

WHITES KENNEL ROAD

BURLINGTON, NC



FULLY PERMITTED IOS

FOR LEASE OR FOR SALE / 7.11 IOS ACRES



FULLY PERMITTED IOS

RCR is pleased to present a rare industrial outdoor storage opportunity on Whites Kennel Road in Burlington, NC. Adjacent to the Sheetz Distribution Facility and just 1.6 miles from the I-40/I-85 interchange, this ±12.6-acre site includes ±7.11 IOS acres already permitted for IOS development. Zoned Medium Industrial, the property supports a wide range of industrial uses including outdoor storage, contractor yard, self-storage, truck or freight terminal, and light to medium manufacturing. The site is offered as-is with the development permit already in hand for \$2,485,000, or as a fully delivered turnkey IOS yard with an optional 5,000-100,000 SF build-to-suit warehouse component available for purchase at +/- \$5,000,000 or for lease at \$4,750 per acre per month (not including BTS cost), providing exceptional flexibility for users, investors, and developers in a high-demand logistics corridor.



*Rendering for 5,000 SF BTS

ADDRESS	Whites Kennel Road, Burlington, NC
SALE PRICE	\$2,485,000
LEASE PRICE	\$4,750/acre/month (Excluding BTS Cost)
TICAM	TBD
YEAR BUILT	2026
BUILDING SIZE	5,000 to 100,000 SF BTS
AVAILABLE SF	5,000 to 100,000 SF BTS
ACRES	7.11 IOS acres
PARKING	Ample
DOCK DOORS/DRIVE-INS	BTS
SIGNAGE	Yes
ROOF AND/OR HVAC INFORMATION	BTS
ELECTRICAL	BTS
CONFIGURATION	BTS
CLEAR HEIGHT	BTS
SPRINKLERS	BTS
ZONING	MI - Medium Industrial

AS-IS WITH PERMIT

- 12.6 Acre Site with a Permit in Hand to Create 7.11 Usable Acres of IOS
- Sale Price: \$2,485,000

IMPROVED FOR LEASE

- Fully Developed 7.11 Acre of Fenced Graveled Laydown Yard
- For Lease (Just the Land) : \$4,750/Acres/Month.
- For Lease Developed Land plus 5,000 to 100,000 SF of Warehouse with 7.11 acres

IMPROVED FOR SALE

- Developed Land plus 5,000 to 100,000 SF of Warehouse with 7.11 acres
- Price: Call Broker for Pricing



*Rendering for 10,000 SF BTS

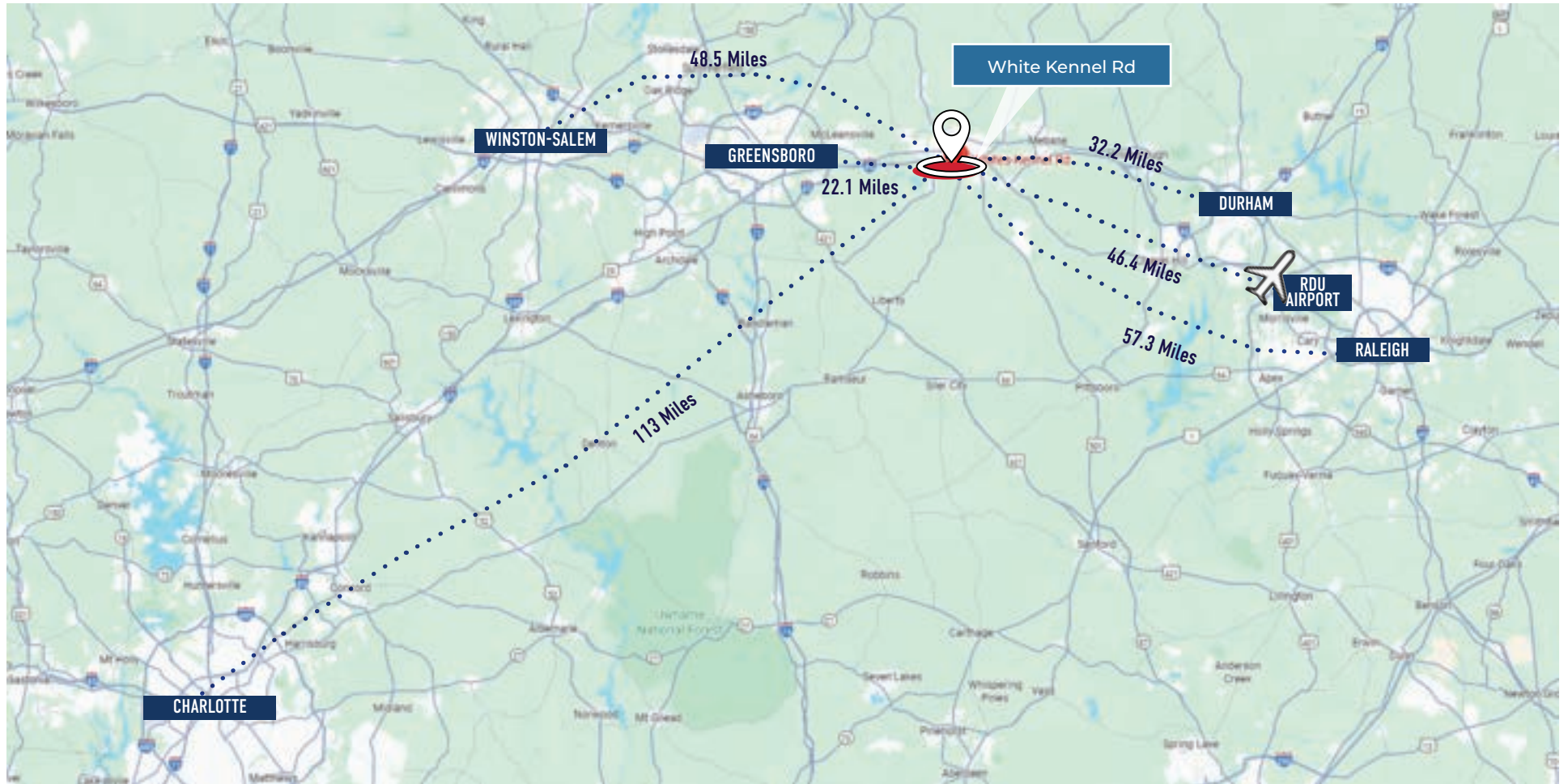


*Rendering for 20,000 SF BTS

PROXIMITY TO I-40



LOCATION OVERVIEW



CONFIDENTIALITY DISCLAIMER

Rich Commercial Realty, LLC ("RCR") has been retained as advisor and broker to WKR Burlington, LLC (the "Owner") regarding the sale of a certain property referred to as Whites Kennel Road (the "Property") located at Whites Kennel Road in Burlington, North Carolina.

This Offering Memorandum has been prepared by RCR for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information prospective investors may need or desire. All projections have been developed by RCR and the Owner and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by RCR or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on, as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, RCR, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, RCR, the Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and RCR expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner and/or RCR shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. RCR is not authorized to make any representations or agreements on behalf of the Owner. This Offering Memorandum and its contents, except such information that is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity

(except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or RCR, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or RCR and (v) to return it to RCR immediately upon request of RCR or the Owner. All prospective purchasers are advised that RCR represents the Owner solely in this transaction. There is no offer of sub-agency to any prospective agents or purchaser's agents





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