

# North Carolina Commerce Park

2050 & 2070 Senator Ralph Scott Parkway | Mebane, North Carolina



**AVAILABLE IMMEDIATELY:** Two Class A Industrial Buildings totaling 404,450 SF in the heart of North Carolina

CROW HOLDINGS  
DEVELOPMENT

CBRE

# North Carolina Commerce Park

Conveniently situated in the heart of North Carolina, the two building industrial park boasts an enviable location adjacent to the Interstate 40/85 corridor. The dynamic corridor links major North Carolina markets including Charlotte and Raleigh and is indisputably the major transportation and logistics corridor in the region. From **North Carolina Commerce Park**, occupiers will be able to easily reach Atlanta to the south and Washington D.C. to the north, as well as points beyond, within a day's drive.



AREA DEMOGRAPHICS (2024)	50 MILES	75 MILES	100 MILES
Total Population	3,242,158	5,031,616	7,556,675
Daytime Population	3,305,209	5,020,603	7,436,428
Total Employees	1,411,688	2,061,407	3,048,447
Logistics/Manufacturing Employees	259,310	428,579	673,888
Households	1,297,656	2,010,448	3,007,306
Average Household Income	\$112,401	\$104,759	\$100,414



**Building B**  
156,140 SF

**Building A**  
248,310 SF

JANUARY 7, 2025



**Building A**

JANUARY 7, 2025



**Building B**

JANUARY 7, 2025

# Building Overview



## BUILDING A

**248,310 SF**

- **Property Address:** 2050 Senator Ralph Scott Pkwy
- **Building Size:** ±248,310 SF
- **Office Size:** ±2,500 SF
- **Subdividable to:** ±82,150 SF (5 bays)
- **Building Dimensions:** 310' x 800'
- **Column Spacing:** 54' x 50' typical, 60' speed bay
- **Clear Height:** 36'
- **Truck Court Depth:** 185'
- **Dock Doors:** 36 total, 9' x 10'
- **Drive-in Doors:** 2 total, 14' x 16'
- **Trailer Parking:** 76 spaces
- **Auto Parking:** 183 spaces
- **Electrical:** two (2) 1,600 amp services



