



5100 Rex McLeod Drive, Sanford, NC 27330

Warehouse space available **for lease**

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

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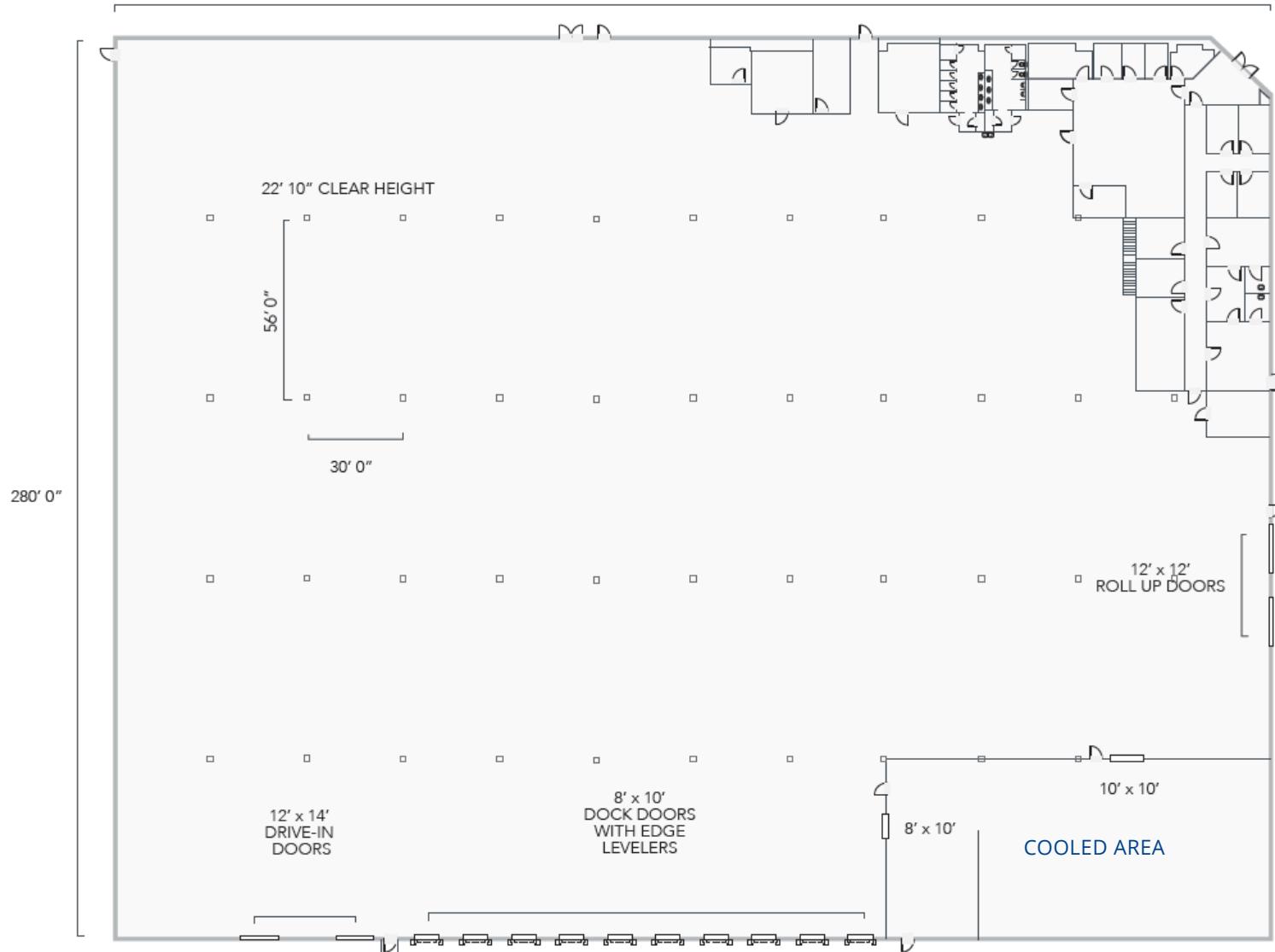


