



AVAILABILITY

- » ±25,000 - 73,198 SF industrial manufacturing facility situated on ±4.45 acres
- » Sale price: \$4,950,000
- » Lease rate: Contact broker

LOCATION

Located off Lee Avenue on the east side of Sanford, NC in Lee County, this property offers excellent connectivity within the regional road network. It provides quick and convenient access to Business 421 toward Lillington, as well as Hwy 87 leading to Fayetteville and I-95. The nearby 421 Bypass enables efficient travel to US 1 and onward to Wake County. Additionally, the property is located near Sanford's active retail corridor, featuring a wide variety of restaurants and major national retailers.

PROPERTY HIGHLIGHTS

- » Block and steel construction
- » Two sets of loading docks located on opposite sides of the building and a grade level roll up door in the back
- » Entire building has 2 wet sprinkler systems with glycol loops and a pipe scheduled system
- » Power: 5 main, 3 phase feed: 1- 2500 Amp, 1 - 2000 Amp & 3- 800, Amp disconnects
- » Interior walls that can be removed to expand the manufacturing area or expand the warehouse area.
- » Fenced Storage Area of 7,500 Sq. Ft in the rear of the property
- » Parking: 0.55 acres with 100 parking spaces
- » Additional 2.3 and 0.15 acres available for potential laydown/parking

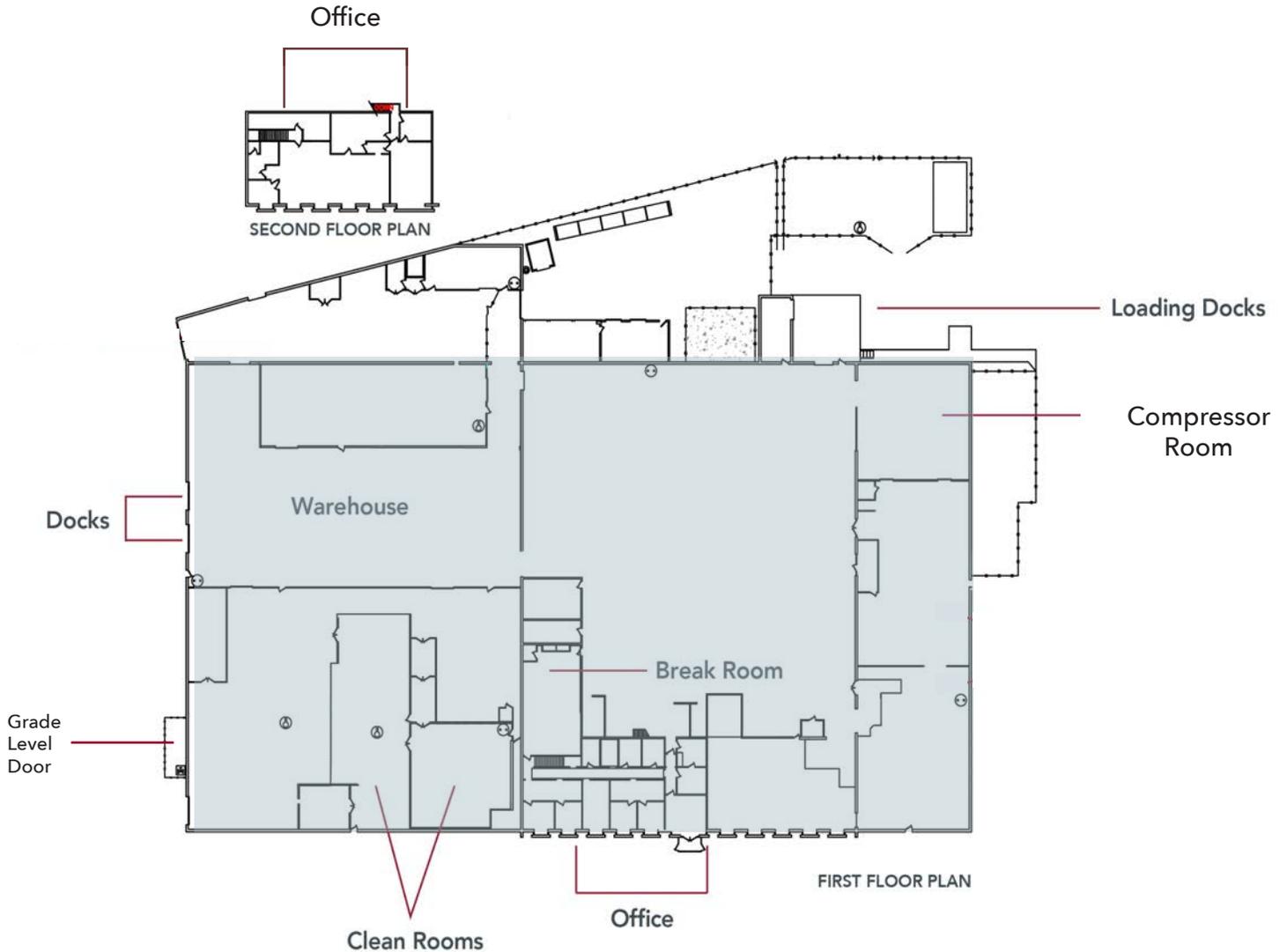
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FLOOR PLAN



