



900 Mattress Factory Road, Mebane, NC 27302

Industrial space for sale or lease

+/-92,500 SF just off I-85 / I-40 | Signage Opportunities

Larry L. Lakins II, SIOR

Executive Vice President
+1 919 815 5327
larry.lakins@colliers.com

Hunter Willard, SIOR

Executive Vice President
+1 919 264 0304
hunter.willard@colliers.com

Andrew Young, SIOR

Senior Vice President
+1 919 880 6194
andrew.young@colliers.com

Shields Bennett

Associate
+1 919 538 5707
shields.bennett@colliers.com

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Property Overview

Address	900 Mattress Factory Road Mebane, NC 27302
Location	Accessible via both the Mebane Oaks Road exit & Buckhorn Road exit on I-85 / I-40
Zoning	M-1 (Industrial)
Year Built	1974
Building Size	92,500 SF
Available SF	Divisible: +/- 40,000 SF to 92,500 SF
Parking	28 spaces
Ceiling Height	20'
Loading	Ten (10) 8' x 10' Dock-high doors One (1) 8' x 10' Drive-in door
Power Provider	Duke Energy
Water Provider	City of Mebane
Sprinklers	Wet sprinkler system
HVAC	Gas heat in warehouse
Gas Provider	Public Service Co. of NC
Building Type	Concrete slab
Lighting	T-8 LED lighting
Timing	Available immediately
Term	Negotiable
Asking Lease Rate	Contact broker
For Sale List Price	Contact broker