Property Overview

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

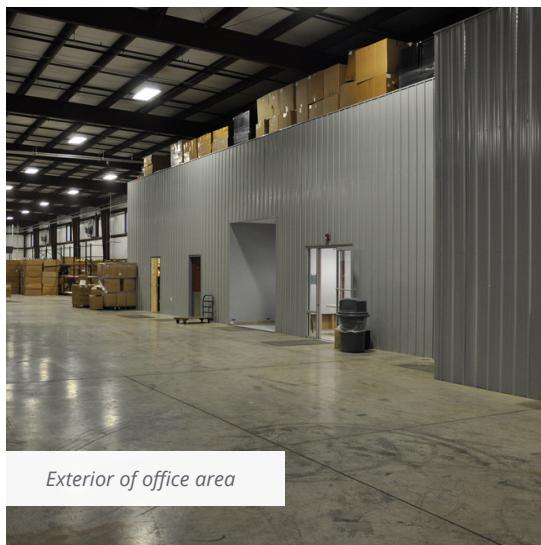
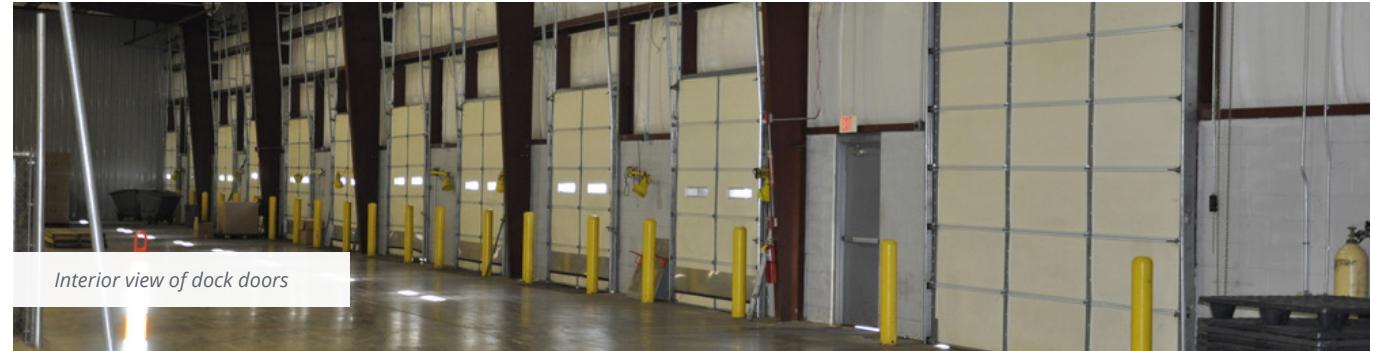
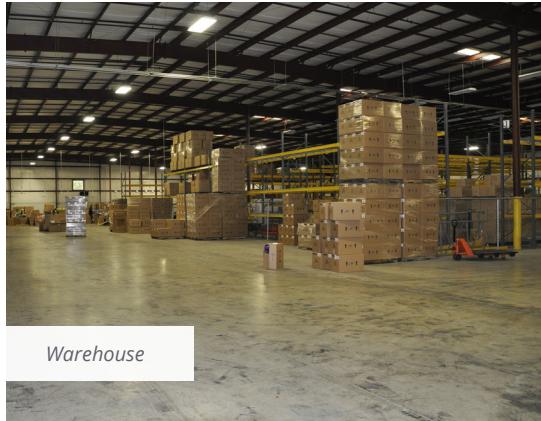


Floor Plan



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.



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

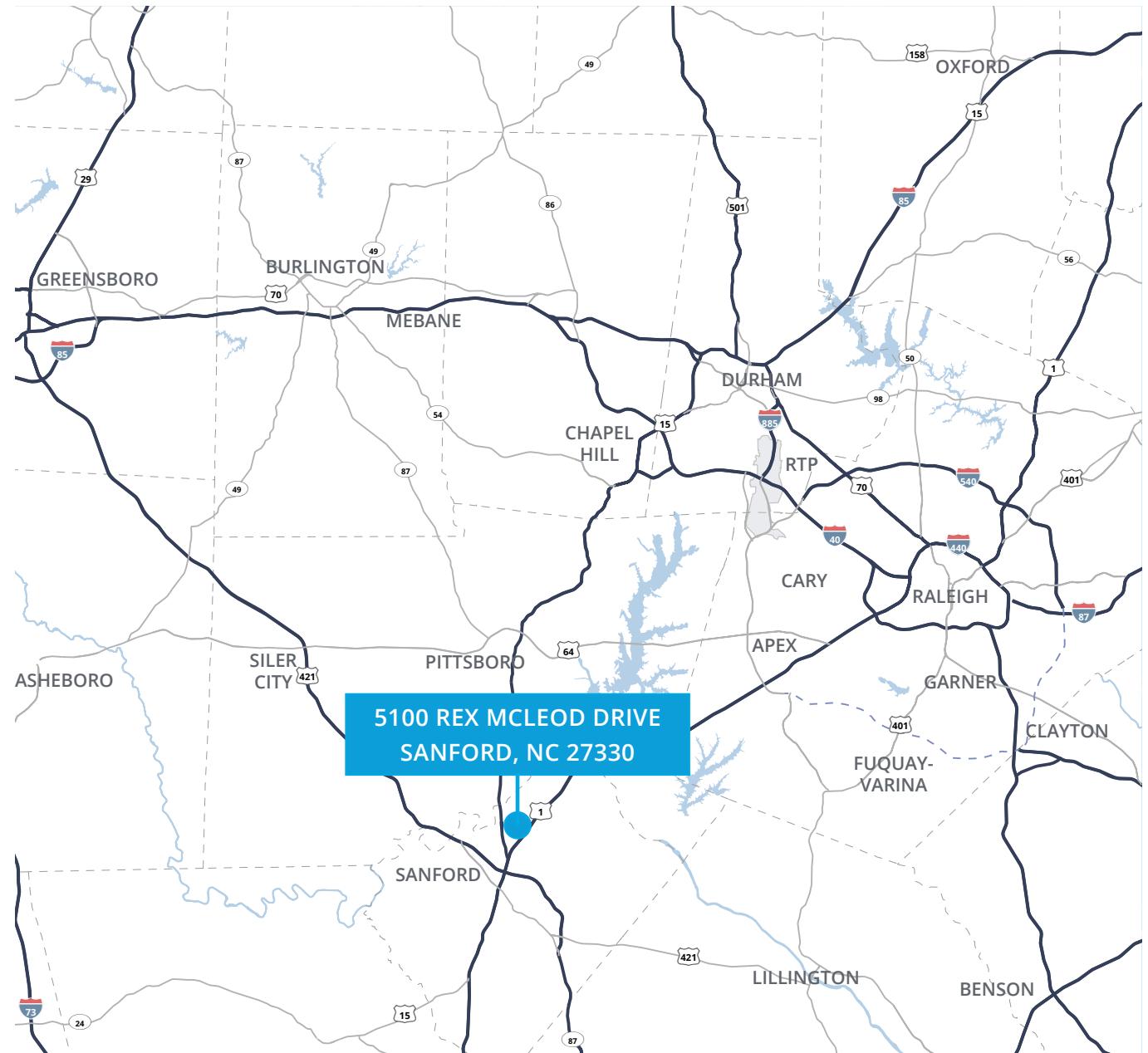
Morehead City, NC
185.2 miles | 3 hours 17 minutes

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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