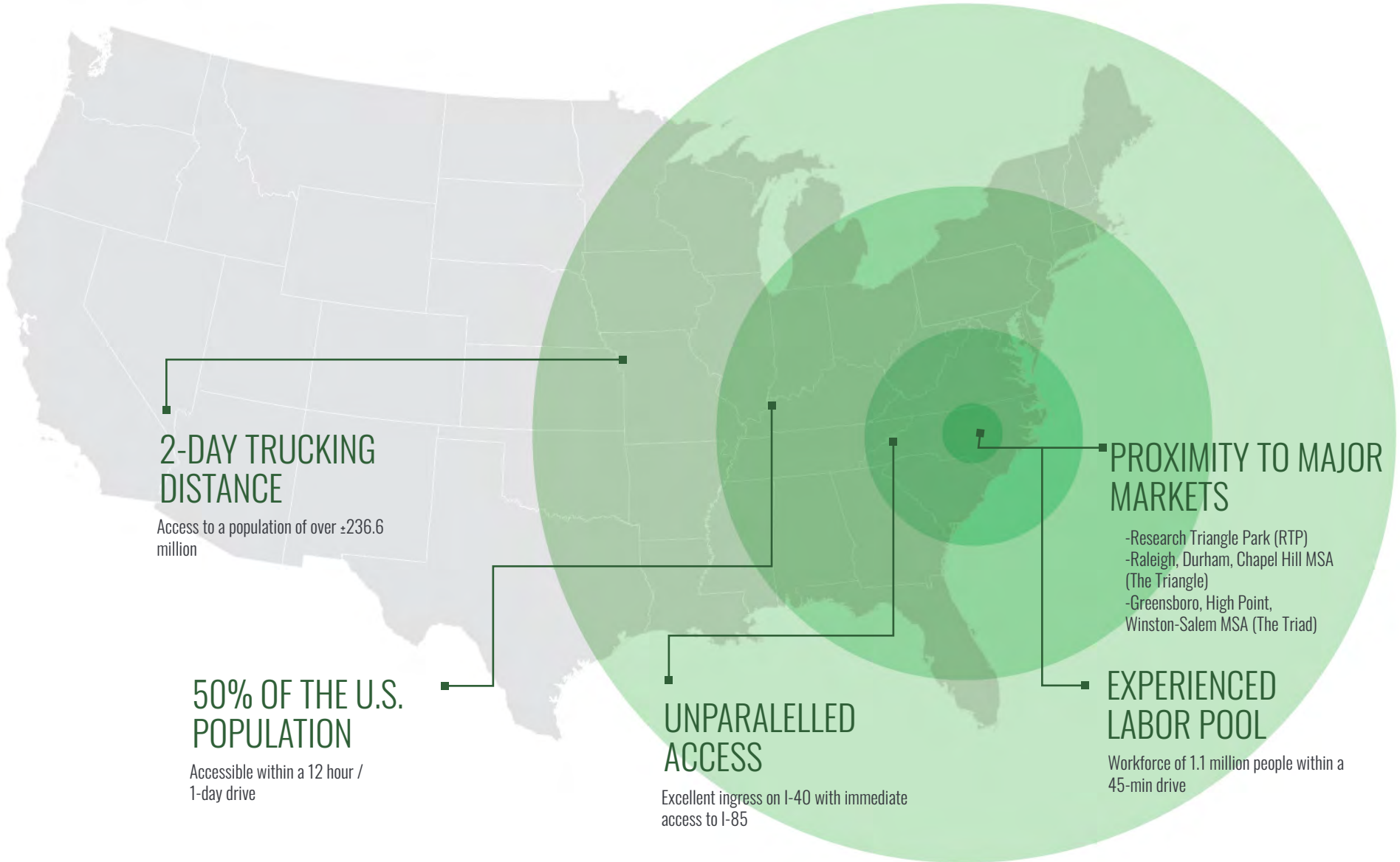


LOCATION OVERVIEW

-  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



2-DAY TRUCKING DISTANCE

Access to a population of over ±236.6 million

50% OF THE U.S. POPULATION

Accessible within a 12 hour / 1-day drive

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

PROXIMITY TO MAJOR MSAS



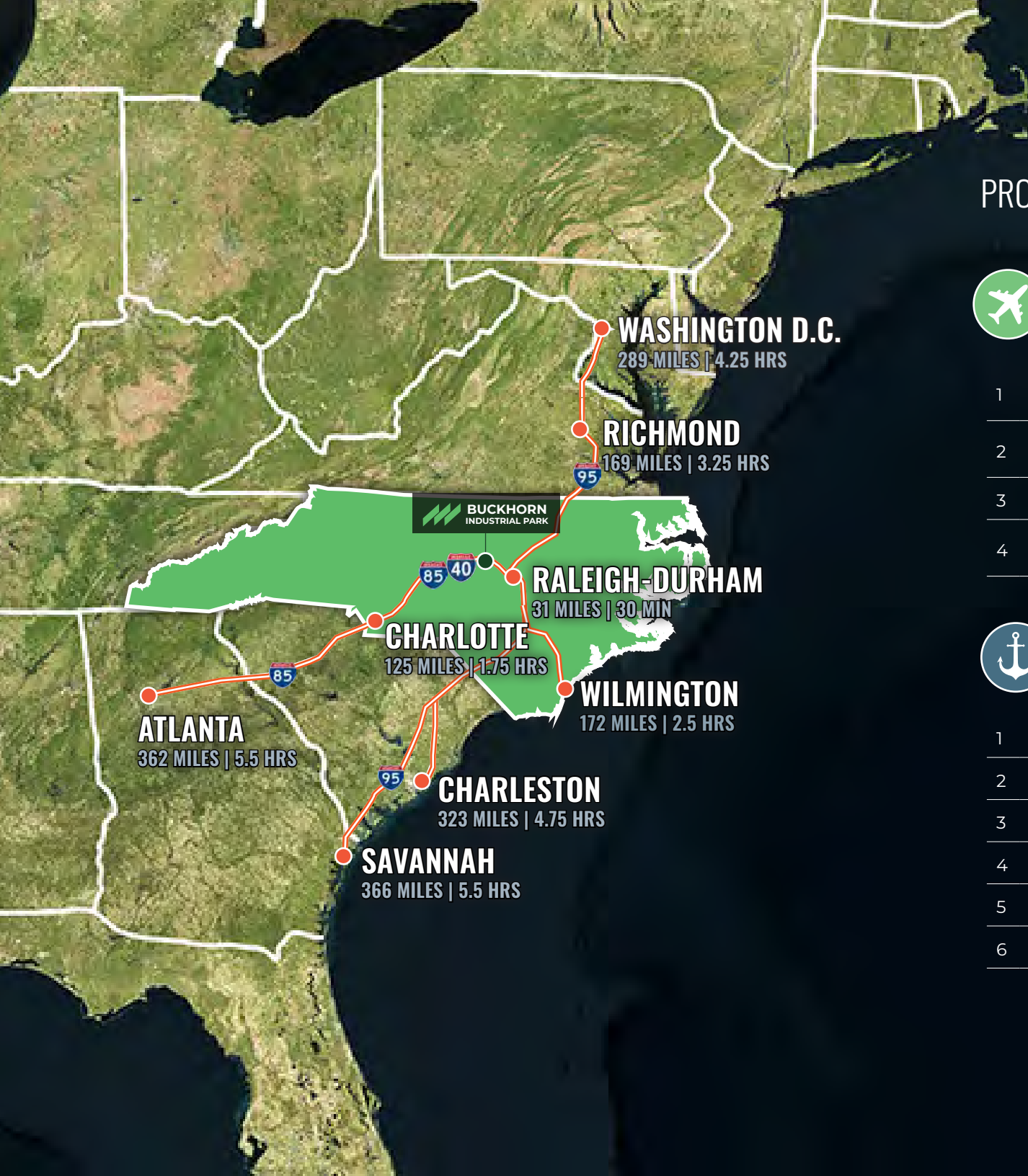
AIRPORTS

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





BUCKHORN INDUSTRIAL PARK

About Al. Neyer

For more than 130 years, Al. Neyer has offered a diverse set of real estate development and design-build construction solutions to commercial clients. Rooted in design-build construction, it can integrate all functions in-house, including design, project management, finance, leasing, and ongoing portfolio management. With offices in Raleigh, Cincinnati, Nashville, and Pittsburgh, Al. Neyer serves a local, regional, and national client base.

AT-A-GLANCE

- Established in 1894
- Operates in 4 growth markets in the Eastern U.S.
- 100% employee-owned since 2014 through an Employee Stock Ownership Program (ESOP)
- More than 100 employee-owners across footprint
- Specializes in speculative and build-to-suit projects for commercial clients

OUR COMPETITIVE ADVANTAGE



Boots on the Ground

We have the local expertise that helps us move quickly and execute.



Thinking like Owners

We consider design solutions that increase the long-term feasibility of the project and real estate value for the client.



Vertically-Integrated Development Approach

With design, architecture, and development services in-house, we are able to efficiently create real estate solutions for our clients.



A Long History of Operating with Integrity

We're fueled by a strong set of core values – centered on taking ownership, building relationships through trust, and digging details – and we seek partners that share the same values when doing business.

SPECIALTIES

- Industrial facilities
- Office and medical buildings
- Multi-family developments
- Urban mixed-use developments

EXPERIENCE

5.9M square feet of new project starts in 2023

\$1.3B in capital raised in the last 3 years

20 projects completed in 2023



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