Floor Plan



Warehouse with
existing office



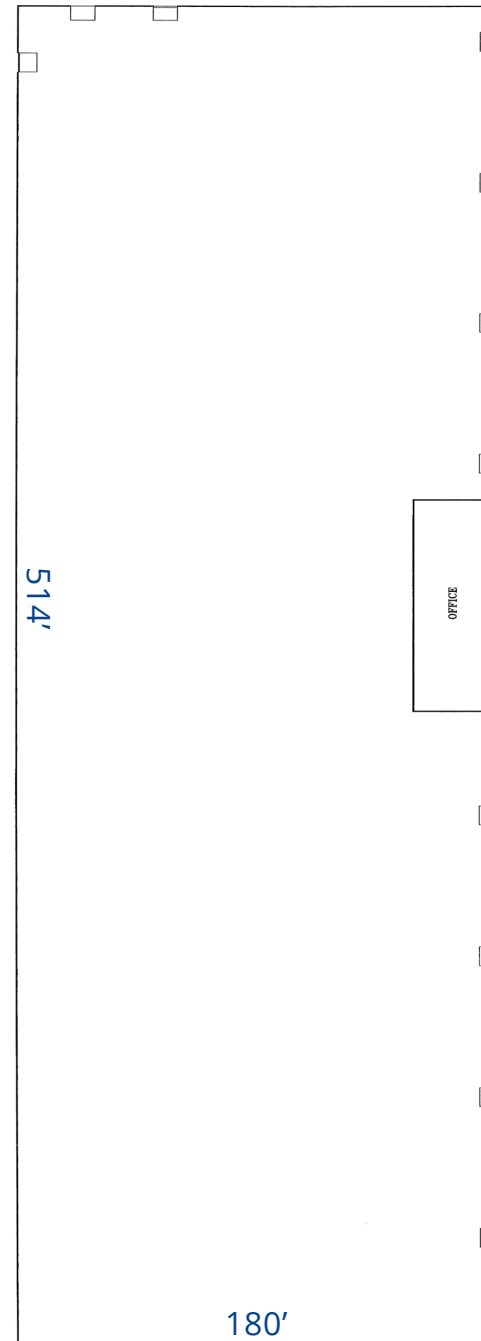
Signage
opportunities



Ample surface
parking

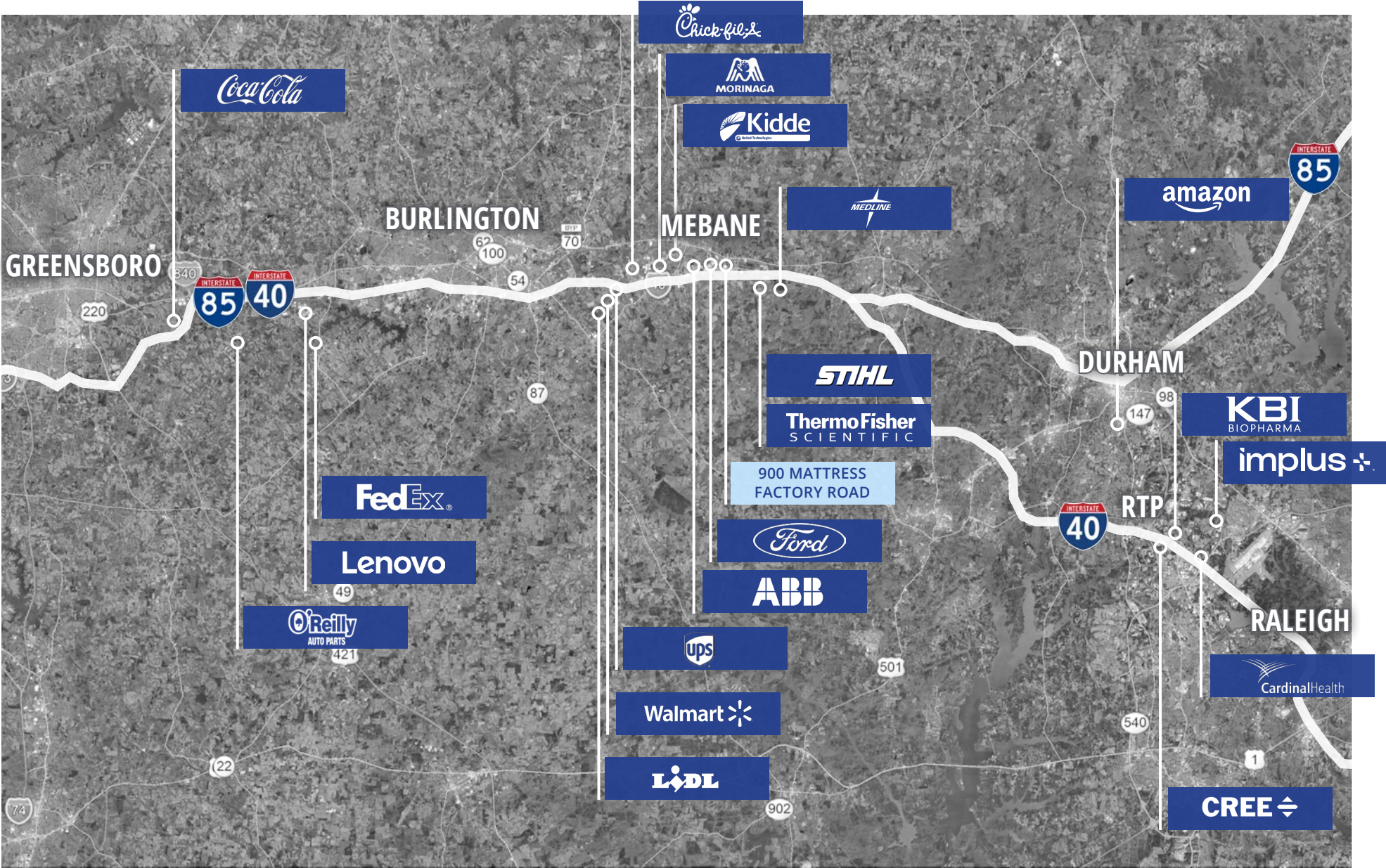


Easy access to
I-85 / I-40



900 MATTRESS FACTORY ROAD, MEBANE, NC

MAJOR DISTRIBUTORS ALONG I-40 / I-85 CORRIDOR



Property Location



Airports

Raleigh-Durham International
33.8 miles | 37 minutes

Piedmont Triad International
45.8 miles | 44 minutes

Charlotte Douglas International
126 miles | 1 hour 53 minutes



Ports

Norfolk, VA
204 miles | 3 hours 26 minutes

Morehead City, NC
196 miles | 3 hours 32 minutes

Wilmington, NC
181 miles | 2 hours 45 minutes

Charleston, SC
305 miles | 4 hours 54 minutes

Savannah, GA
337 miles | 5 hours 26 minutes

Jacksonville, FL
479 miles | 7 hours 7 minutes





4208 Six Forks Road, Suite 800, Raleigh, NC 27609

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