

North Carolina Industrial Center
+/- 97,702 SF For Lease



NAI Piedmont Triad

Commercial Real Estate Services, World Wide

2350 PARK CENTER DR
M E B A N E , N C

PROPERTY *overview*

PROPERTY SUMMARY

Total Building Size	+/- 97,702 SF
Site Area	15.75 Acres
Year Built	2016 (Expanded in 2023)
Parking	44 Surface Parking Spaces
Access Points	S Third Street & Corporate Park Drive

BUILDING SPECIFICATIONS

Structure	Concrete & Steel
Ceiling Height	26'
Building Depth	310'
Column Spacing	50' x 54'
Floor Thickness	6"
Fire Sprinkler System	ESFR
Lighting	LED
Bathrooms	2 ADA Compliant

LOADING & LOGISTICS

Loading Type	Side-Loading
Loading Docks	20 (9'x10') with 20 pit levelers (30,000 lbs)
Drive-In Doors	1 (12'x14')

UTILITIES & POWER

Power Capacity	225 amps, 480-volt service
Heating/Cooling	Gas Pack Heating, no cooling

LOCATION & ADVANTAGES

Prime Positioning: Located along the I-40/85 corridor between Greensboro and Raleigh-Durham

Located 3 miles from the Mebane Transload Facility

Business Environment: First-class business park setting in an established industrial park

Property Condition: Very well-maintained

ASKING PRICE

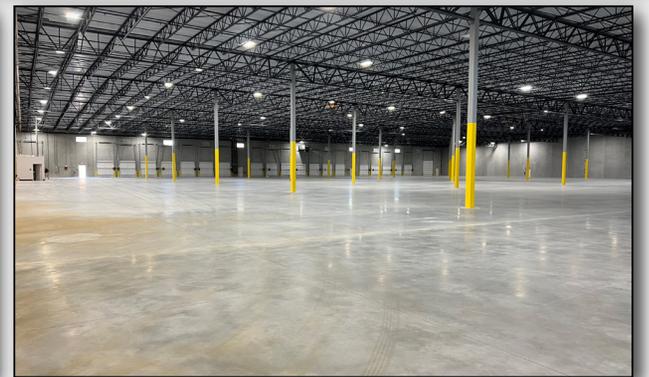
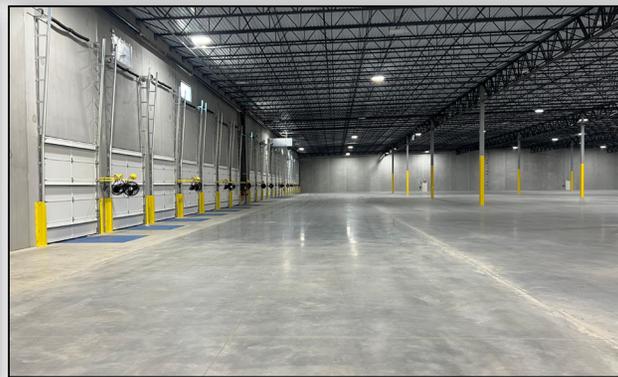
\$7.50/SF NNN

