

FOR SALE OR LEASE

920 E RALEIGH STREET

Siler City, NC



**NAI**TRI PROPERTIES



# PROPERTY OVERVIEW

ADDRESS	920 E Raleigh St, Siler City, NC 27344
BUILDING SIZE	±122,000 SF on 8.309 acres Will consider subdividing
CONSTRUCTION	Concrete slab with steel frame and metal warehouse built in 1976
LOADING DOCK DOORS	5 - 10'x10'
DRIVE IN DOORS	2 - 12'x14'
ELECTRICAL	6,000 amps/480 volt
LIGHTING	LED/Metal halide/strip fluorescent lighting
HVAC	Office 100% HVAC, some areas of manufacturing areas have HVAC, with heat only in the remaining areas
CEILING HEIGHT	12' - 22' eave height
SPRINKLER	Wet sprinkler system with fire alarm system
UTILITIES	Water - Siler City -Allotment of 15,000 gallons per day Sewer - Siler City Electric - Duke Energy Natural Gas - Dominion Energy
Zoning	LI - Light Industrial - Siler City ETJ <a href="#">Link to Table of Permitted Uses</a>
PARKING	110 paved spaces, asphalt parking areas, chain link fencing with automated gates
RENTAL RATE	\$3.75/SF NNN
SALE PRICE	\$5,650,000