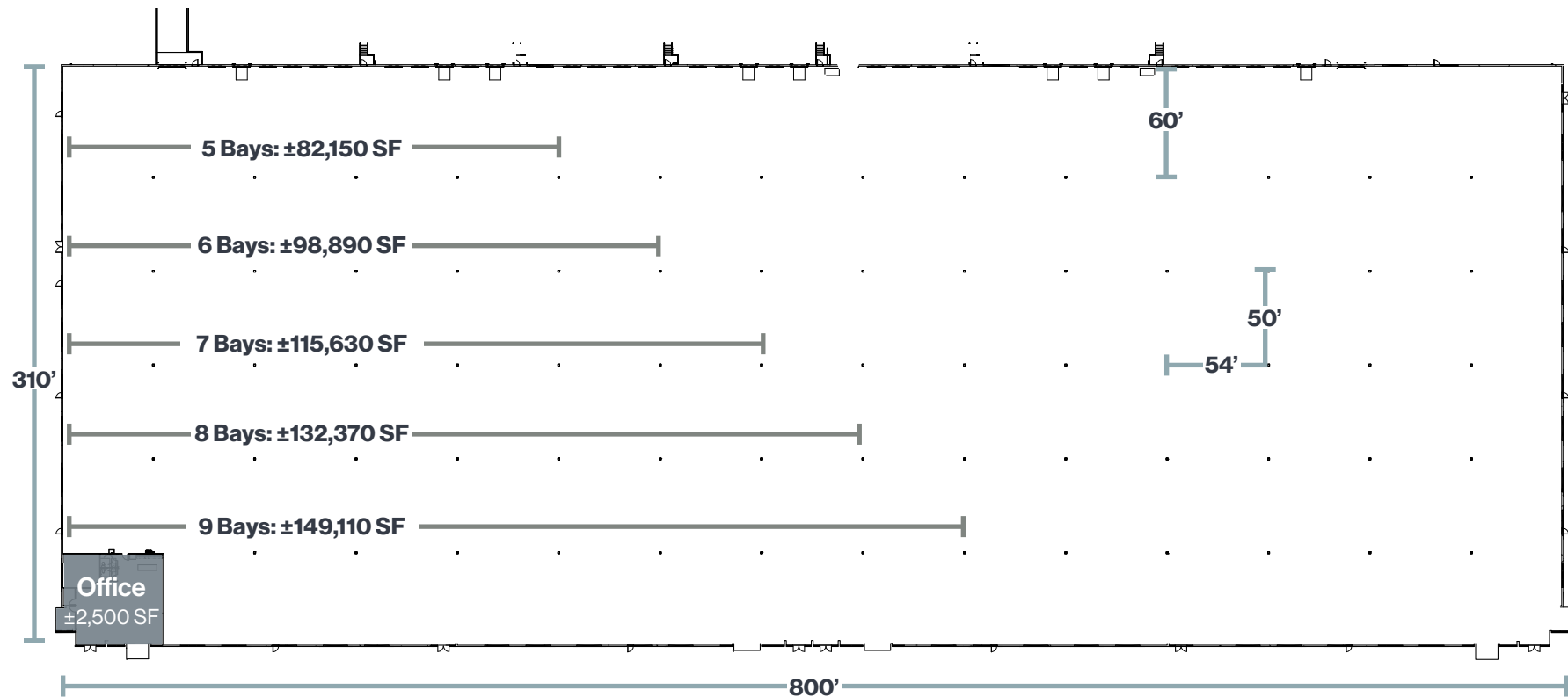
## BUILDING B

**156,140 SF**

- **Property Address:** 2070 Senator Ralph Scott Pkwy
- **Building Size:** ±156,140 SF
- **Office Size:** ±2,500 SF
- **Subdividable to:** ±56,940 SF (4 bays)
- **Building Dimensions:** 260' x 600'
- **Column Spacing:** 54' x 50' typical, 60' speed bay
- **Clear Height:** 32'
- **Truck Court Depth:** 185'
- **Dock Doors:** 29 total, 9' x 10'
- **Drive-in Doors:** 2 total, 14' x 16'
- **Trailer Parking:** 52 trailer + 20 box truck spaces
- **Auto Parking:** 119 spaces
- **Electrical:** two (2) 1,200 amp services

