

Orange County Industrial Center

Multiple Build-to-Suit Industrial Sites up to 777,000± SF Available For Sale or Lease



Orange County Industrial Center

Industrial Development Site

Orange County Industrial Center is a $\pm 777,000$ sq. ft. planned, Class A industrial park with unbeatable proximity to two major highway interchanges. Full city and utility service available, along with flexible building and development options. Immediate access to the I-40/85 confluence with easy access to other major thoroughfares. The site is conveniently located on West Ten Road and is accessible from the I-40/85 interchanges at Buckhorn Road (Exit 157) and Mt. Willing Road (Exit 160).

Property Address	West Ten Road, Mebane, NC
Land Area	74 $\pm$ Acres
Total Developable Square Feet	$\pm 777,000$ SF
Proposed Buildings Square Feet	Two Building Layout: $\pm 252,000$ SF & $\pm 525,000$ SF Single Building Layout: $\pm 775,000$ SF
Zoning	Light Industrial (LI)
Build-to-Suit Sale or Leaseback	Owner will Build-to-Suit for sale or lease
Interstate Access	Immediate access to I-40/85 with easy access to US Hwy 70 and other major thoroughfares.



Aerial Overview



Proposed Site Plan



777K

Total Proposed
Buildings SF

74±

Acre Land Site

BTS

Build-to-Suit for
Sale or Leaseback

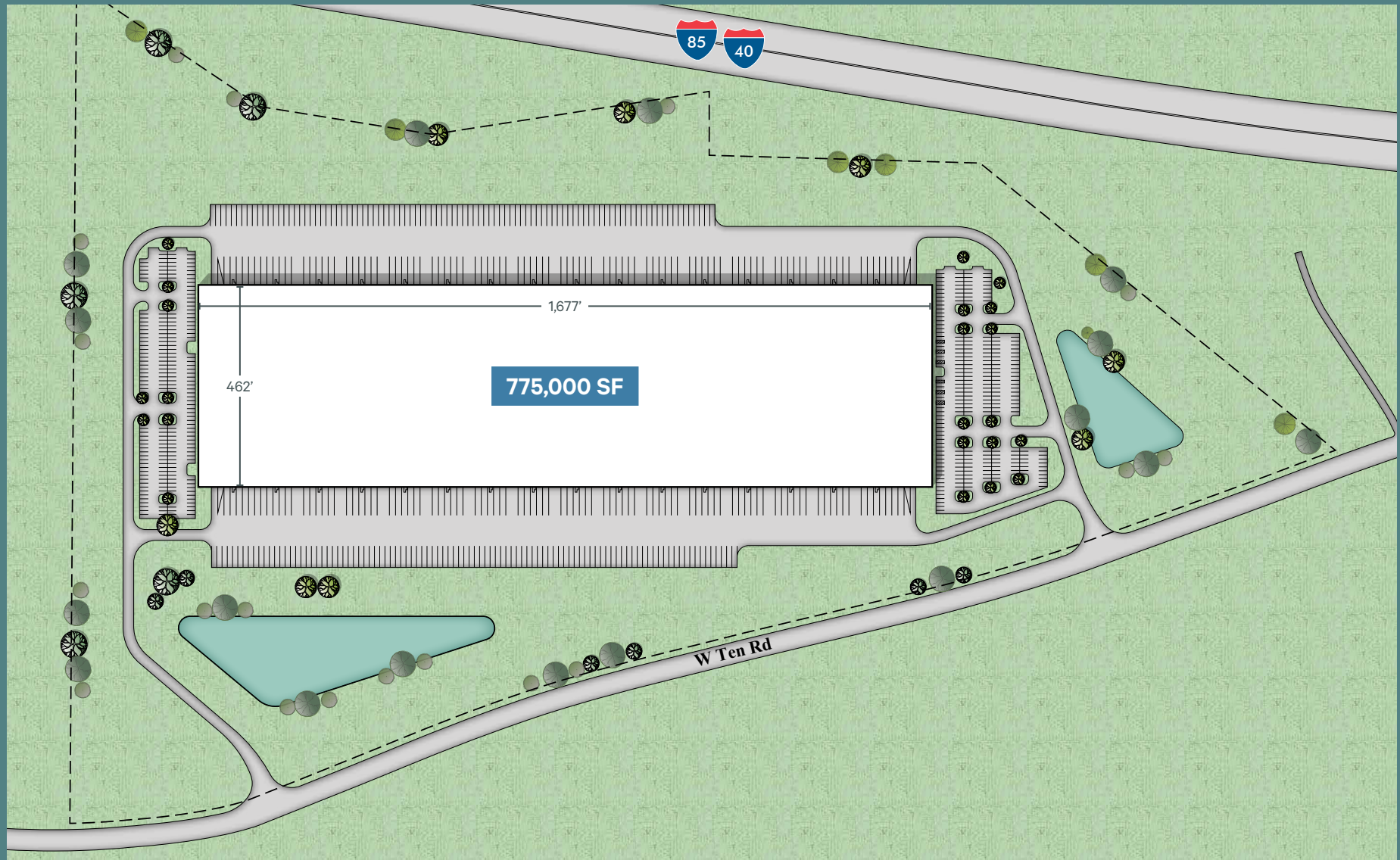
525K

Building A SF

252K

Building B SF

Proposed Single Building Site Plan



775K

Total Proposed
Building SF

155

Dock Positions

4

Drive-in Doors

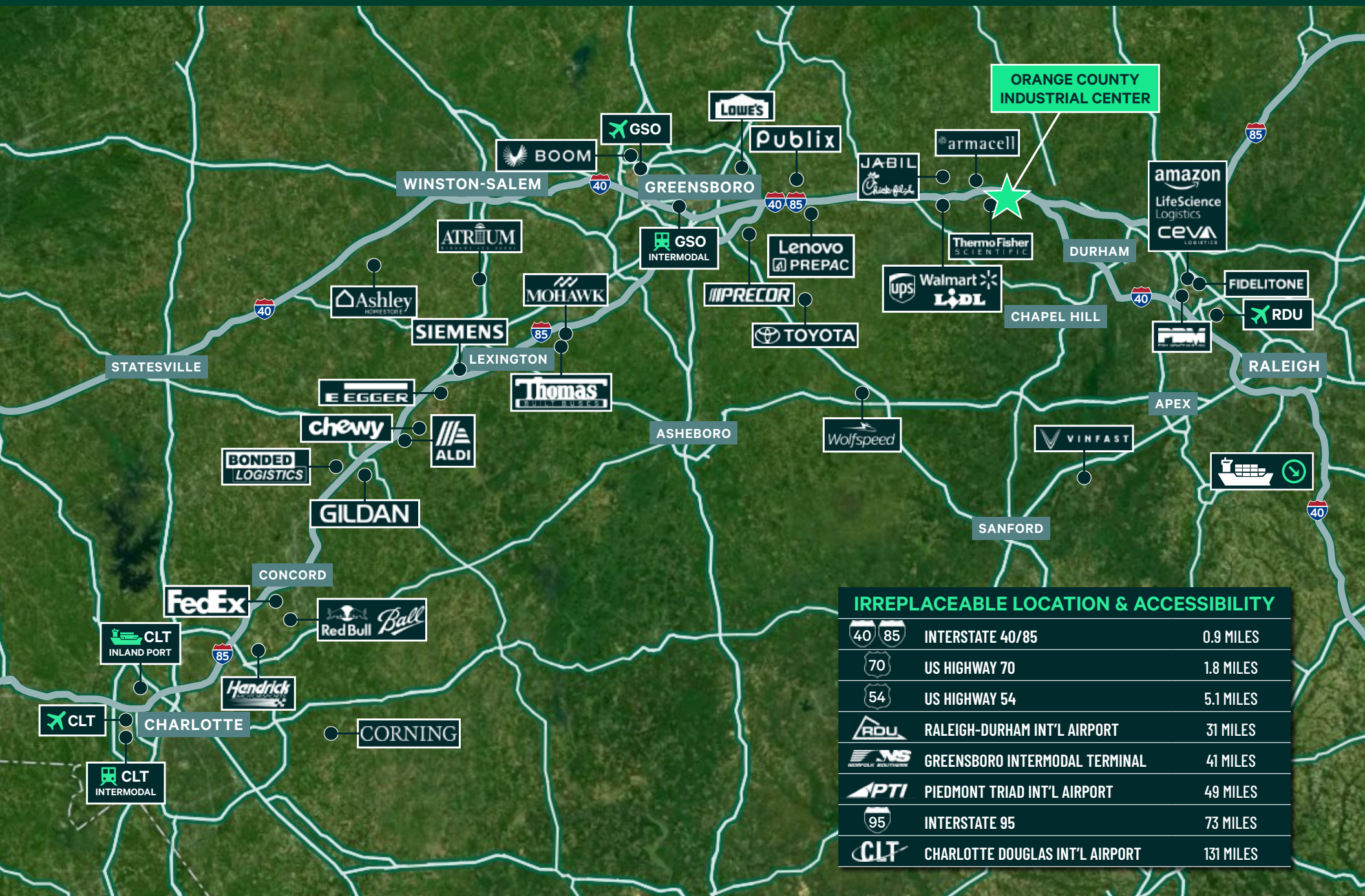
196

Trailer Parking Spots

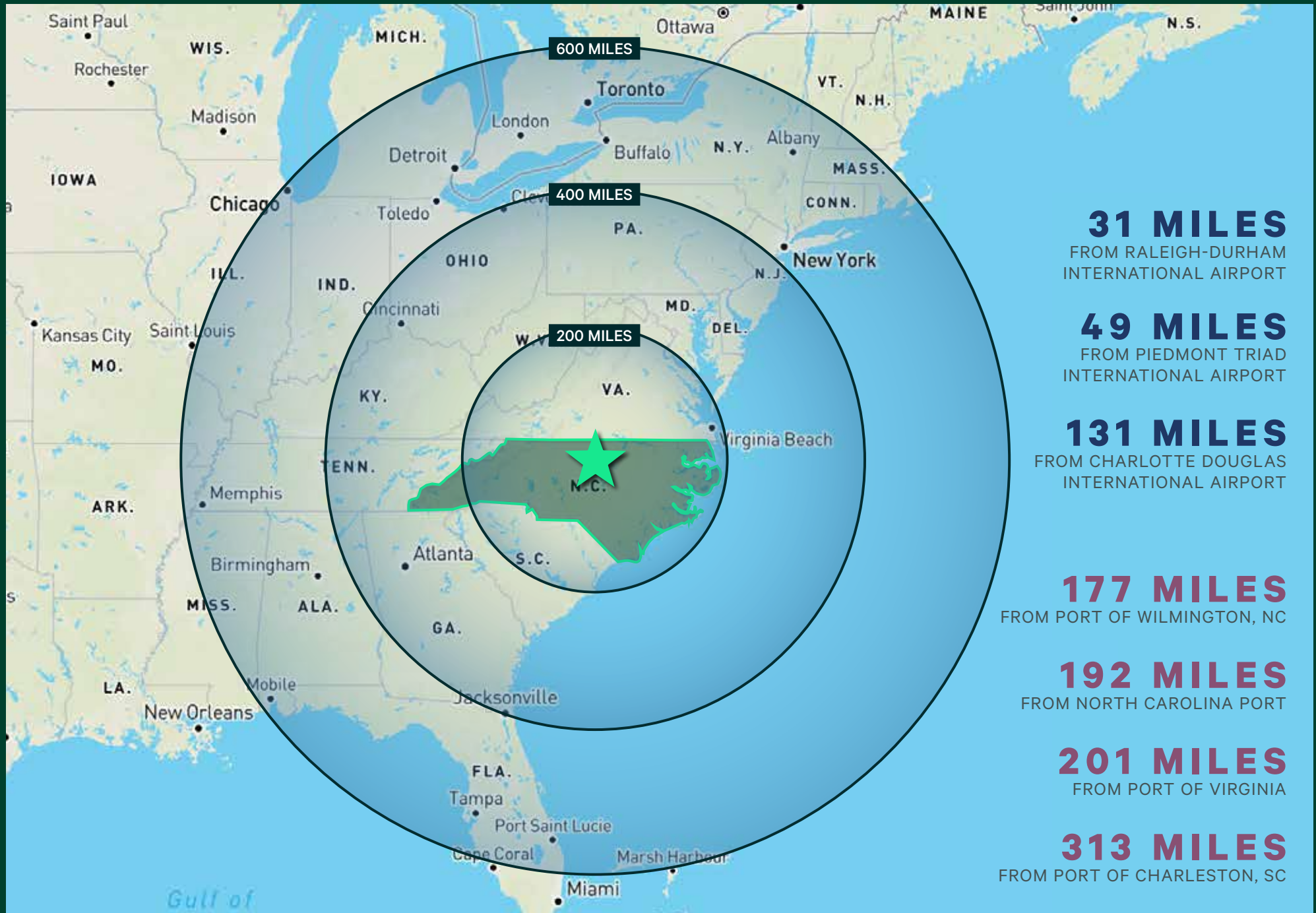
185'

Truck Court Depth

Aerial Overview



Location Overview





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Contact Us

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