Total ± 73,198 Sq. Ft

Manufacturing Area	54,243 Sq. Ft
Warehouse Area	9,000 Sq. Ft
Office/Reception Area	7,930 Sq. Ft
Clean Room	2,205 Sq. Ft
Fence Storage Area	7,500 Sq. Ft
Parking	100 Spaces

INDUSTRIAL/MANUFACTURING FACILITY FOR SALE OR LEASE

2903 LEE AVE.

SANFORD, NC 27332

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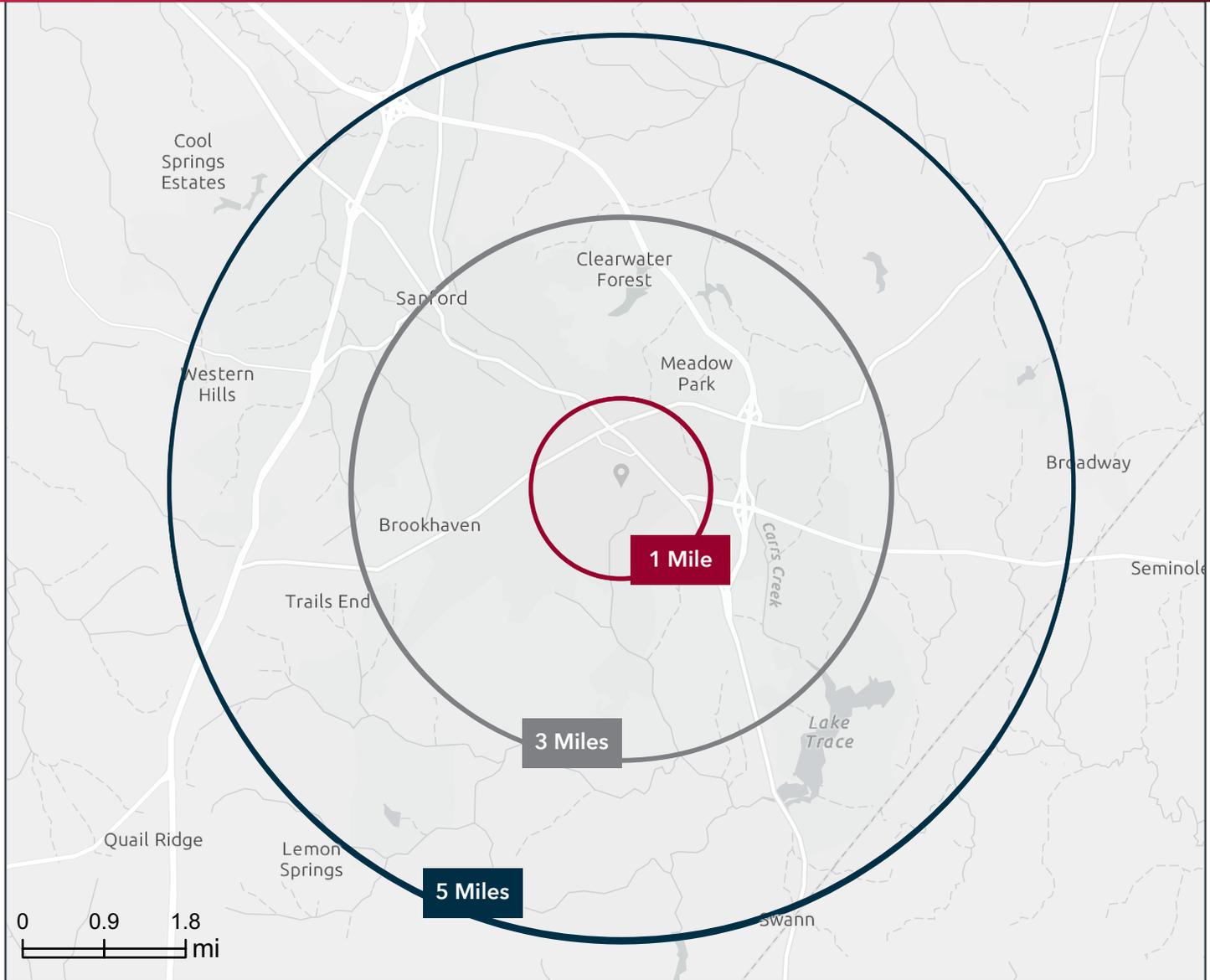
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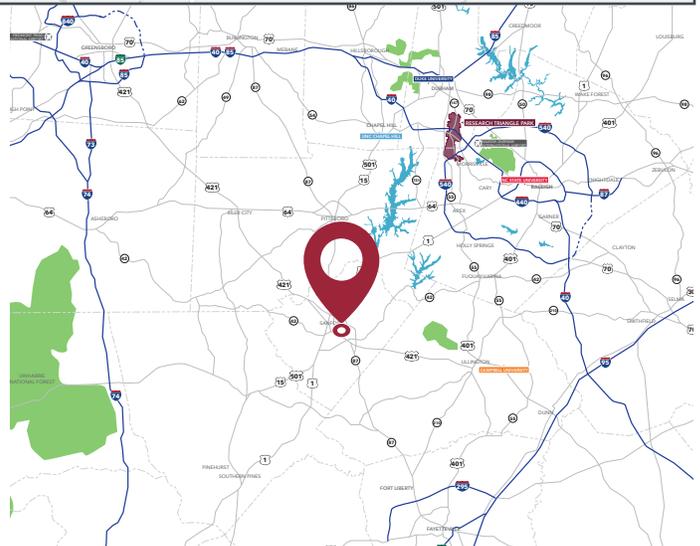
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,673	19,292	41,294
Avg. HH Income	\$55,550	\$59,479	\$73,992
No. of Businesses	387	1,138	1,714
No. of Employees	5,677	13,538	20,333
Daytime Population			

