



**AVISON  
YOUNG**

**FOR SALE OR LEASE**

**\$750,000 | \$3.00/SF, NNN**

3308

**Lee Avenue**  
Sanford, NC 27332

Partnership. Performance.

## Opportunity

Free-standing warehouse available for sale or lease in Sanford. The 30,000-sf building features two loading docks, two grade-level doors and 16'6" clear height warehouse space on 3.31 acres. The warehouse area is fully conditioned and features compressed air

and a scale. With three offices and multiple restrooms, the building can accommodate a variety of manufacturing or distribution uses. Outside storage provides owner or tenants flexibility with product storage.

**Justin Booth**  
Senior Associate

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 **BEST  
MANAGED  
COMPANIES**

Platinum  
member

# 3308

## Lee Avenue

Sanford, NC 27332

### Location

Conveniently located in Lee County, which is just south of Wake County's Cary, Apex and Holly Springs. The property is approximately 42.7 miles from Interstate 40 and 36.6 miles from Interstate 95. RDU International Airport is 49.7 miles away.



### Building Information

Building Size	30,000 sf
Year Built	1973
Water/Sewer	Municipal
Construction Type	Block & brick with steel deck
Roof	Gravel ballast flat roof (assumed age of building)
Loading Dock Doors	Two (with pit levels, 8'x8' doors)
Grade Level Doors	Two (12'x15' and 8'x8')
Power Provider	Duke Progress Power
Power Type	Three phase (substantial amps/480v service)
Gas Provider	PSNC
Office	Three (3) offices; Two (2) warehouse offices in center of warehouse
Restrooms	Two multi-user restrooms
Ceiling Height	19'3" to deck; 16'6" clear
Cranes	Two-ton, Three-ton, and Five-ton cranes
Air Compressor	Quincy Scroll Compressor QIFD
HVAC	Five (5) 80-ton A/C units; fully conditioned building
Gas Pack Heaters	Two (2)

### Land Information

Parcel Size	3.31 acres
Parcel ID	965185159200
Zoning	LI (Light Industrial)



