



5100 Rex McLeod Drive, Sanford, NC 27330

# Warehouse space available **for lease**

+/-100,800 SF in Central Carolina Enterprise Park

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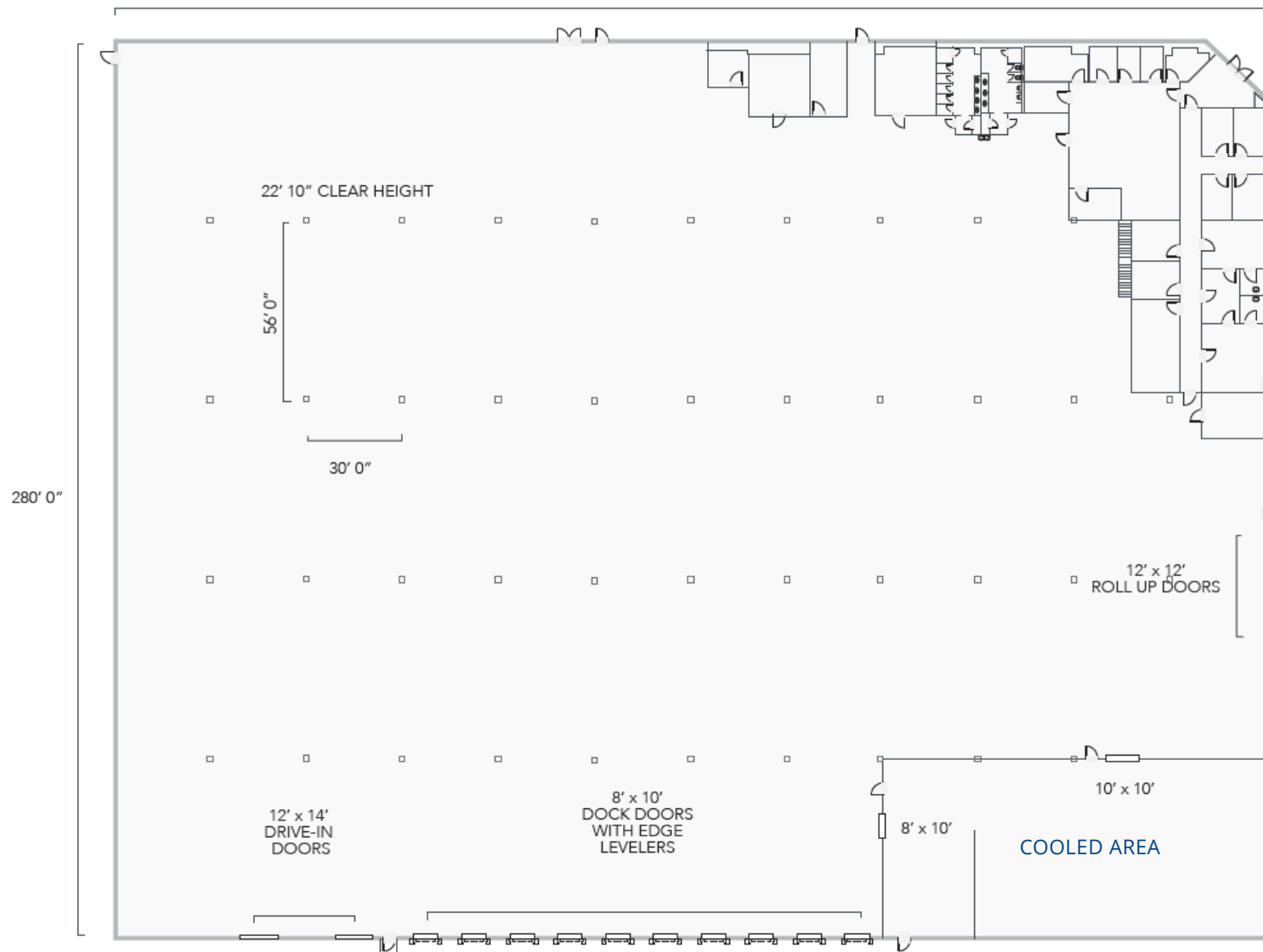