Mebane Transload Facility

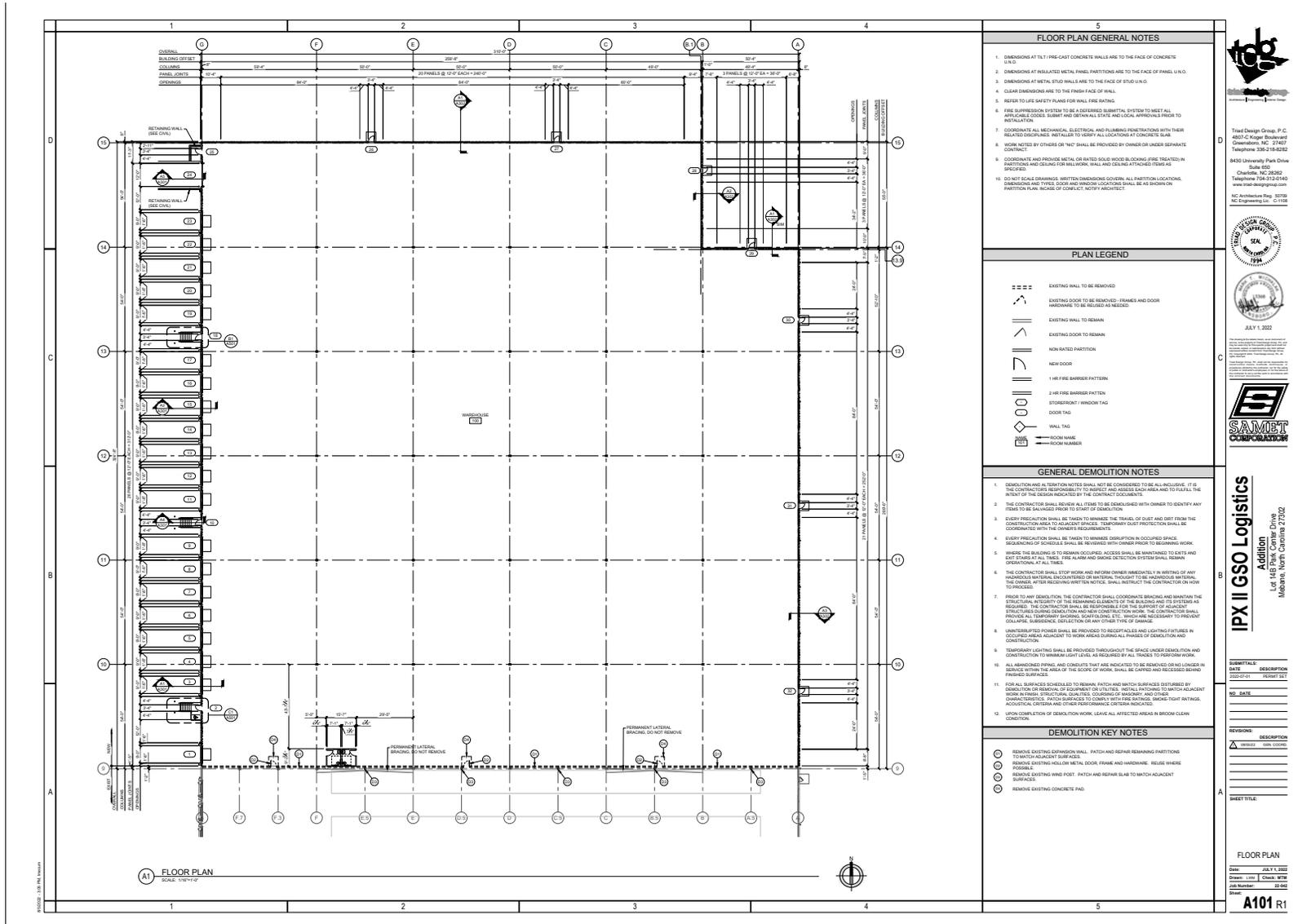


PROPERTY *photos*

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FLOOR plan



ABOUT *mebane*

CLOSE PROXIMITY TO MAJOR CITIES & HIGHWAYS

With a strong economy and a pro-business climate, Mebane is a strategic choice for companies looking to expand or relocate. The city offers a highly skilled workforce, with 36,000 graduates annually from 20 nearby colleges and a labor force of 1.5 million within a 45-minute drive. Businesses benefit from Mebane's advanced infrastructure, including access to two international airports—Raleigh-Durham to the east and Greensboro to the west—both just 40 minutes away. The city is well-connected by major highways, rail transport via the North Carolina Railroad, and fast-moving data supported by five fiber and wireless service providers. Additionally, Mebane offers reliable utilities, with a 12 million gallon-per-day water plant, a planned expansion of its wastewater treatment capacity, and ongoing infrastructure improvements to support business growth. Companies can also take advantage of economic incentives, including grants, infrastructure upgrades, and performance-based benefits designed to encourage investment and job creation.



GREENSBORO, NC
±27.54 Miles From Site (33 Mins)



WINSTON-SALEM, NC
±52.86 Miles From Site (53 Mins)

LOCATION & ACCESSIBILITY	
	INTERSTATE 70..... 1 MILE
	INTERSTATE 40..... 4.3 MILES
	INTERSTATE 85..... 11 MILES



BURLINGTON, NC
±7.75 Miles From Site (17 Mins)



DURHAM, NC
±23.35 Miles From Site (30 mins)



