



S Anthony Court, Burlington, NC

# Vision85 Commerce Center

1.2 million square feet of future Class A industrial space  
located along the I-85 / I-40 corridor

**Andrew Young, SIOR**  
Senior Vice President  
+1 919 880 6194  
[andrew.young@colliers.com](mailto:andrew.young@colliers.com)

**Hunter Willard, SIOR**  
Executive Vice President  
+1 919 264 0304  
[hunter.willard@colliers.com](mailto:hunter.willard@colliers.com)

**Larry L. Lakins II, SIOR**  
Executive Vice President  
+1 919 815 5327  
[larry.lakins@colliers.com](mailto:larry.lakins@colliers.com)

**Shields Bennett**  
Associate  
+1 919 538 5707  
[shields.bennett@colliers.com](mailto:shields.bennett@colliers.com)

**VISION**  
Real Estate Partners

**Colliers**

# Property Overview

Future class A industrial development located on the I-85 / I-40 corridor in Burlington, NC



Quick access to I-85 / I-40 corridor



137 acres



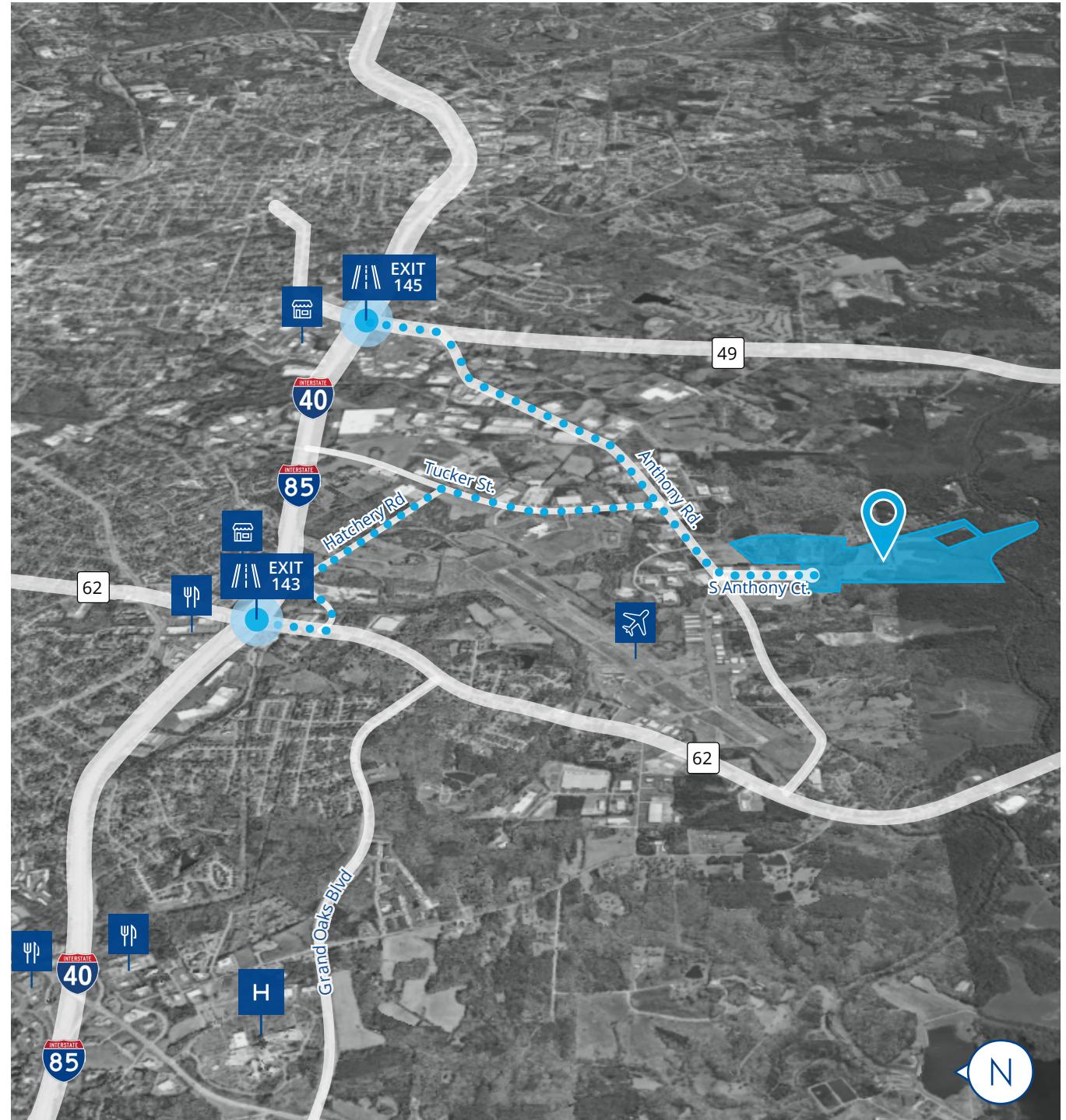