# Property Overview

|                          |   |
|--------------------------|---|
| <b>Address</b>           | 5100 Rex McLeod Drive<br>Sanford, NC 27330  |
| <b>Location</b>          | Central Carolina Enterprise Park  |
| <b>Zoning</b>            | Light Industrial (LI)   |
| <b>Year Built</b>        | 2004  |
| <b>Building Size</b>     | ± 100,800 SF  |
| <b>Lot Size</b>          | 10.34 acres   |
| <b>Cooled Warehouse</b>  | ± 7,200 SF  |
| <b>Office Space</b>      | ± 6,500 SF  |
| <b>Ceiling Height</b>    | 26.5' in the center and 20.7' at eaves  |
| <b>Column Spacing</b>    | 56' x 30'   |
| <b>Truck Court Size</b>  | 145'  |
| <b>Loading</b>           | 10 (8' x 10') dock doors with<br>edge of dock levelers  |
|                          | 1 (12' x 14') drive-in door   |
|                          | 1 (12' x 12') drive-in door   |
| <b>Power</b>             | 300KVA pad mounted underground<br>transformer, 3-phase, 480Y 277 with three<br>225 amp 3-phase panels |
| <b>Sprinklers</b>        | Wet sprinkler system  |
| <b>Available</b>         | Immediately   |
| <b>Term</b>              | Negotiable  |
| <b>Asking Lease Rate</b> | \$ 7.25/SF NNN  |



# Floor Plan



## Highlights

- +/-100,800 SF warehouse with existing office and cool room
- Located at the intersections of US Hwy-1 / 15-501 and US Hwy 421 within Central Carolina Enterprise Park
- Possible rail spur access
- Sanford is seeing growth as several life science companies, Pfizer, Astellas and Abenza, are expanding to this area.