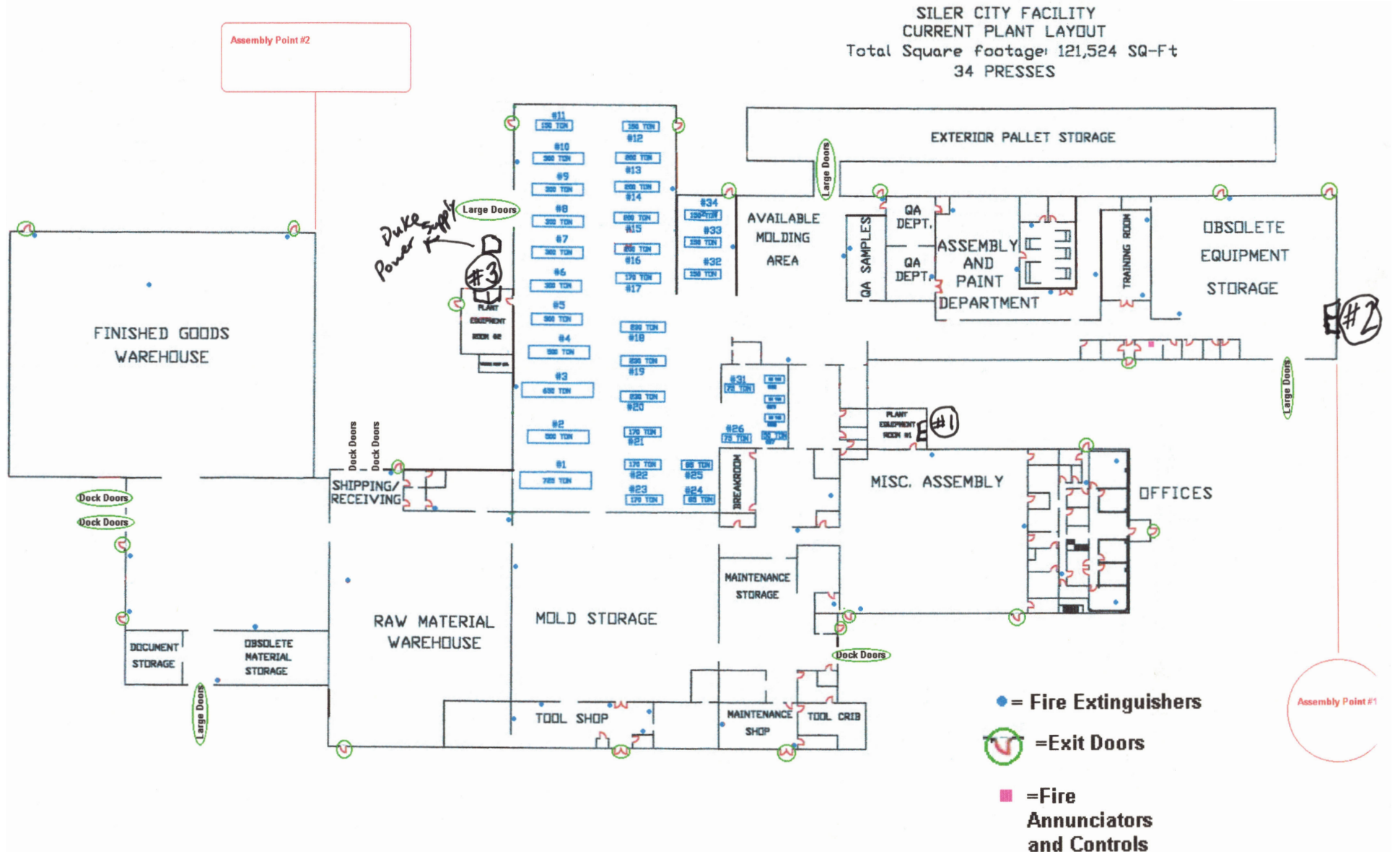
## CONTACT

ED BROWN, SIOR, CCIM | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)





# SITE PLAN



## CONTACT

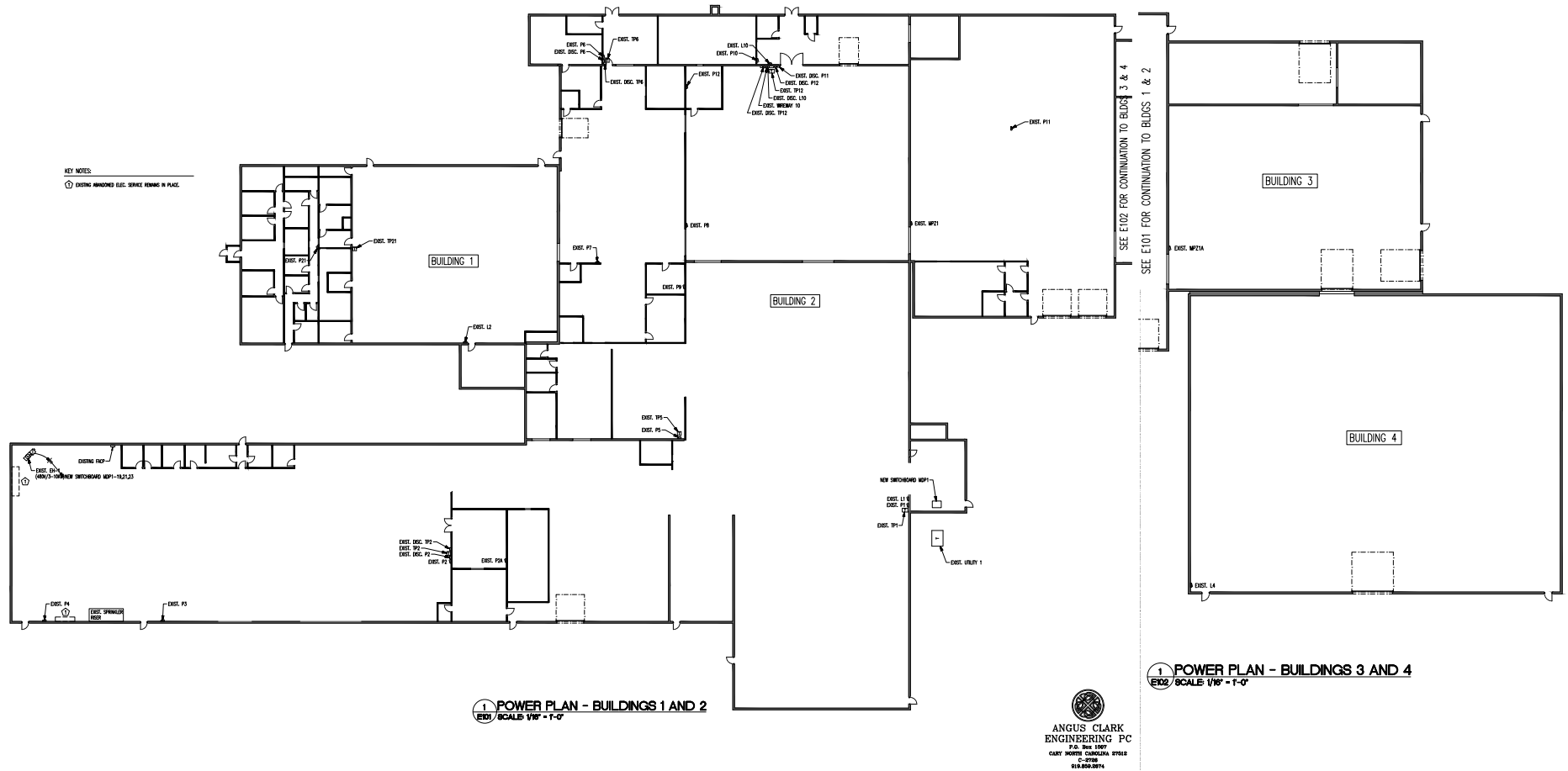
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# PHOTOS