±1.2 MSF, Up to 2 buildings



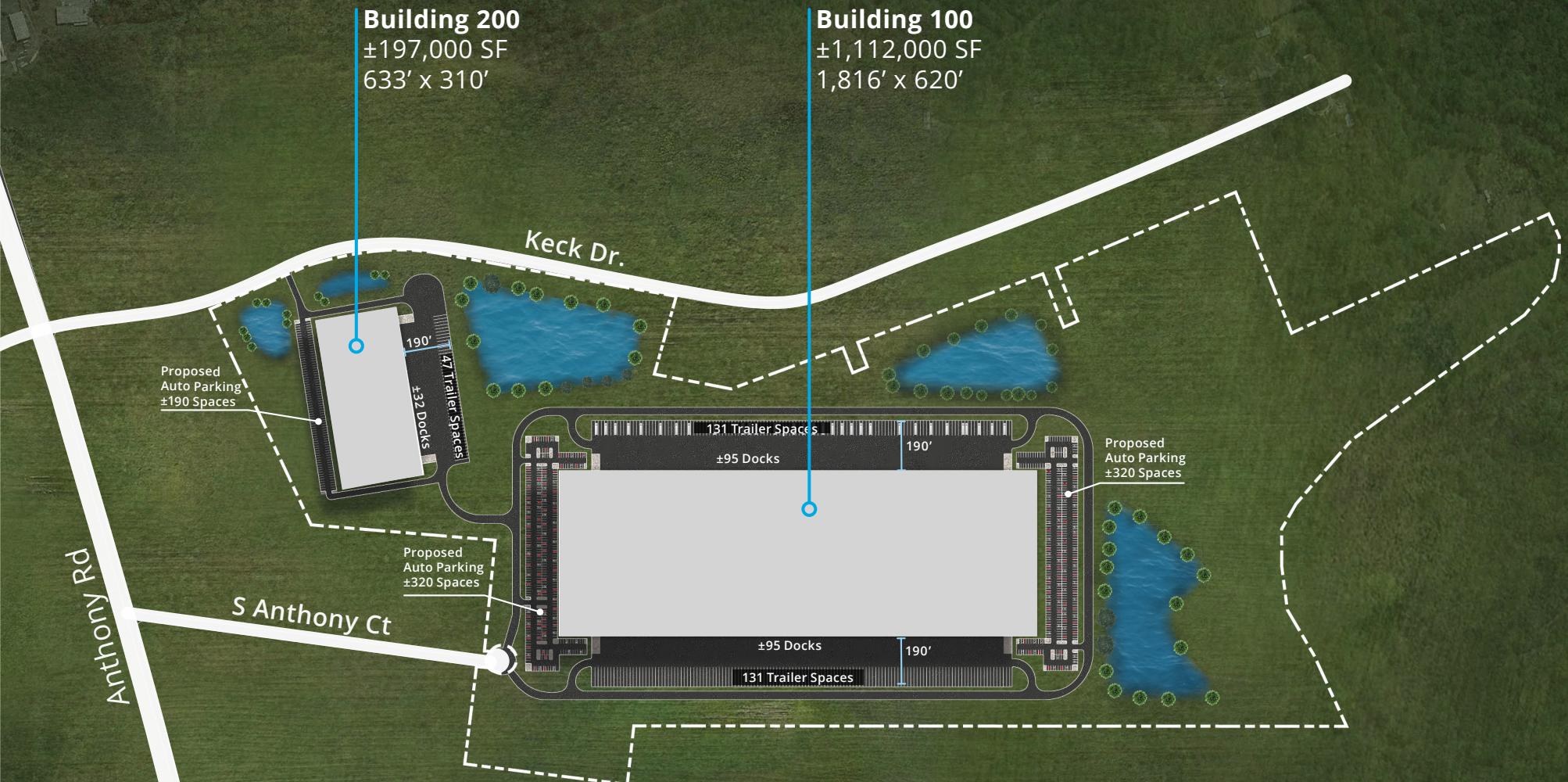
Build-to-Suit



Ample trailer storage



# Site Plan | Option 1



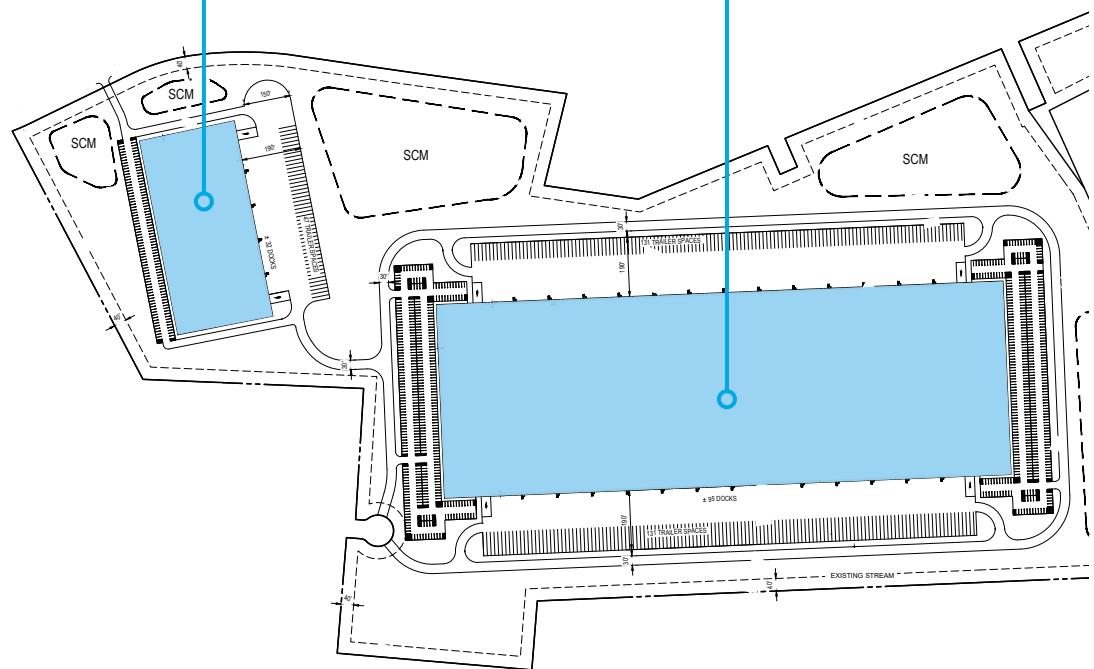
# Building Summaries

## Option 1

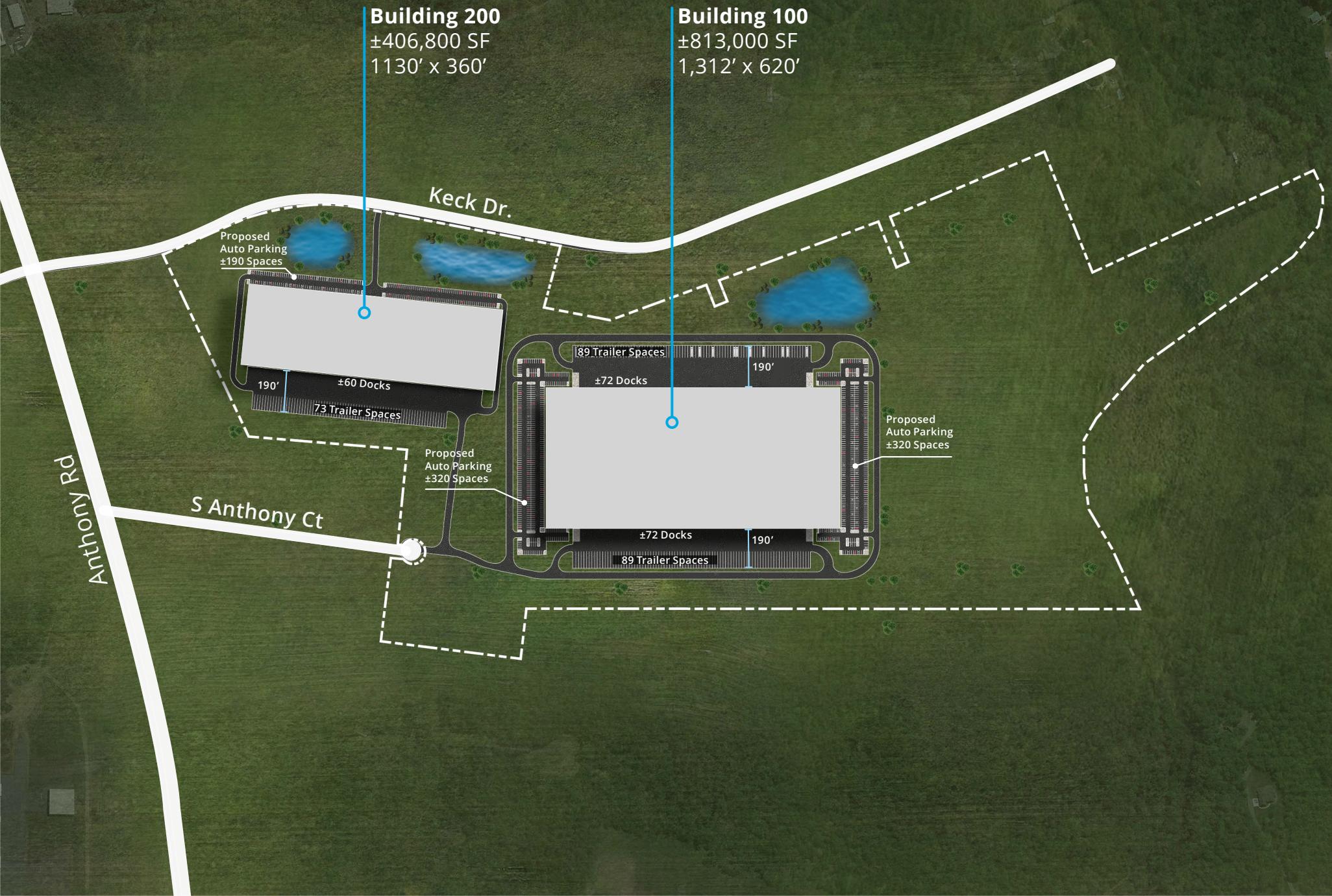
	Building 100	Building 200
<b>Building Size</b>	±1,112,000 SF	±197,000 SF
<b>Dimensions</b>	1816' x 620'	633' x 310'
<b>Date Available</b>	Build-to-suit	Build-to-suit
<b>Column Spacing</b>	50' x 50'	50' x 50'
<b>Dock Doors</b>	±190 spaces	±32 spaces
<b>Lighting</b>	30fc min.	30fc min.
<b>Clear Height</b>	36'	36'
<b>Electrical</b>	4MW	
<b>Trailer Parking</b>	262 spaces	47 spaces
<b>Associate Parking</b>	±680 spaces	±120 spaces
<b>Sprinkler System</b>	ESFR	ESFR
<b>Exterior Wall Material</b>	Tilt Up	Tilt Up
<b>Roofing</b>	TPO	TPO
<b>Floor/Slab</b>	6" 3500 PSI	6" 3500 PSI
<b>Truck Court Depth</b>	190'	190'
<b>Zoning</b>	Medium Industrial - Limited Use	