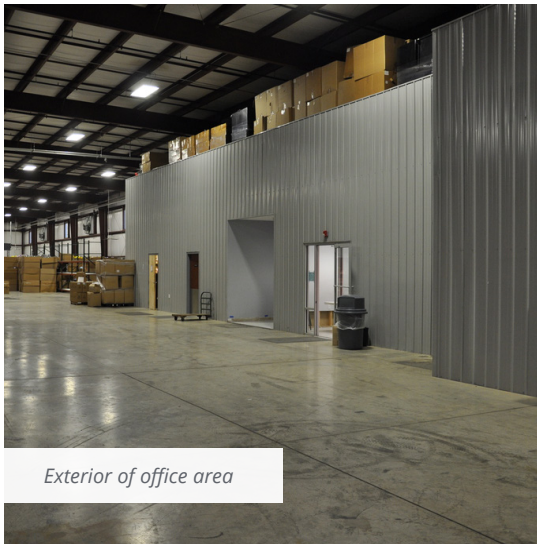




*Warehouse*



*Interior view of dock doors*



*Exterior of office area*



*Main entrance*



*Aerial view of property*



*Loading docks and truck court*



# Property Location



## Airports

**Raleigh-Durham International**  
40.1 miles | 39 minutes

**Piedmont Triad International**  
71.9 miles | 1 hour 9 minutes

**Charlotte Douglas International**  
147.2 miles | 2 hours 14 minutes



## Ports

**Norfolk, VA**  
224 miles | 3 hours 39 minutes

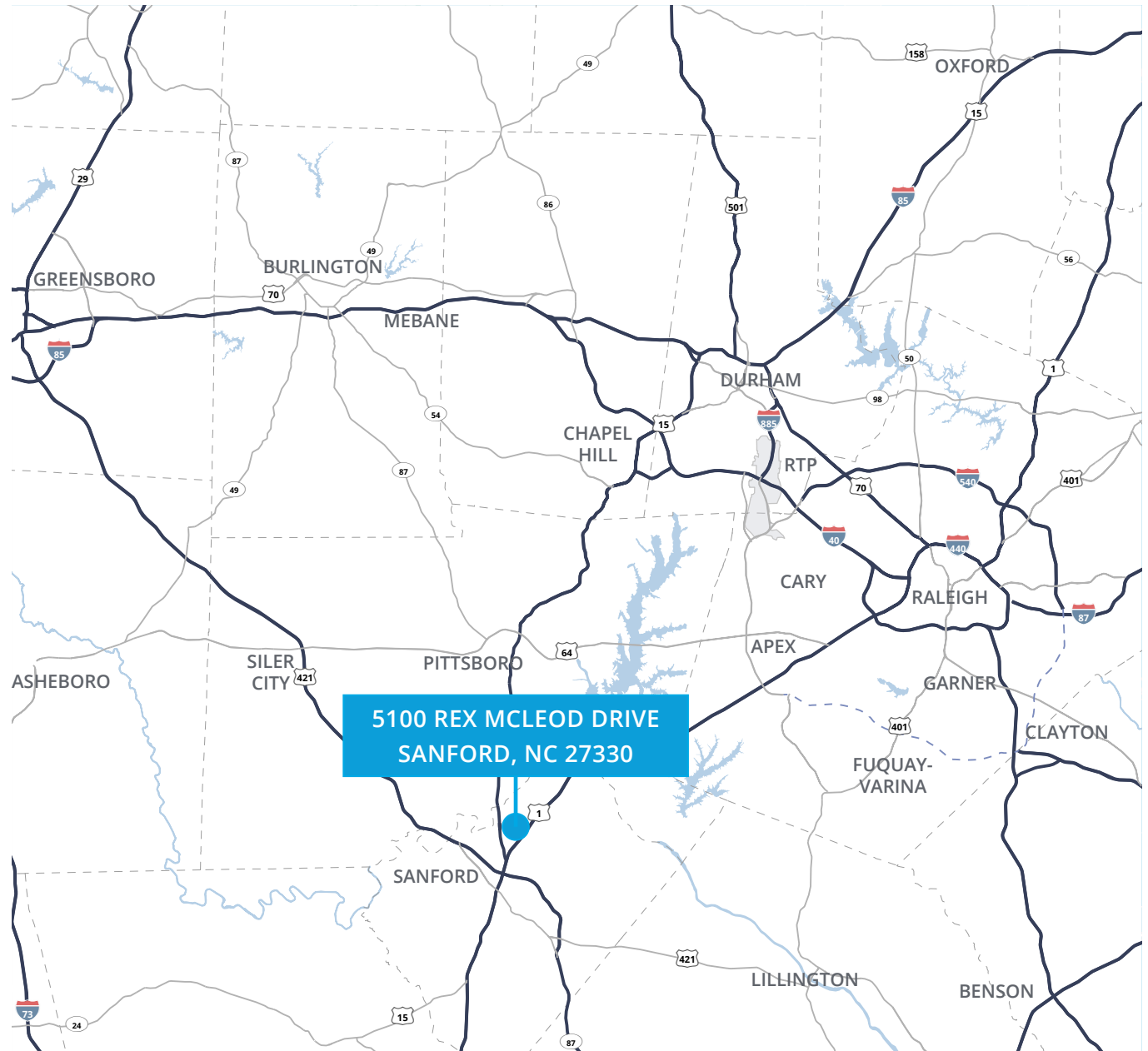
**Morehead City, NC**  
185.2 miles | 3 hours 17 minutes

**Wilmington, NC**  
169.6 miles | 2 hours 32 minutes

**Charleston, SC**  
251.9 miles | 4 hours 17 minutes

**Savannah, GA**  
306.8 miles | 4 hours 47 minutes

**Jacksonville, FL**  
426.6 miles | 6 hours 36 minutes





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