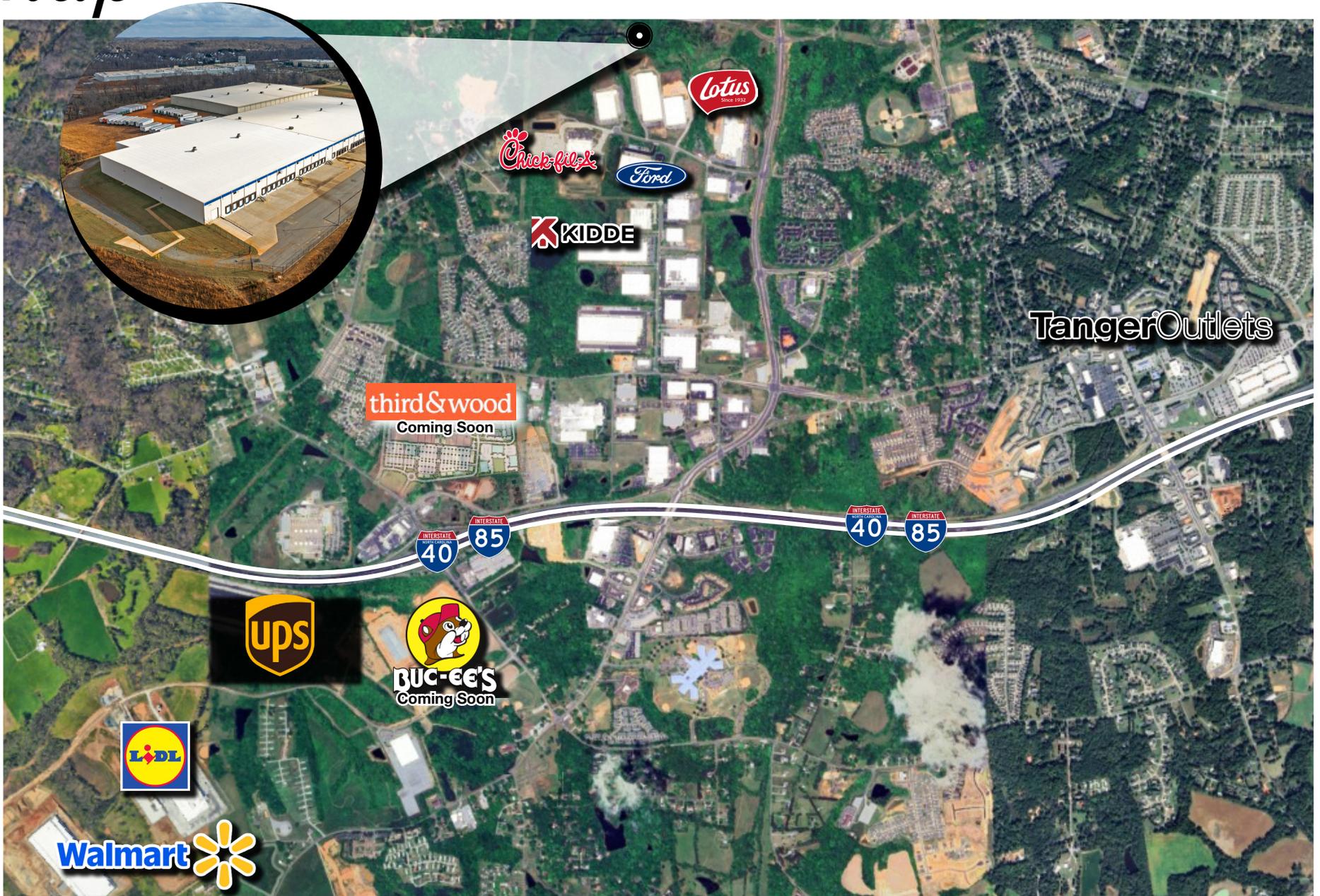
RALEIGH, NC
±105.12 Miles From Site (53 Mins)



CHARLOTTE, NC
±85 Miles From Site (1hr 47 Mins)

REGIONAL *map*

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NC CAROLINA core MARKET MAP

THINK IT.
MAKE IT.
MOVE IT.