**Building 200**  
±197,000 SF  
633' x 310'

**Building 100**  
±1,112,000 SF  
1,816' x 620'



# Site Plan | Option 2



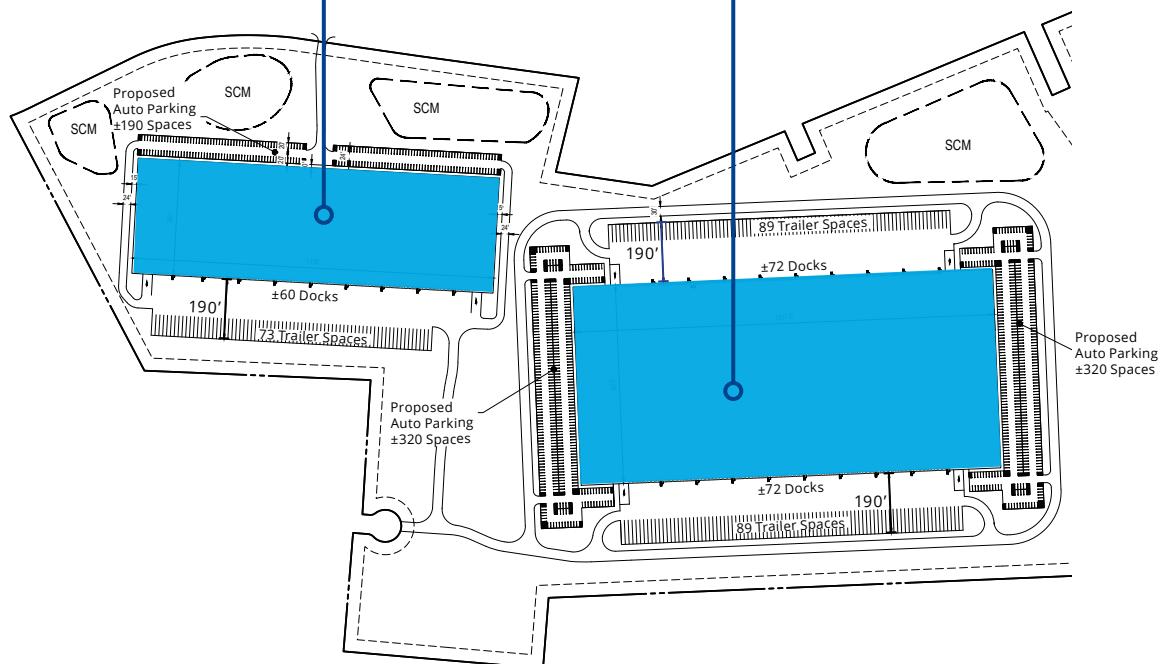
# Building Summaries

## Option 2

	Building 100	Building 200
<b>Building Size</b>	±813,000 SF	±406,800 SF
<b>Dimensions</b>	1,312' x 620'	1,130' x 360'
<b>Date Available</b>	Build-to-suit	Build-to-suit
<b>Column Spacing</b>	50' x 50'	50' x 50'
<b>Dock Doors</b>	±144 Docks	±60 Docks
<b>Lighting</b>	30fc min.	30fc min.
<b>Clear Height</b>	36'	36'
<b>Electrical</b>	4MW	
<b>Trailer Parking</b>	±178 Spaces	±73 Spaces
<b>Associate Parking</b>	±640 Spaces	±190 Spaces
<b>Sprinkler System</b>	ESFR	ESFR
<b>Exterior Wall Material</b>	Tilt Up	Tilt Up
<b>Roofing</b>	TPO	TPO
<b>Floor/Slab</b>	6" 3500 PSI	6" 3500 PSI
<b>Truck Court Depth</b>	190'	190'
<b>Zoning</b>	Medium Industrial - Limited Use	

**Building 200**  
±406,800 SF  
1130' x 360'

**Building 100**  
±813,000 SF  
1,312' x 620'



# Site Access

A labor pool of over 1.1 million within a 45 minute drive.