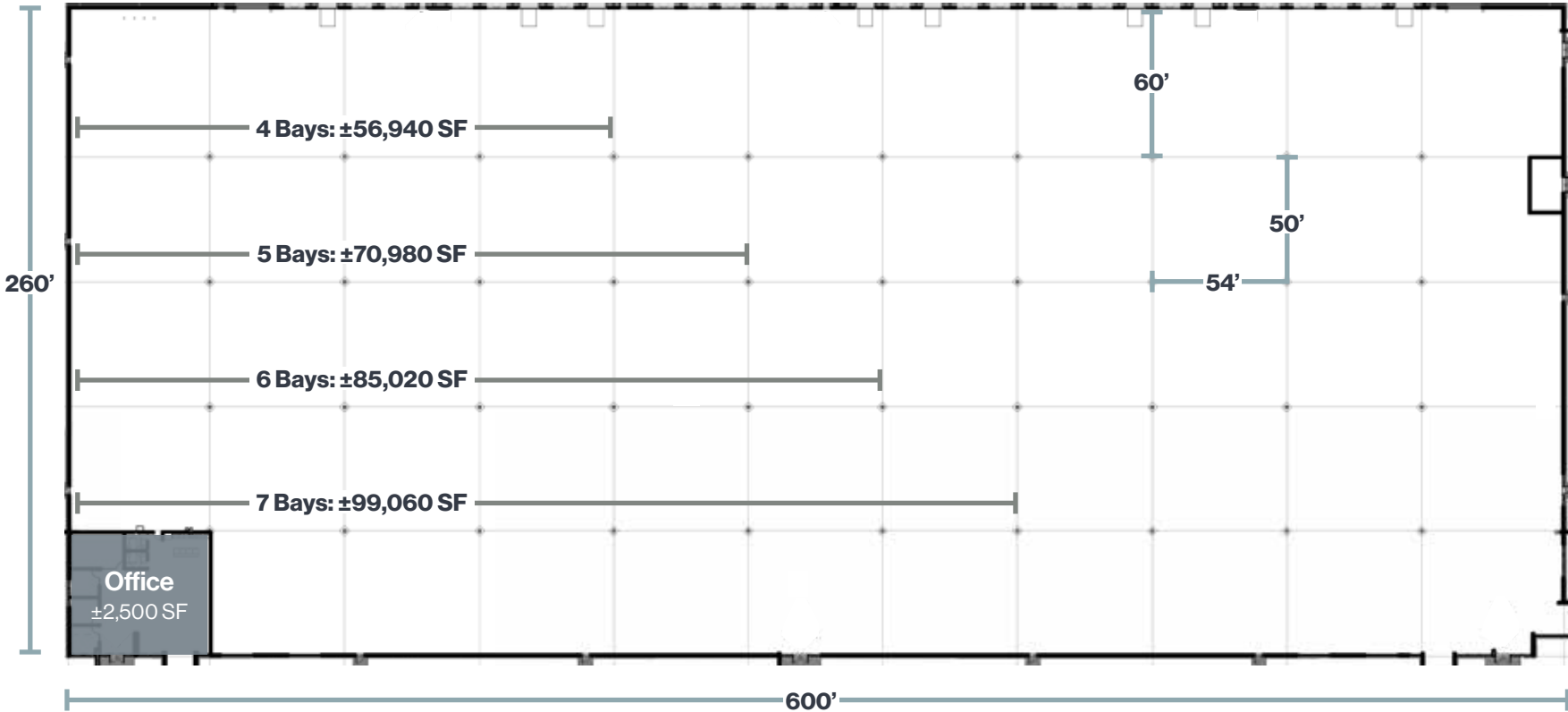
# Floor Plan

## Building A – 248,310 SF



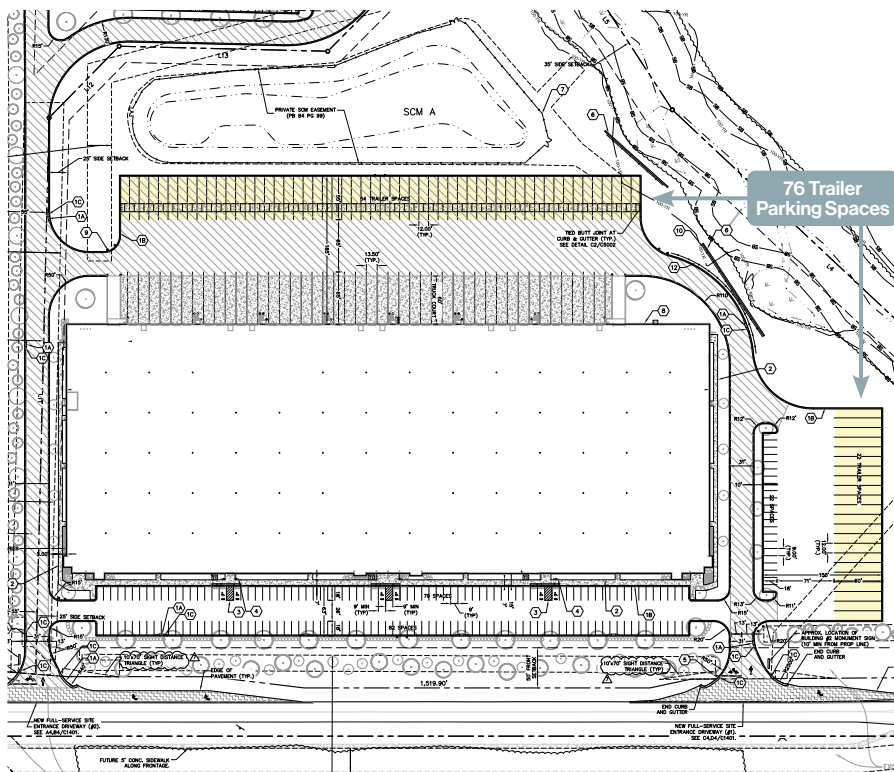
# Floor Plan

## Building B – 156,140 SF

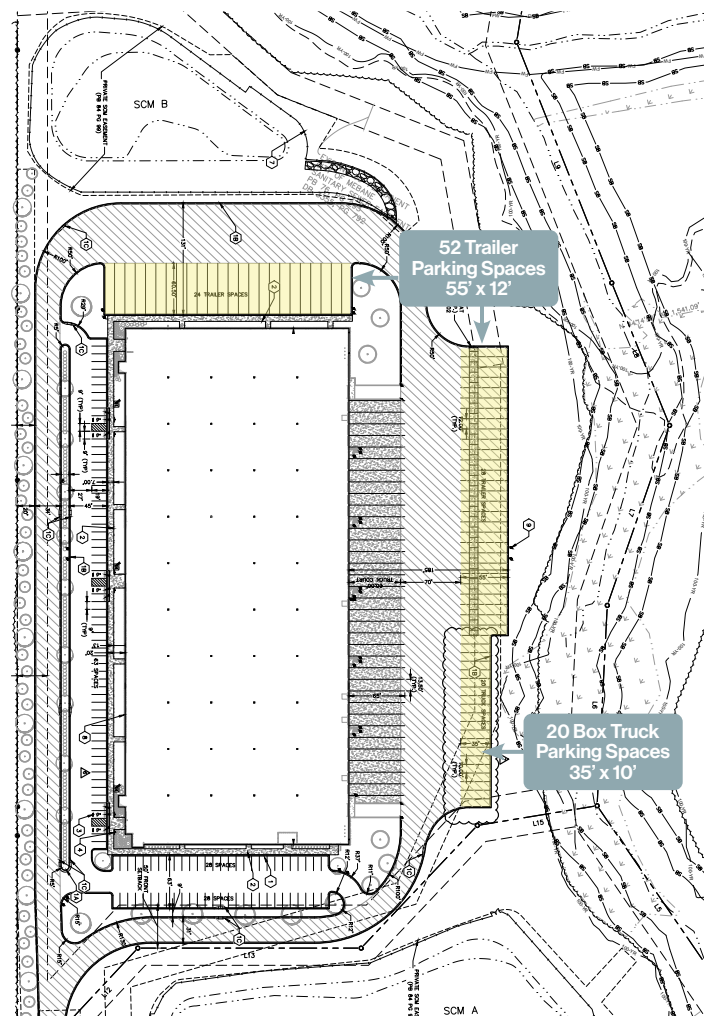