The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

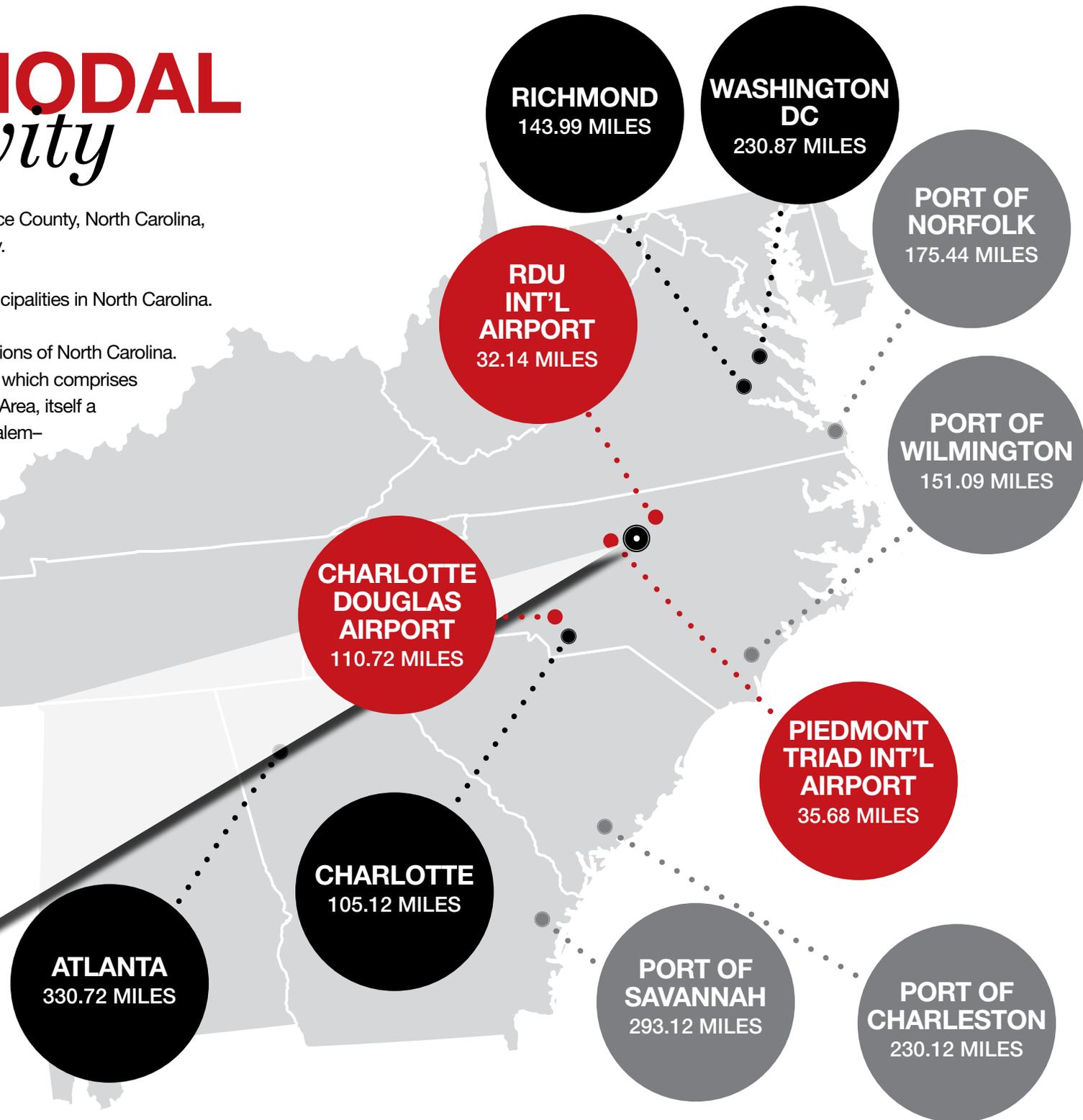
The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