I-40 / I-85  
5 minutes



Burlington Alamance  
Regional Airport  
2 minutes



Wilmington Port  
180 minutes



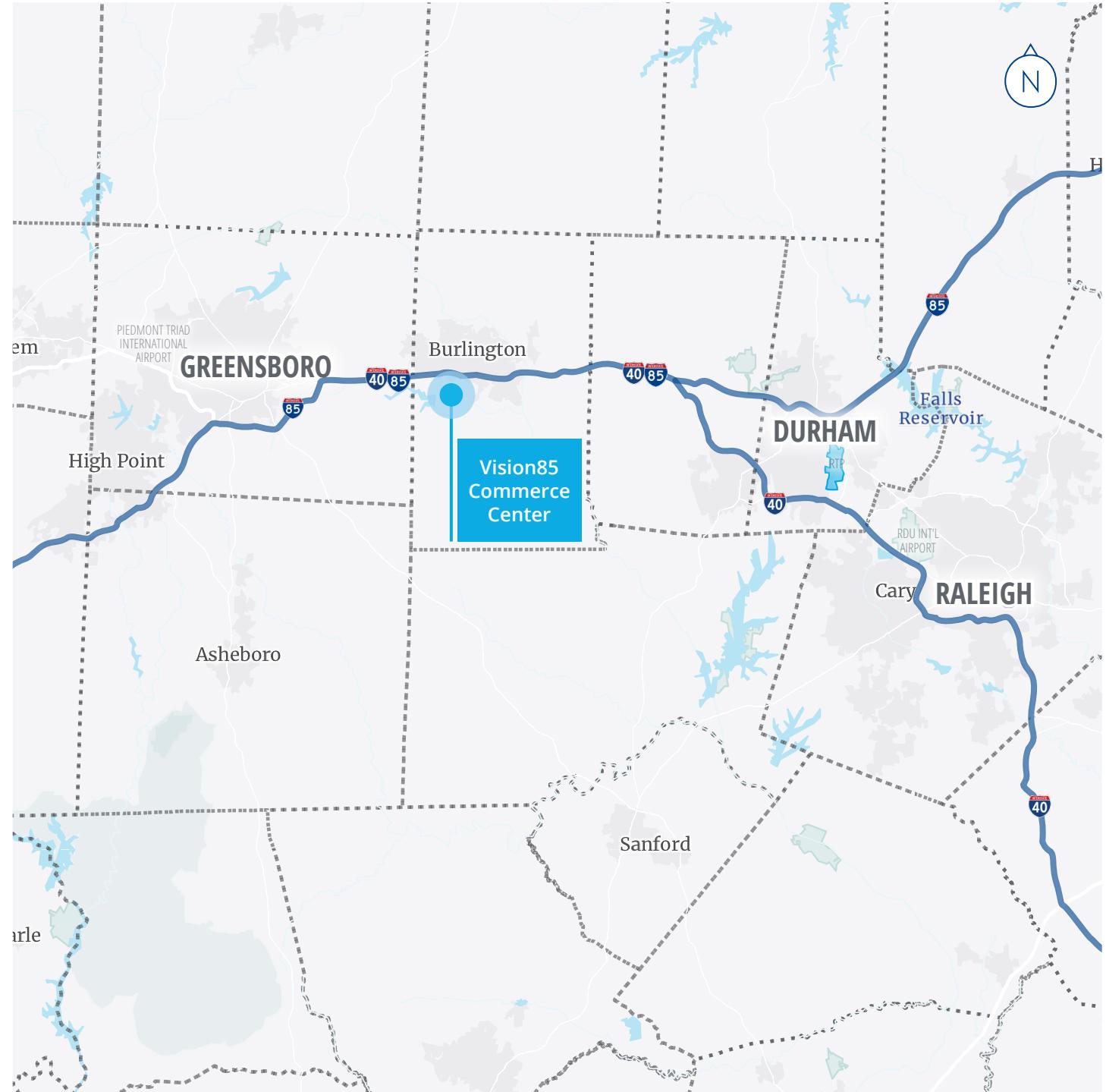
RTP  
42 minutes

Downtown Durham  
35 minutes

RDU International Airport  
45 minutes

Piedmont Triad  
International Airport  
35 minutes

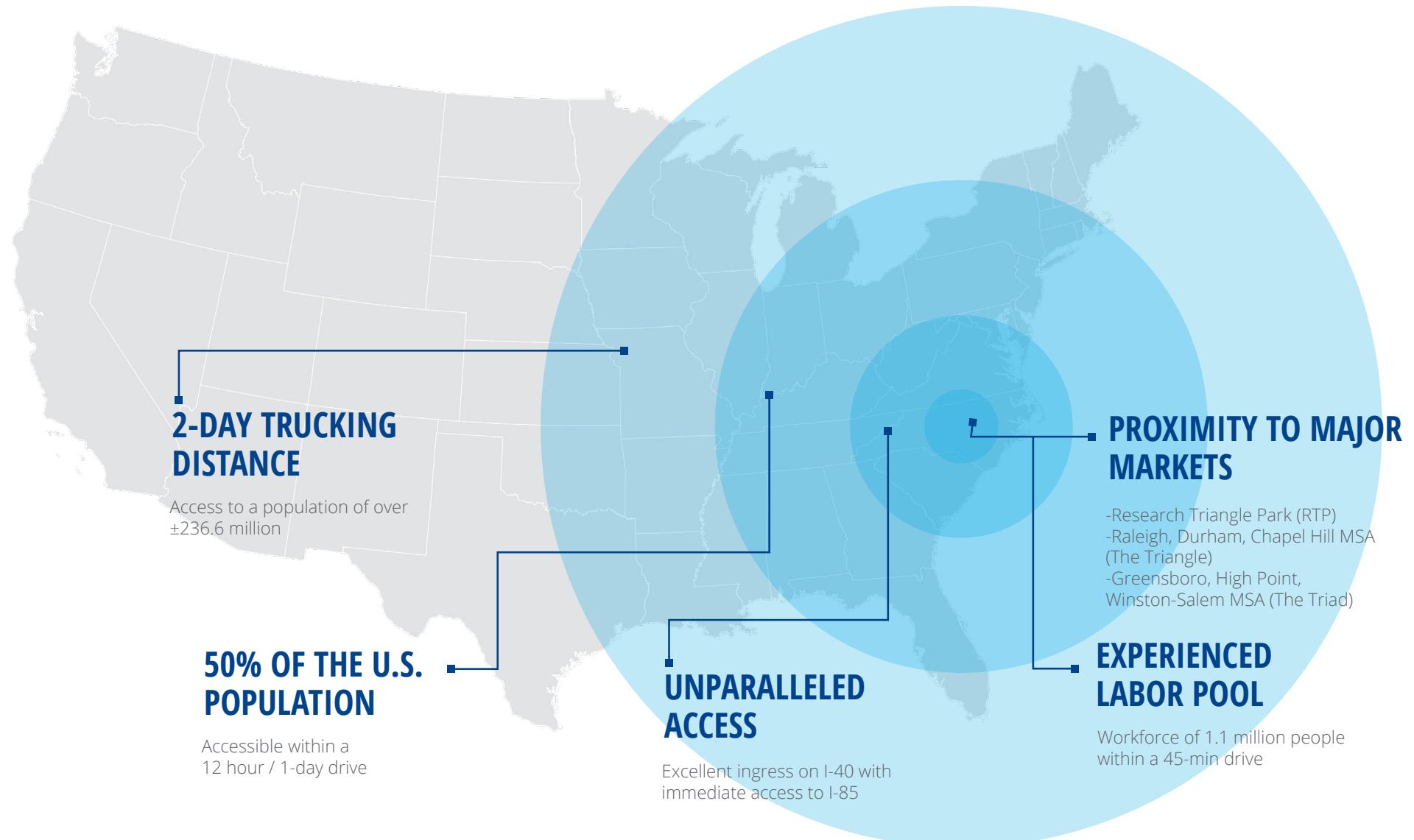
Greensboro  
30 minutes



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



# Property Location



# Site Access

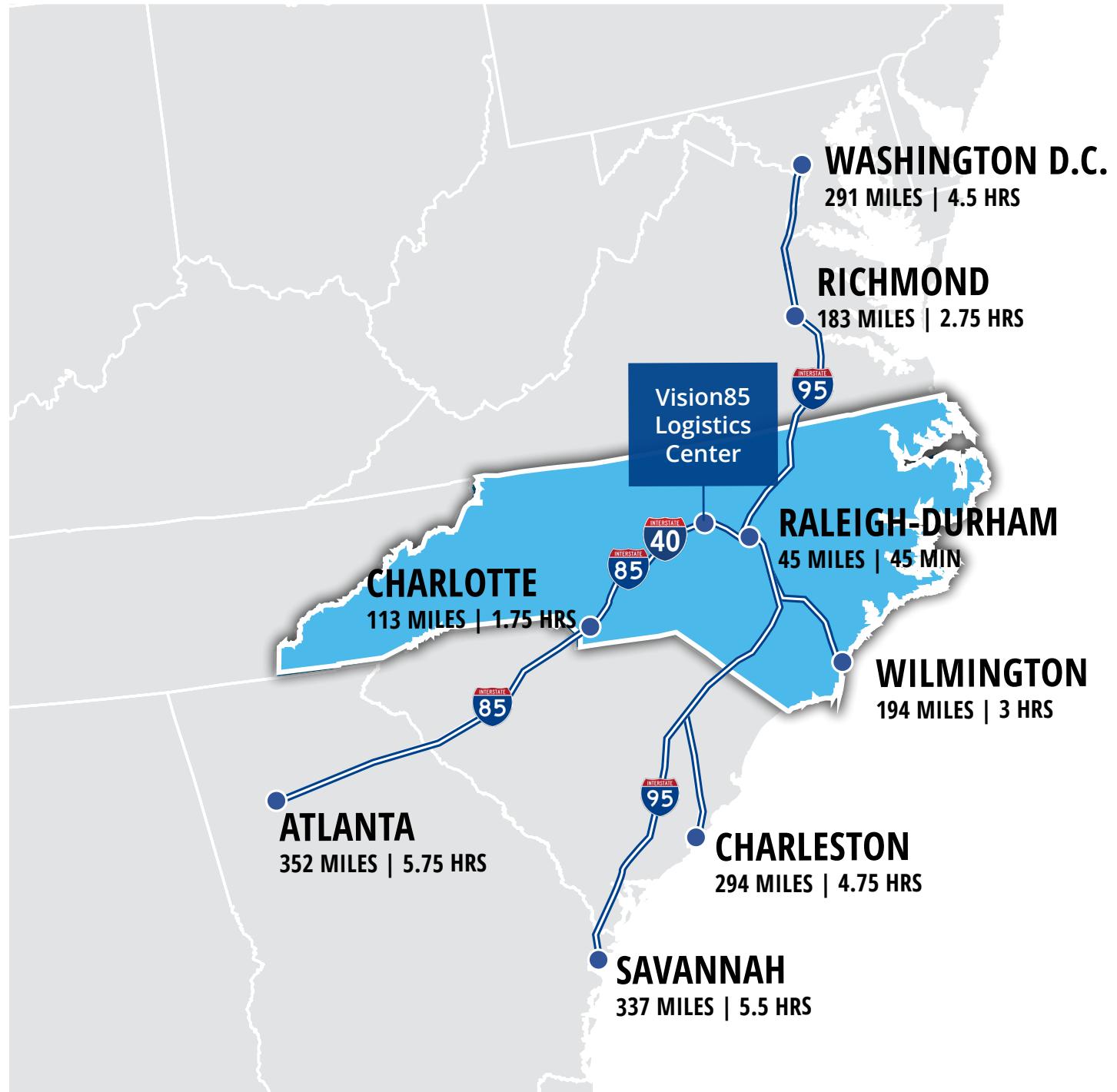
Proximity to major  
MSAs and ports

## Airports

1	Burlington Alamance Regional	2 miles
2	Piedmont Triad International	35 miles
3	Raleigh-Durham International	47 miles
4	Fayetteville Regional	92 miles
5	Charlotte Douglas International	116 miles

## Ports

1	Norfolk, VA	217 miles
2	Morehead City, NC	209 miles
3	Wilmington, NC	194 miles
4	Charleston, SC	294 miles
5	Savannah, GA	337 miles
