

OXFORD INDUSTRIAL PARK

WAREHOUSE FOR LEASE, OXFORD, NC



PROPERTY OVERVIEW

ADDRESS Oxford Industrial Park
100 Enterprise Court
Oxford, NC 27565

AVAILABLE FOR LEASE 122,085 SF available
Subdividable at 59,197 SF & 62,888 SF
Total building size 203,964

ZONING Current zoning is Granville County ETJ, General Industrial (I-2) which allows heavy industrial and related uses and is designed to accommodate all but the most objectionable industries. Future land use calls for Granville County ETJ Office & Industrial. This allows for employment-generating industrial uses such as warehouses, light manufacturing, and multi-tenant flex spaces.

LOCATION

US 15	1.5 Miles
I-85	2.5 Miles
US 1	12.5 Miles
I-40	40 Miles

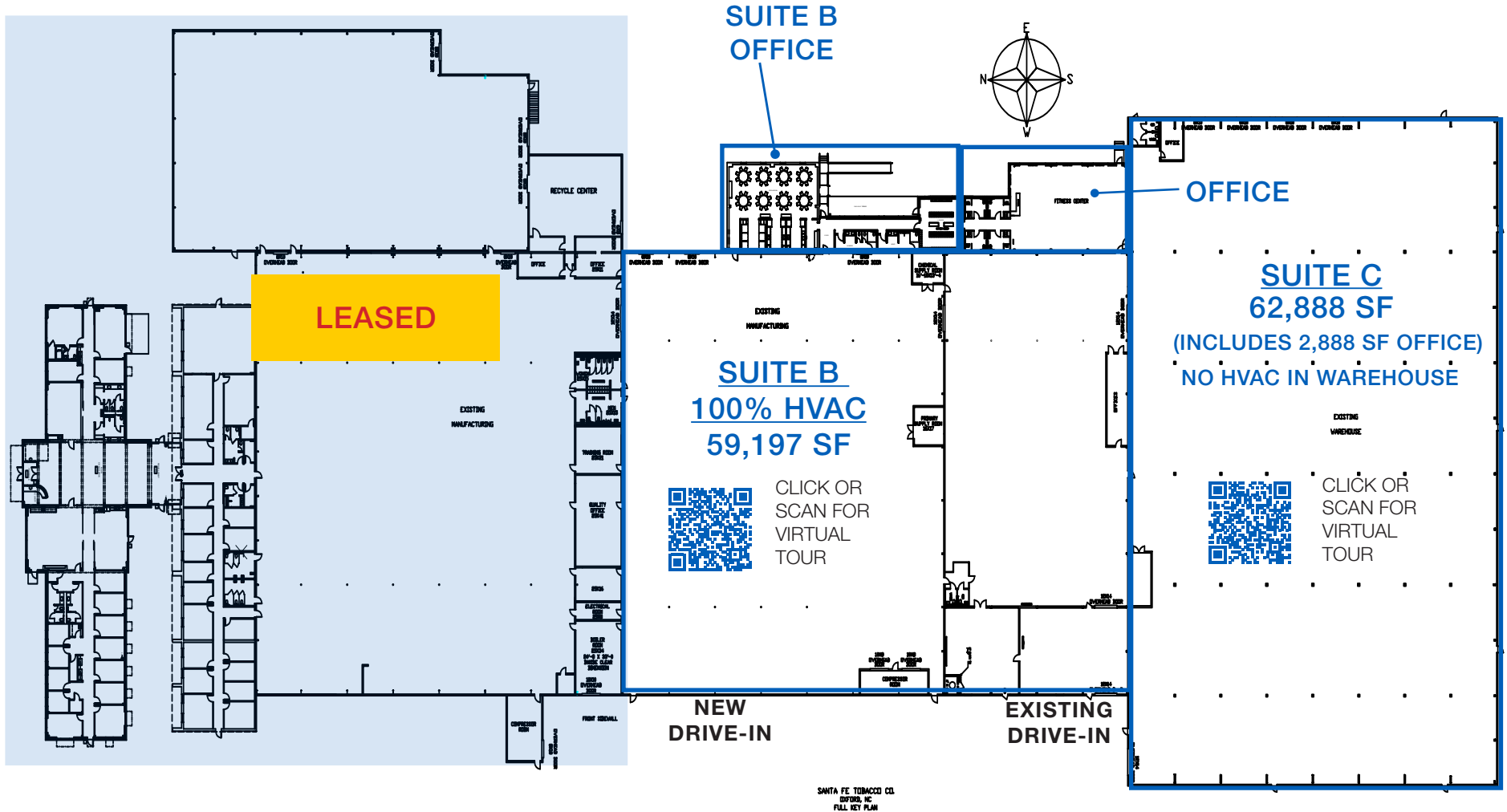


\$6.50/SF NNN, \$1.40/SF TICAM

CONTACT
ED BROWN, SIOR, CCIM | 919.345-5939 | ebrown@triprop.com



FLOOR PLAN



59,197 - 122,085 SF Available

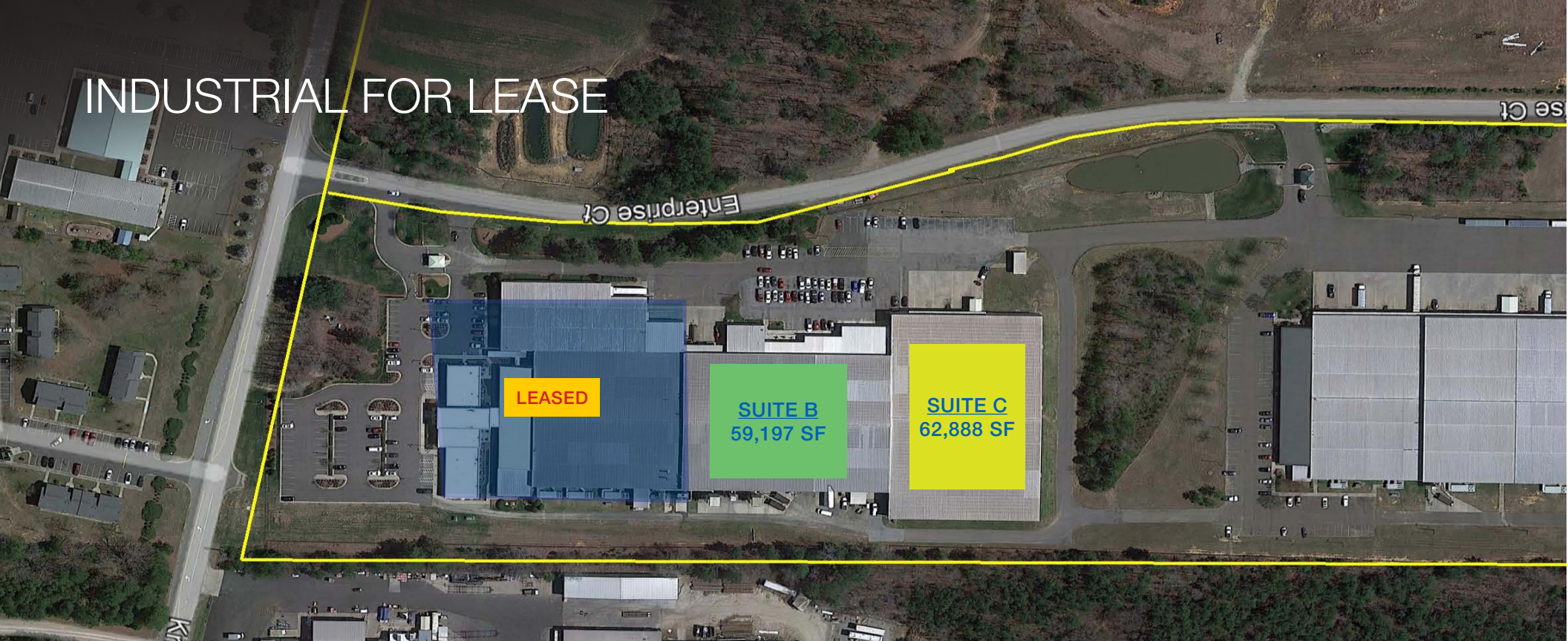
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INDUSTRIAL FOR LEASE