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# REGIONAL MAP



920 E RALEIGH ST

## AIRPORT

Piedmont Triad International Airport 46.1 Miles  
RDU International Airport 47.7 Miles

## RESEARCH HUBS AND MAJOR UNIVERSITIES

UNC Chapel Hill 30.5 Miles  
Duke University 41.0 Miles  
NC State University 46.3 Miles  
Research Triangle Park 46.6 Miles

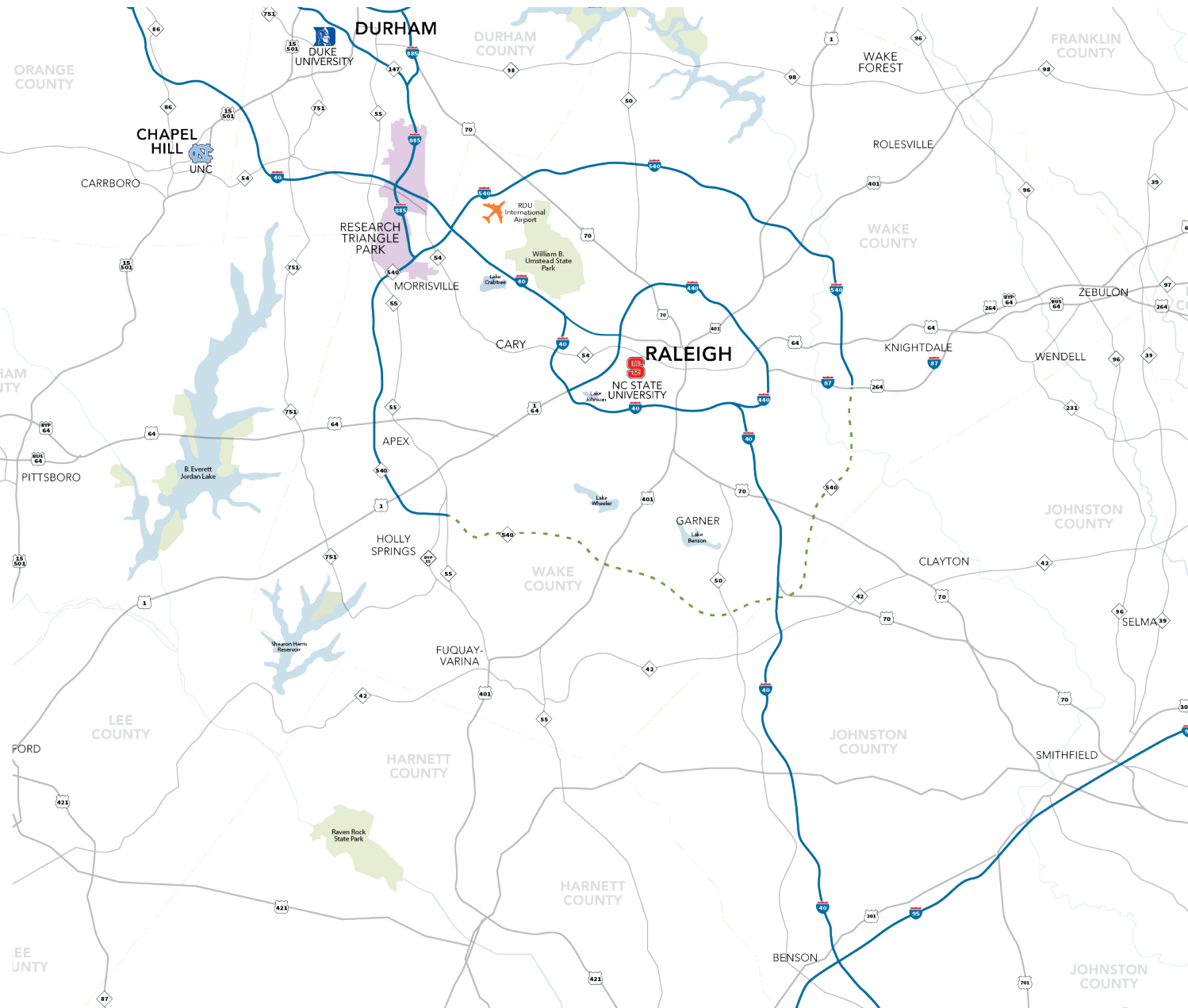
## SURROUNDING AREAS

Chapel Hill 31.5 Miles  
Greensboro 33.3 Miles  
Raleigh 50.7 Miles  
Durham 53.1 Miles