6	Jacksonville, FL	469 miles





# About Vision Real Estate Partners



Vision Real Estate Partners is best defined as an owner/operator/developer of commercial real estate, with a long track record of successfully identifying properties with great potential and transforming them into superior assets.

As a fully vertically integrated commercial real estate development firm, Vision manages all aspects of its business in-house. Specifically, Vision's team is made up of professionals with deep backgrounds in investments, acquisitions, due diligence, capital markets, reporting, investor relations, architectural, engineering, construction, development, marketing, leasing, property and asset management, finance, and legal activities.

Vision is proud of its track-record and background as a local hands-on operating partner, with deep roots and experience in its marketplace. With a reputation as an entrepreneurial owner and developer with an institutional pedigree, Vision partners with global institutions to pursue value-add, opportunistic, select core and core+ investments across the office, industrial, flex, mixed-use and retail sectors.



## S Anthony Court, Burlington, NC

**Andrew Young, SIOR**

Senior Vice President

+1 919 880 6194

andrew.young@colliers.com

**Hunter Willard, SIOR**

Executive Vice President

+1 919 264 0304

hunter.willard@colliers.com

**Larry L. Lakins II, SIOR**

Executive Vice President

+1 919 815 5327

larry.lakins@colliers.com

**Shields Bennett**

Associate

+1 919 538 5707

shields.bennett@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**Colliers Raleigh**

4208 Six Forks Road, Suite 800  
Raleigh, NC 27609  
[colliers.com/raleigh](http://colliers.com/raleigh)



[colliers.com/raleigh](http://colliers.com/raleigh)