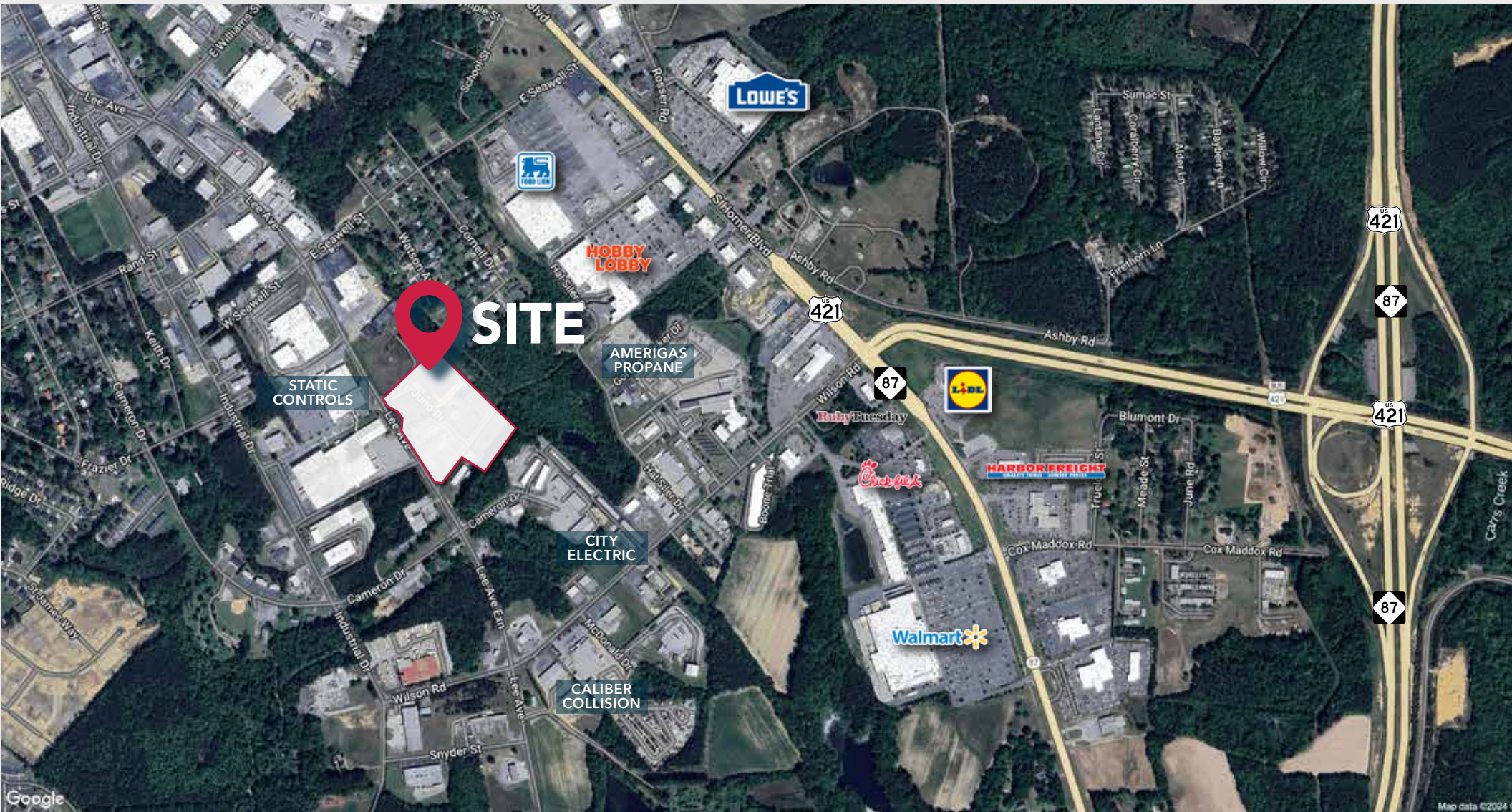


Industrial/Flex Build to Suit

Lee Avenue, Sanford, NC 27332



Property Summary

AVAILABLE

20,000 SF - 100,000 SF

ACCESS

Quick access to US Hwy 421

OUTSIDE STORAGE

±2.37 & ±3.1 Acres

TOTAL ACRES

±11.39 Acres



Development and construction by



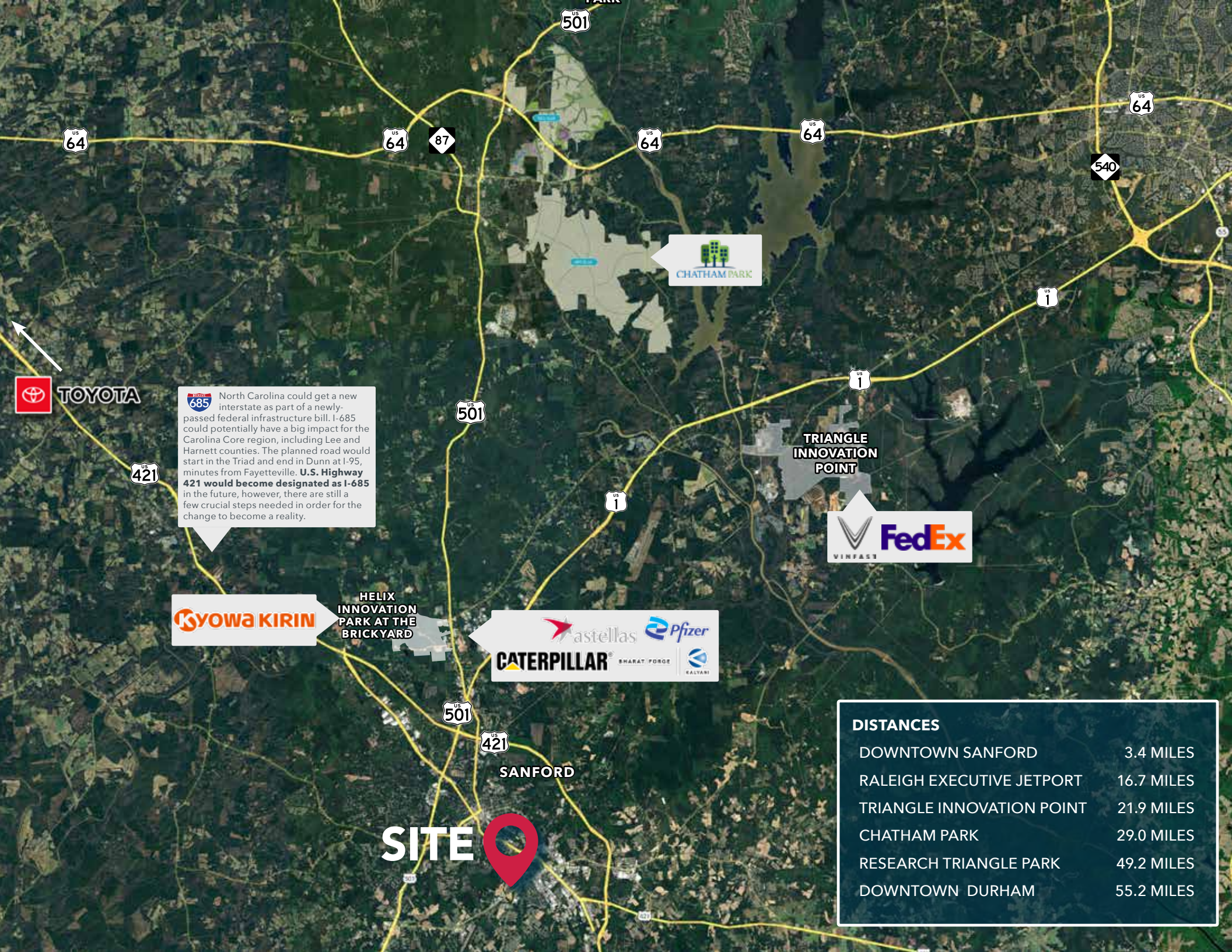
Property Description


Industrial/Flex Build-to-Suit Opportunity located on Lee Avenue in Sanford. This location offers convenient access to major highways including Hwy 421 towards Lillington, Hwy 87 towards Fayetteville/ I-95 along with the future I-685. The immediate area surrounding the subject property is home to several national companies, including Static Control Components, City Electric Supply, AmeriGas, and Caliber Collision. Close to the active retail market and the Downtown District in Sanford with numerous restaurants and larger retailers.

Property Highlights

- » Warehouse space with laydown storage area - potential layout is flexible
- » Proposed zoning: [Light Industrial \(LI\)](#)
- » Traffic count: 7,700 VPD on Lee Avenue
- » Demographics (5 miles):
 - » Total employees: 40,345
 - » Total businesses: 1,861

Lease Rate: Call Brokers



 North Carolina could get a new interstate as part of a newly-passed federal infrastructure bill. I-685 could potentially have a big impact for the Carolina Core region, including Lee and Harnett counties. The planned road would start in the Triad and end in Dunn at I-95, minutes from Fayetteville. **U.S. Highway 421 would become designated as I-685** in the future, however, there are still a few crucial steps needed in order for the change to become a reality.