# Site Plan

## Building A – 248,310 SF

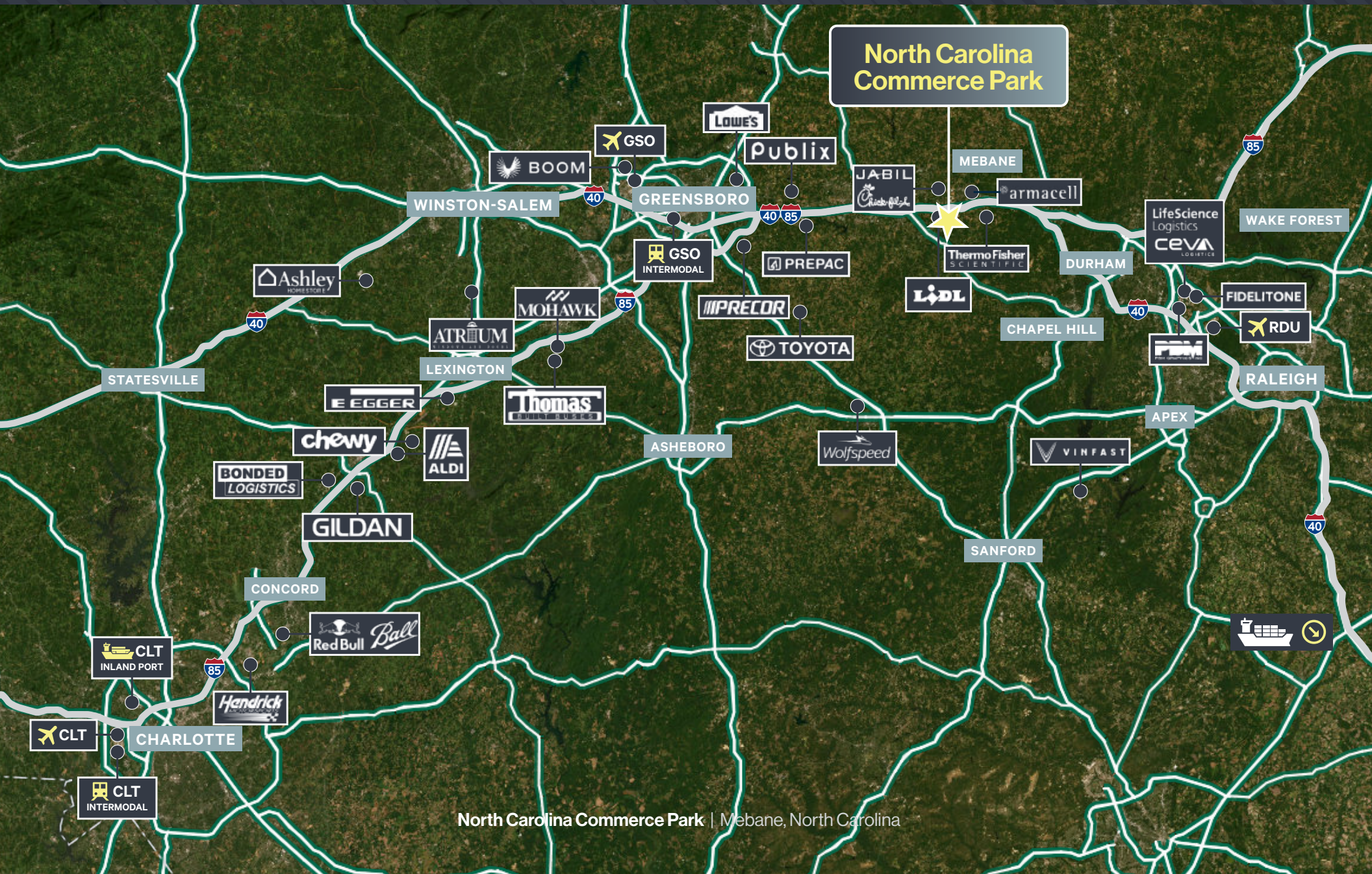


## Building B – 156,140 SF



# Location Overview

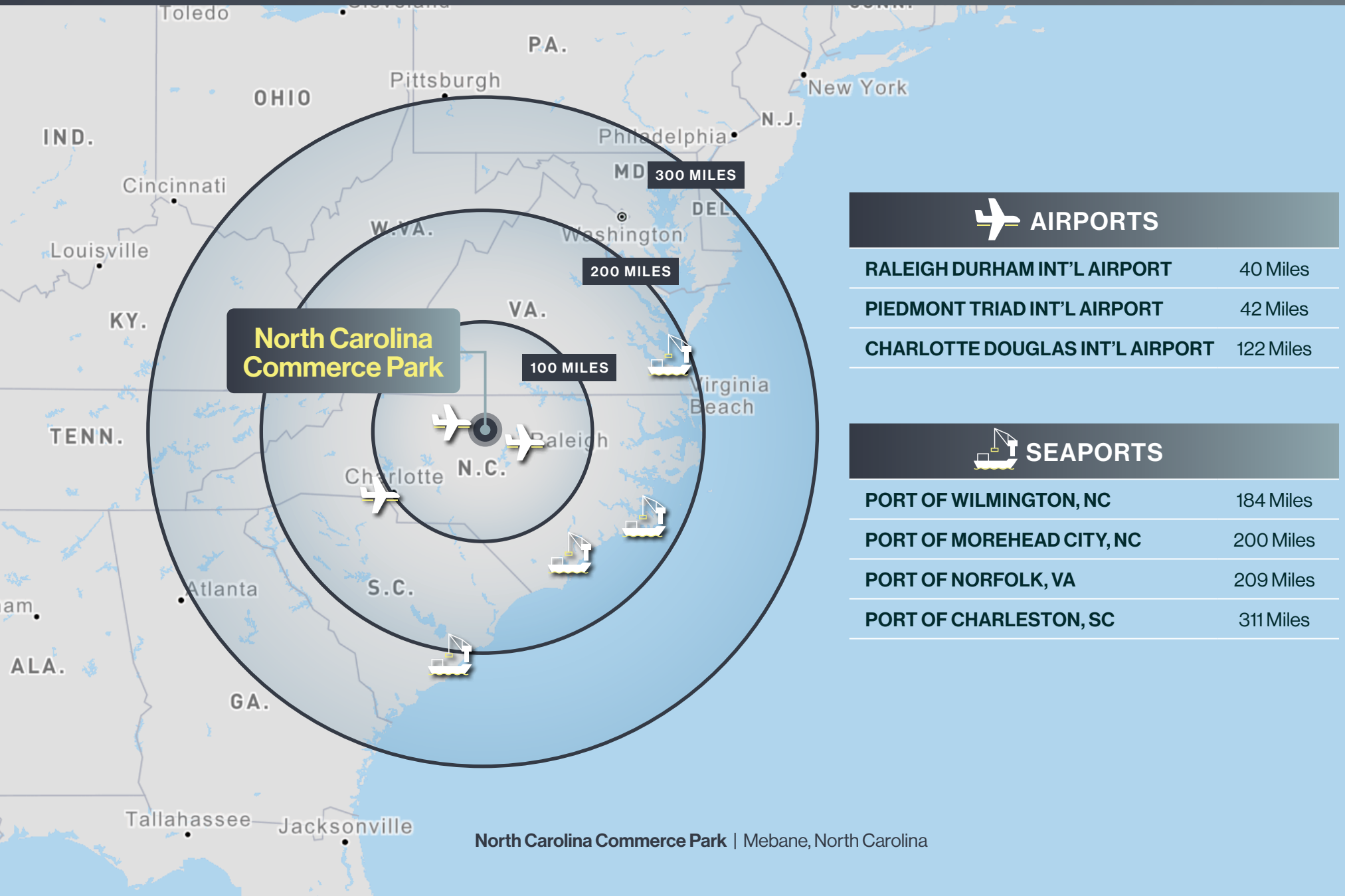
Major North Carolina Distributors & Manufacturers along the I-40/85 Corridor



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# Aerial Overview

Convenient Accessibility to Airports & Seaports along the East Coast



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## CONTACTS

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