Source: ESRI 2024



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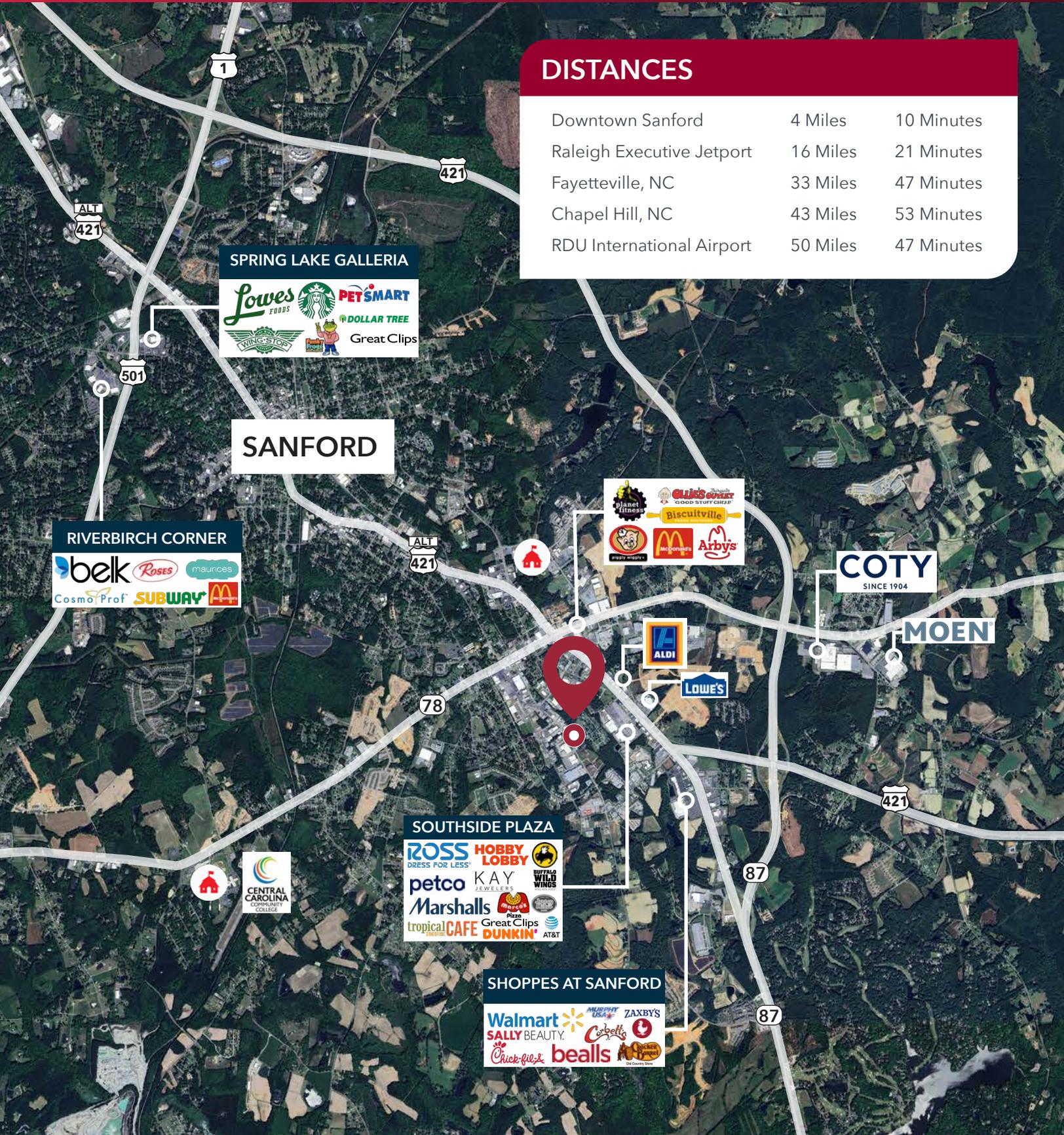
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DISTANCES

Downtown Sanford	4 Miles	10 Minutes
Raleigh Executive Jetport	16 Miles	21 Minutes
Fayetteville, NC	33 Miles	47 Minutes
Chapel Hill, NC	43 Miles	53 Minutes
RDU International Airport	50 Miles	47 Minutes



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