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## Nearby Amenities



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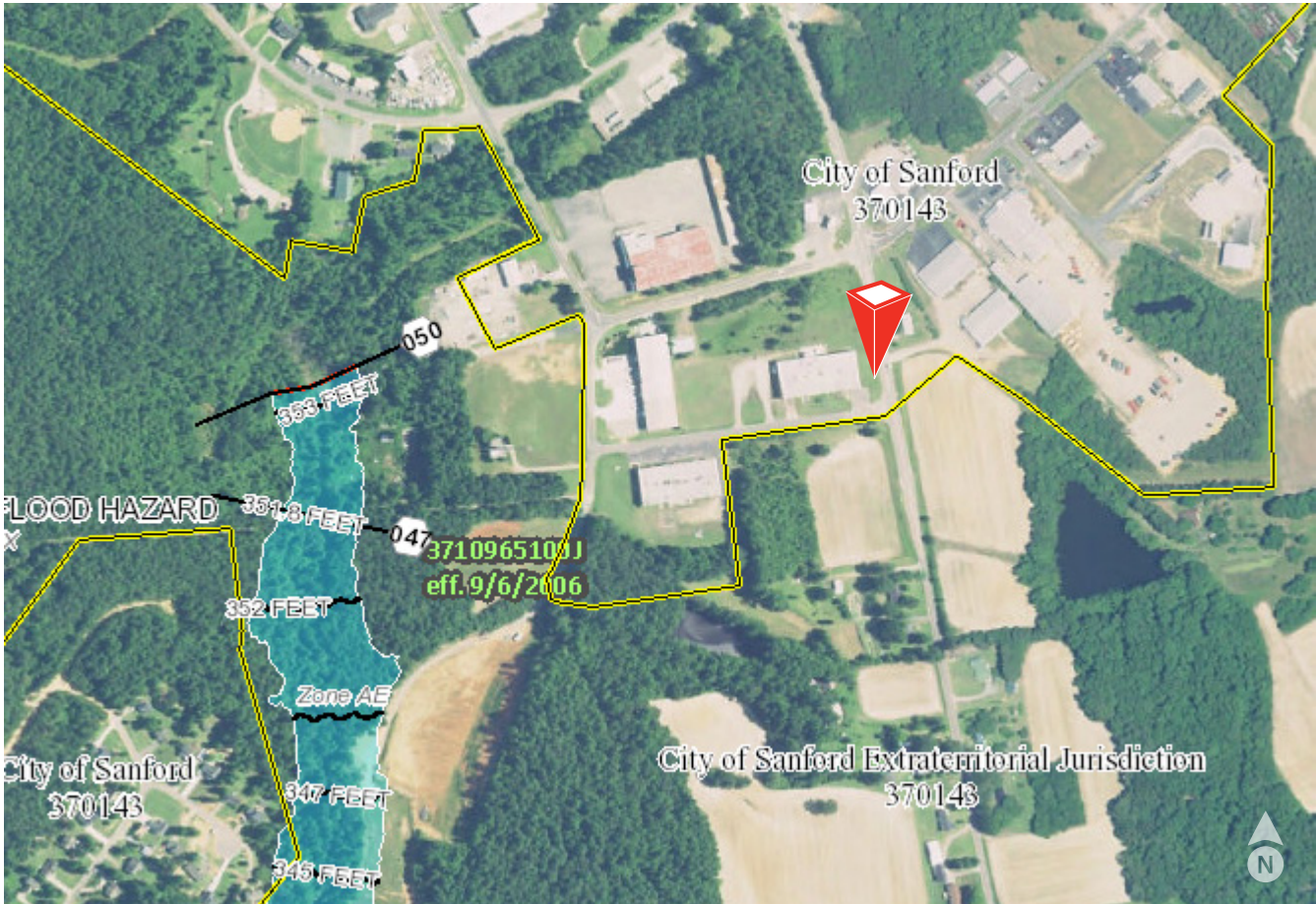
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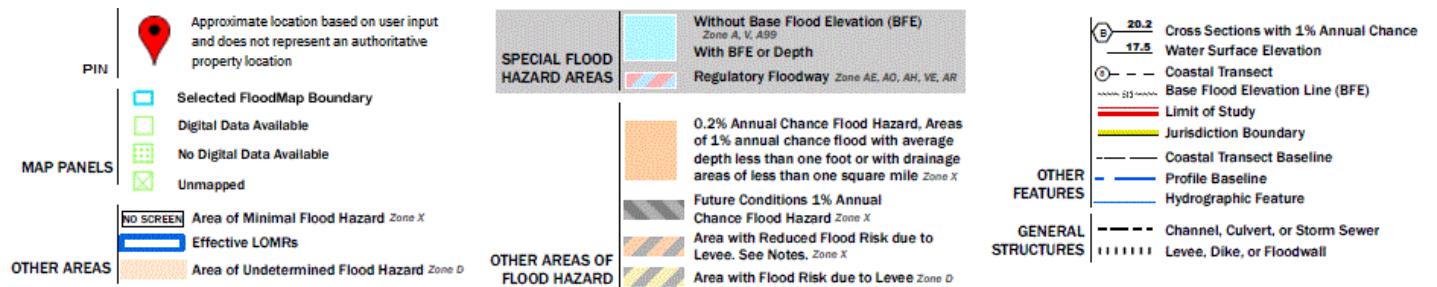
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## Lee Avenue Raleigh, NC 27332

### Flood Map



Source: msc.fema.gov (FEMA) ; USGS The National Map: Orthoimagery. Date refreshed October 2017.



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### Pricing

Sale Price           \$750,000  
Lease Rate           \$3.00/sf, NNN

### Interior Photos



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