Suite B

- 59,197 SF
- ±4,439 SF total office space on two floors
- 6 sets of restrooms
- 100% HVAC - 135 Tons New AC units (2 - 30 tons, 3 - 25 tons)
- 2 Dock High Doors
- 2 Drive In Door 12'w x 14'h
- Ceiling height 24' on sides, 29' (to bottom of grider) in the middle
- Kaeser Compressors
- 1600A Power

Suite C

- 62,888 SF
- ±2,888 SF Office Space
- 4 Docks High Doors
- 1 Drive In Door 12'w x 14' h
- 22' - 27.5' Ceiling Height
- New LED motion lights
- 3 sets of restrooms (2 with showers)
- 2 Big Ass Fans
- 6 Ventilation Fans
- Column spacing 24' x 49' (speed bay 58')
- 600 AMP 3 Phase 480 V (3 power panels)

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PROPERTY OVERVIEW

ADDRESS	100 Enterprise Court Oxford, NC 27565
TOTAL AVAILABLE	59,197 SF - 122,085 SF Suite B - 59,197 SF (100% HVAC) Suite C - 62,888 SF
FOUNDATION	Concrete
BUILDING SYSTEM	8' Masonary Wainscot with Pre-Engineered Metal Above
ROOF	Insulated Standing Seam Metal
BAY SIZES	Varies
SPRINKLER	100% wet system, ESFR in the rear warehouse and normal hazard wet system in the remainder
LIGHTING	LED
PHOTOS	Click here to view photos
ZONING	Industrial I-2 click here for use table
SERVICES	Gas: PSNC Energy Power: Duke Energy Water: City of Oxford Sewer: City of Oxford



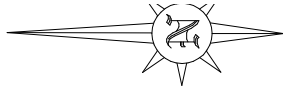
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NAI TRI PROPERTIES