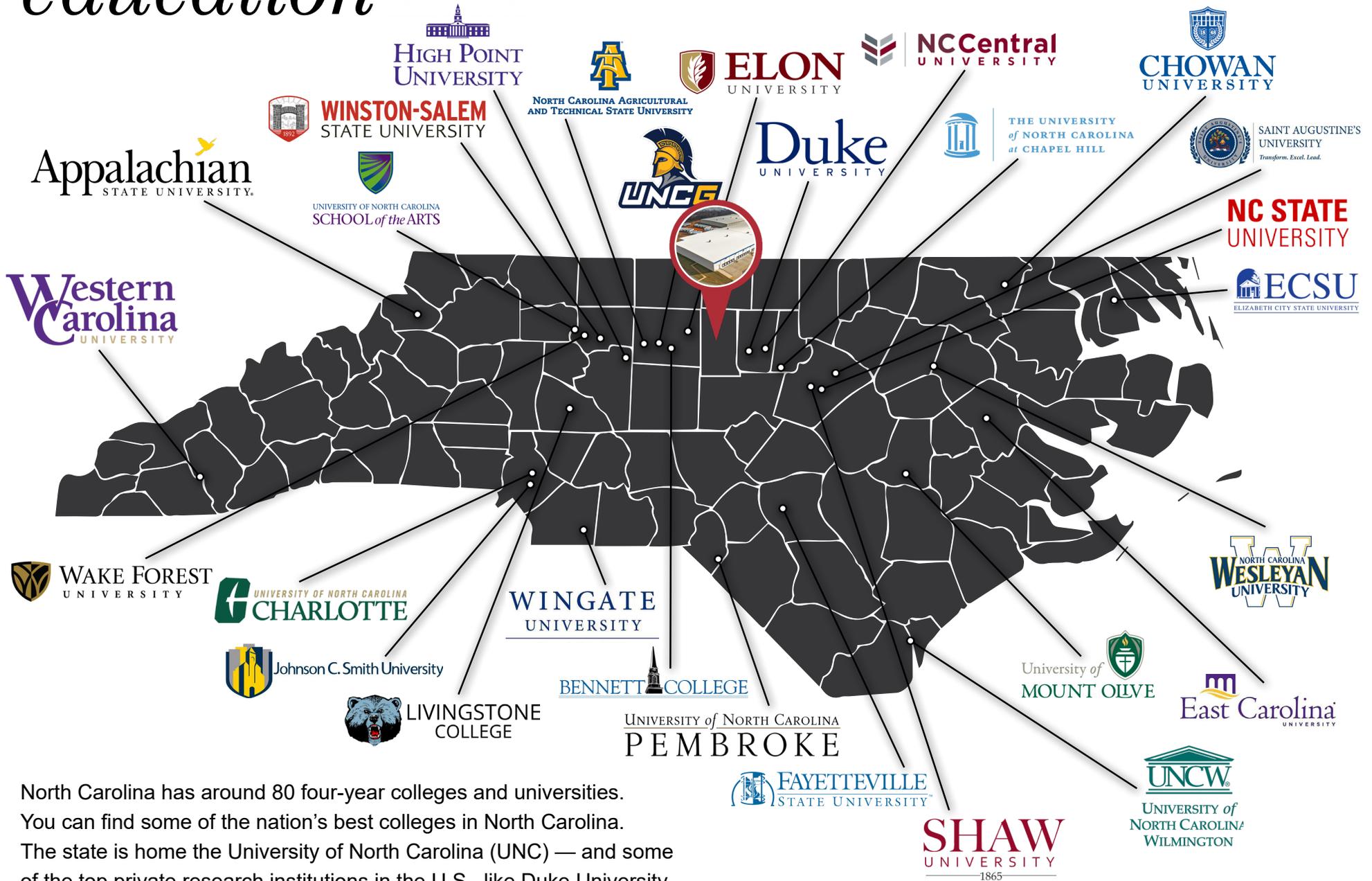
MULTI-MODAL *connectivity*

Mebane is a city located mostly in Alamance County, North Carolina, United States, and partly in Orange County.

Mebane is one of the fastest-growing municipalities in North Carolina. Mebane straddles the Research Triangle and Piedmont Triad Regions of North Carolina. The bulk of the city is in Alamance County, which comprises the Burlington, NC Metropolitan Statistical Area, itself a component of the Greensboro–Winston-Salem–High Point, NC Combined Statistical Area. Two slivers in the eastern portion of the city are in Orange County, which is part of the Durham–Chapel Hill, NC Metropolitan Statistical Area, itself a component of the Raleigh–Durham–Cary, NC Combined Statistical Area.



REGIONAL *education*



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

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BROKERAGE DEVELOPMENT INVESTMENTS

FOR MORE INFORMATION, CONTACT:

ROBBIE PERKINS, CCIM, SIOR

MARKET PRESIDENT

(O) 336.358.3219

(C) 336.337.0059

rperkins@naipt.com

TAMMY DIXON, CCIM, SIOR

SHAREHOLDER & BROKER

(O) 336.358.3239

(C) 336.681.0861

tdixon@naipt.com

BRENDAN RICHARDSON

BROKER

(O) 336.373.0995

(C) 508.244.8708

brichardson@naipt.com

BOB LEWIS, CCIM, SIOR

SHAREHOLDER & BROKER

(O) 336.584.9033

(C) 336.214.1799

blewis@naipt.com

CHRIS LOWE, CCIM, SIOR

SHAREHOLDER & BROKER

(O) 336.358.3235

(C) 336.207.3245

clowe@naipt.com

BANKS HANDY

BROKER

(O) 336.373.0995

(C) 336.808.6369

bhandy@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • naipt.com

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