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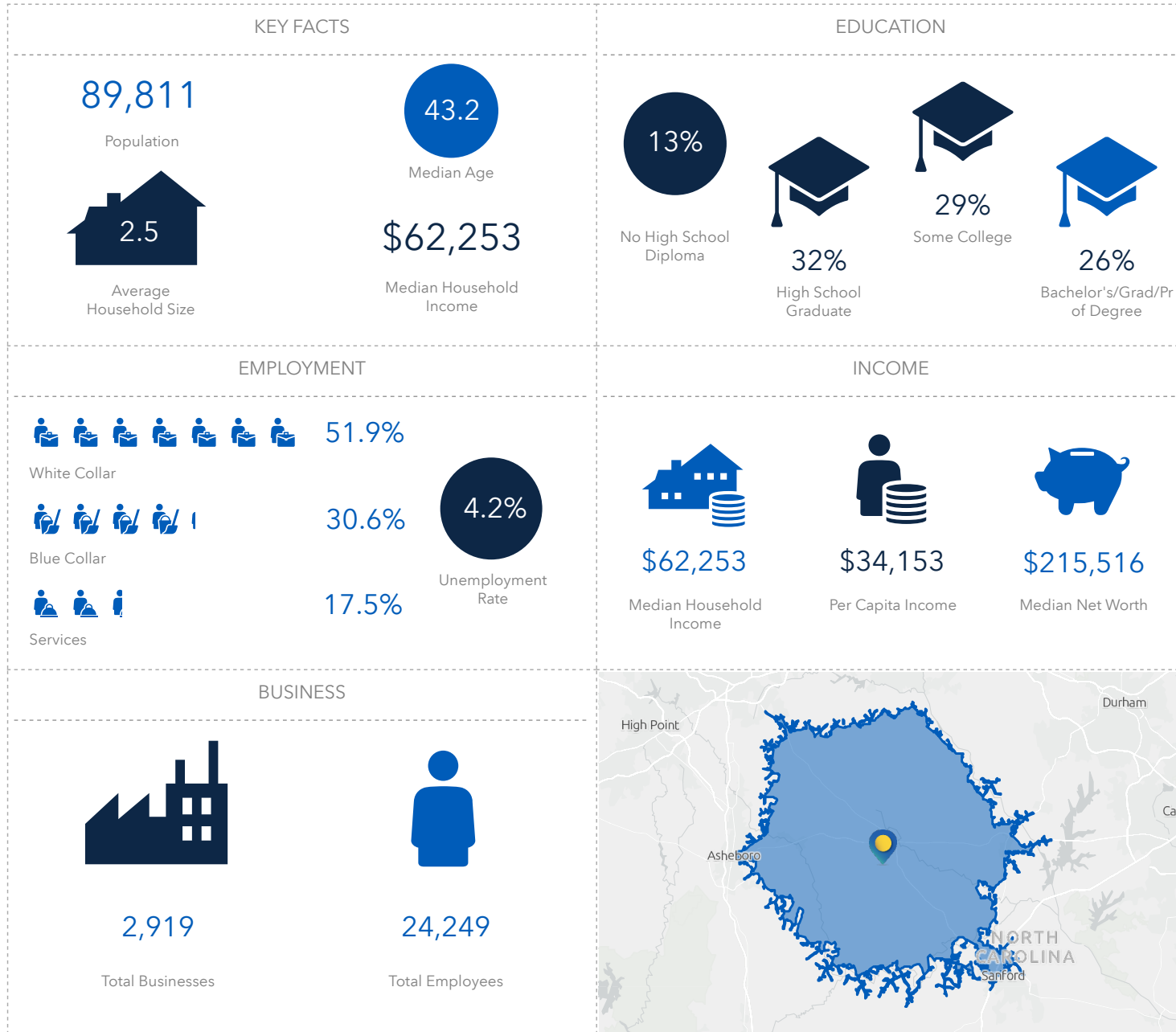
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# DEMOGRAPHICS - 27 MINUTES



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