SITE PLAN

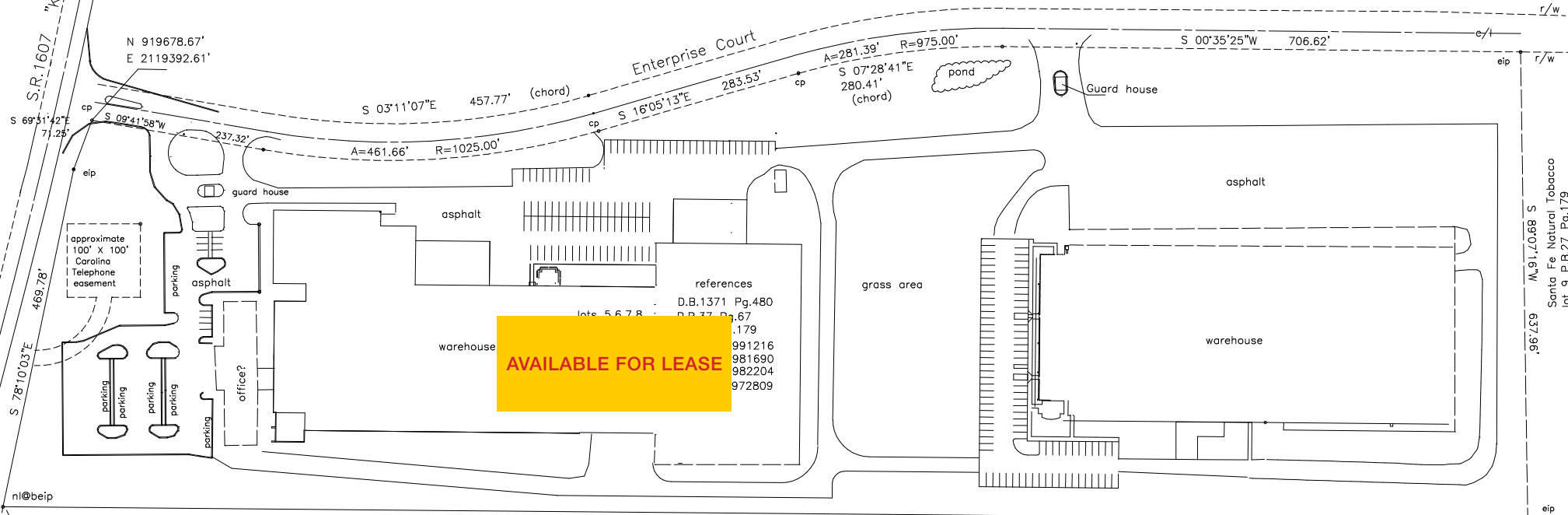


26.56 acres computed from deeds

Note: some of this boundary was by Bobbitt Surveying at previous times and all corners are noted as they were found at the time of origina; survey previous surveys by me and others



vicinity map (not to scale)



Note: any unmarked corners are computed from deeds

CMH Manufacturing
D.B.1372 Pg.497

Hyung Kim
d.B.681 Pg.259

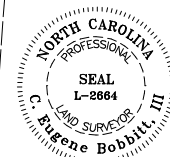
NOTES :

- (*) 1. TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
- (*) 2. THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
- (*) 3. THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.
- (*) 4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- (*) 5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.
- (*) 6. SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.
- (*) 7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, IN U.S. FEET.

I, C. EUGENE BOBBITT, III, PLS., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED BOOK see , PAGE ref , ETC.; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK see , PAGE ref ; THAT THE RATIO OF PRECISION AS CALCULATED IS Icomputed ; THAT THIS PLAT WAS PREPARED IN ACCORDNANCE WITH G.S.47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 16 DAY OF December , A.D., 2022

C. EUGENE BOBBITT, III, P.L.S.
LICENSE NUMBER - L-2664



BOBBITT SURVEYING, P.A.
CERTIFICATE No. - C-595
P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
Phone 252-438-5162

survey for
Oxford Industrial Park, LLC
Fishing creek Township
Granville County, North Carolina
Scale 1"= 100 feet December 16, 2022
plat File 22 M G 26 L

sfcliff usb7

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AMENITIES

Below are some of the amenities that can be reached within a short 10 minute drive or less. Within 5 minutes one can enjoy downtown Oxford's plethora of foodie finds, breweries, entertainment options.

FOOD

Bojangles
Cookout
Deep South Bar & Grill
Family Diner
George's Oxford Village Family Restaurant
Hardee's
Harvest Restaurant
Hwy 55 Burgers, Shakes, & Fries
KFC
Main St Oasis
Mi Tierra Mexican Food
Milano's Restaurant
Popeyes Louisiana Kitchen
Snack Shack
Soul Serving C'lthen
Speed Grill & Deli
Tita Mexican and Salvadorian Food
Tobacco Wood Brewing Company
Toros Cantina
Uptown Bar & Restaurant
Wendy's

SERVICES

Advance Auto Parts
Black's Tire & Auto Service
Bobo's Menswear
Comfort Inn & Suites Oxford South
Days Inn and Suites by Wyndham Oxford
Drivers License Office
Duke Primary Care Oxford
Exxon
Family Dollar
First Horizon Bank
Food Lion
Fred's Towing & Transport
Granville County ABC Board
Granville Health System
Granville Primary Care & OB/GYN
Mobil
Oxford Credit Union
PNC Bank
Richard H Thornton Library
Robert M Currin PA
Rosemart Food Stores

Shell
Speedway
Truist
Union Bank
United States Postal Service
Valero
Walgreens
Walmart Supercenter
Water Department
Z Mart Gas Station

PARKS & REC

Granville Athletic Park
Oxford Parks & Recreation
Hix Complex
Rucker Park Pool

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