 **TOYOTA**

 **CHATHAM PARK**

TRIANGLE INNOVATION POINT

 **FedEx**
VINFACE

 **KIRIN**
HELIX INNOVATION PARK AT THE BRICKYARD

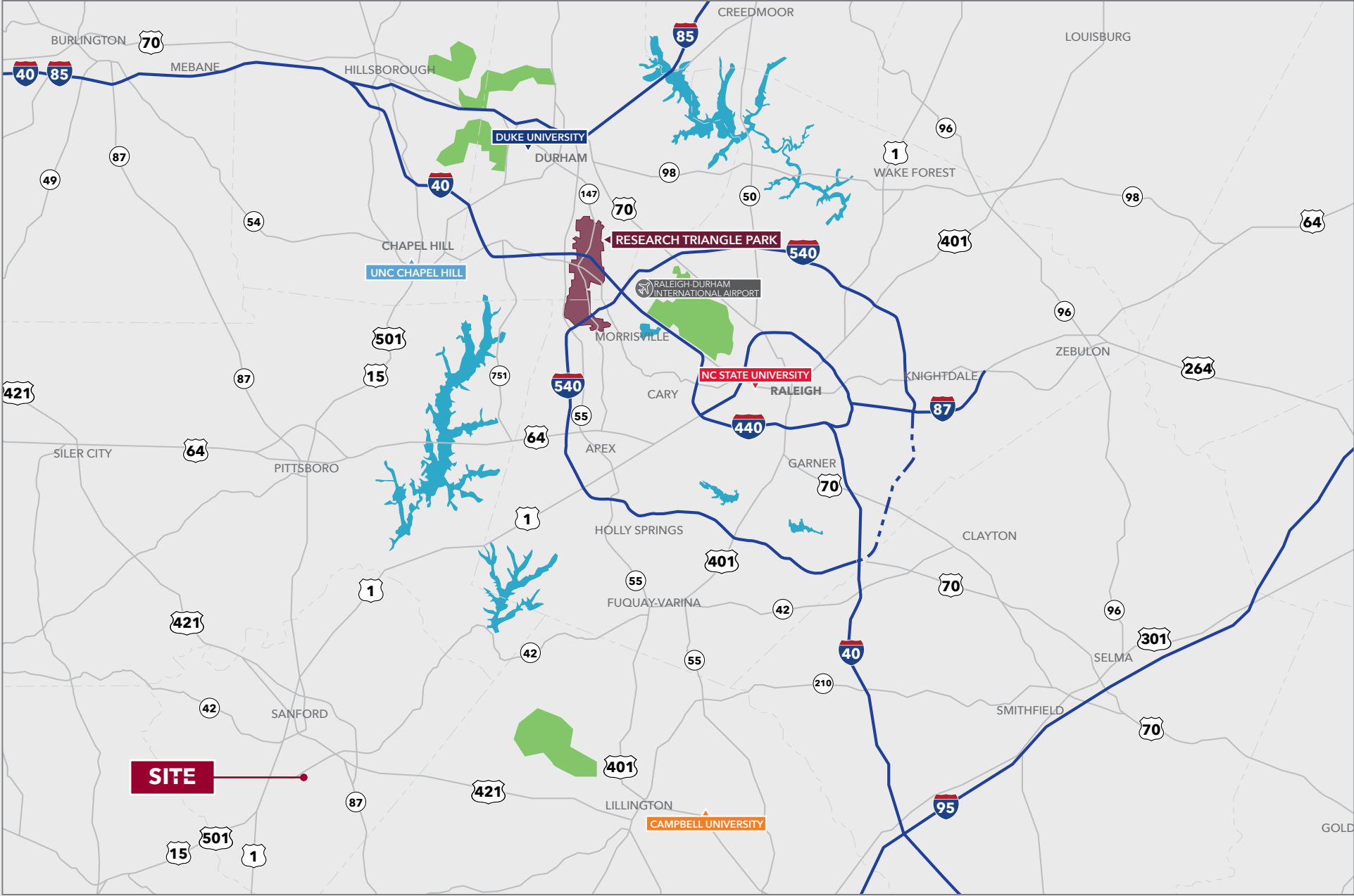
 
CATERPILLAR SHARAT FORGE 

SITE 

SANFORD

DISTANCES	
DOWNTOWN SANFORD	3.4 MILES
RALEIGH EXECUTIVE JETPORT	16.7 MILES
TRIANGLE INNOVATION POINT	21.9 MILES
CHATHAM PARK	29.0 MILES
RESEARCH TRIANGLE PARK	49.2 MILES
DOWNTOWN DURHAM	55.2 MILES

Regional Map



Lee County Overview

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominate submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.