

*FOR SALE / LEASE*



**2300 Old Durham Rd**

Roxboro, NC 27573



Candong Cheng

**919.218.7146**

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www.expcommercial.com

# Property Details & Highlights

2300 Old Durham Rd, Roxboro, NC 27573

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Lease rate	\$5.5 -6.5SF/year, NNN
Location	2300 Old Durham Road
County	Roxboro, NC 27573, Person
Market	Durham
Building size	131,458 sf
Space for lease	1,000 sf - 108,458 sf
Parking	150 spaces
Type	Industrial
Year built/renovated	1958/2024
Power capacity	<1 mile from Duke Energy
Zoning	Station 1-2
Property subtype	Warehouse
Lot size	7.17 acres

This 131,458-square-foot building sits about 3.5 miles from Downtown Roxboro, roughly a 30-minute drive to Downtown Durham, and about 40 minutes from Research Triangle Park (RTP). Located near the northern boundary of the Triangle region, Person County offers strong highway and air connectivity, giving both businesses and residents convenient, cost-effective access to the area's major resources.



- A brand-new roof has been installed over 107,000 square feet, including two sections with metal roofing.
- The building is equipped with new sprinklers and a modern fire-suppression system to maintain safety and regulatory compliance.
- Updated gas heating provides dependable warmth during colder months.
- The bathrooms have been fully renovated.
- Water and sewer system upgrades improve overall reliability and performance.
- The property is gated and fenced, offering added security and privacy.
- Located less than a mile from a power substation, making future power capacity expansion straightforward.

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**7+**

dock doors with ability to add



**1**

Drive-in - 24 ft x 14 ft



**18 ft +**

Ceiling Heights range from  
18 ft 9 in to 27 ft 6 in



**3 Phase**

480 V / 3P / 800Amp



**5**

Exterior levelers



**20ft x 50ft**

section A column spacing



**±1 acre**

gated outdoor storage; ±3 acres  
of total outdoor storage



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# Site Plan

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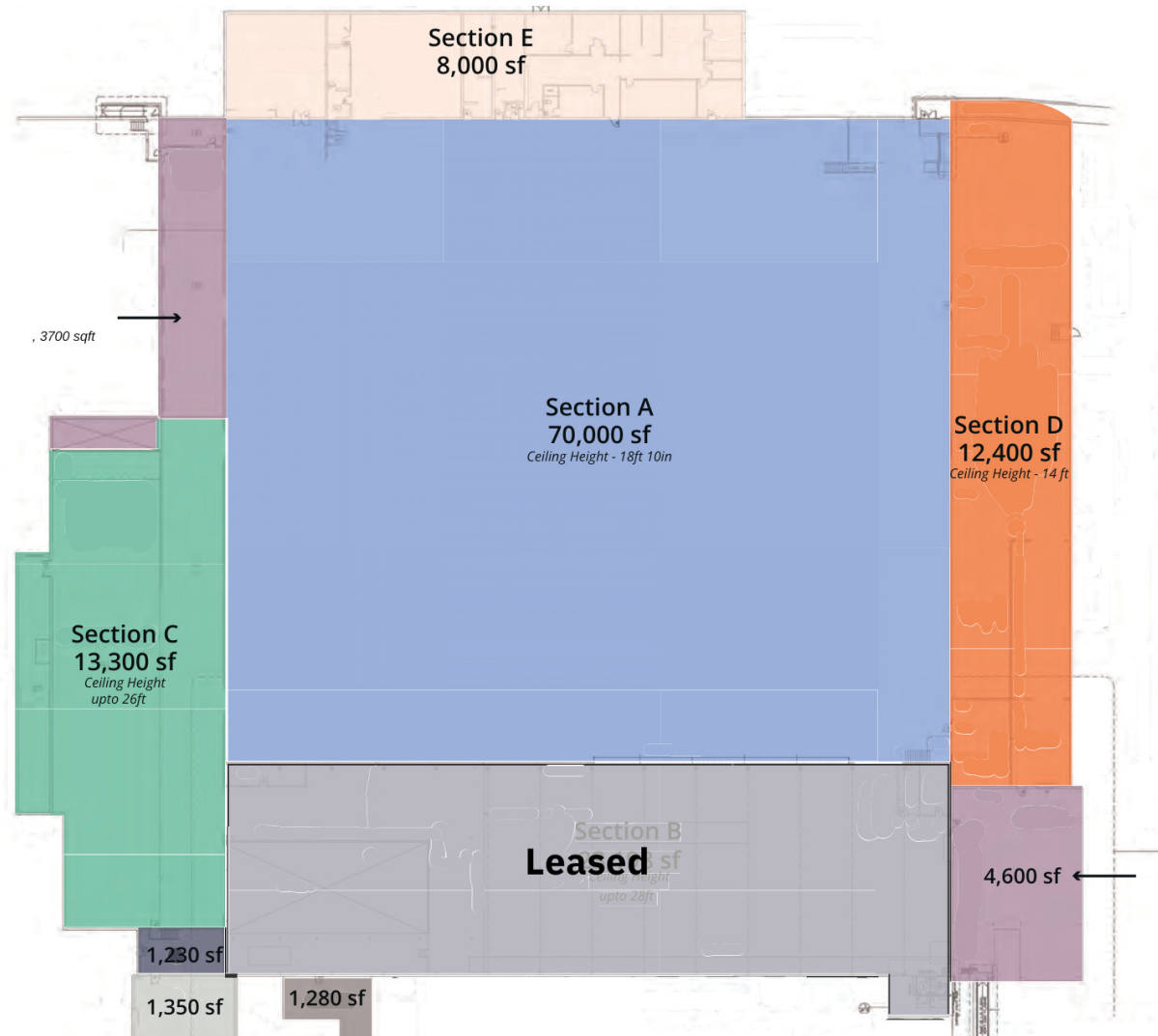


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# Floor Plan

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## AREA DESCRIPTION

SECTION	DESCRIPTION	SQUARE FOOTAGE	CEILING HEIGHT	SHARED SPACE
A	INDUSTRIAL / FLEX	70,000	18 ft 10 in	Shared loading dock area with Section C
B	INDUSTRIAL / FLEX	23,000	up to 28 ft	Shared loading dock area with Section D
C	INDUSTRIAL / FLEX	13,300	up to 26 ft	Shared loading dock area with Section A
D	INDUSTRIAL / FLEX	12,400	14 ft	Shared loading dock area with Section B
E	OFFICE	8,000		



Flexible space sizes available to suit a range of tenant requirements.

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# Potential Laydown Area

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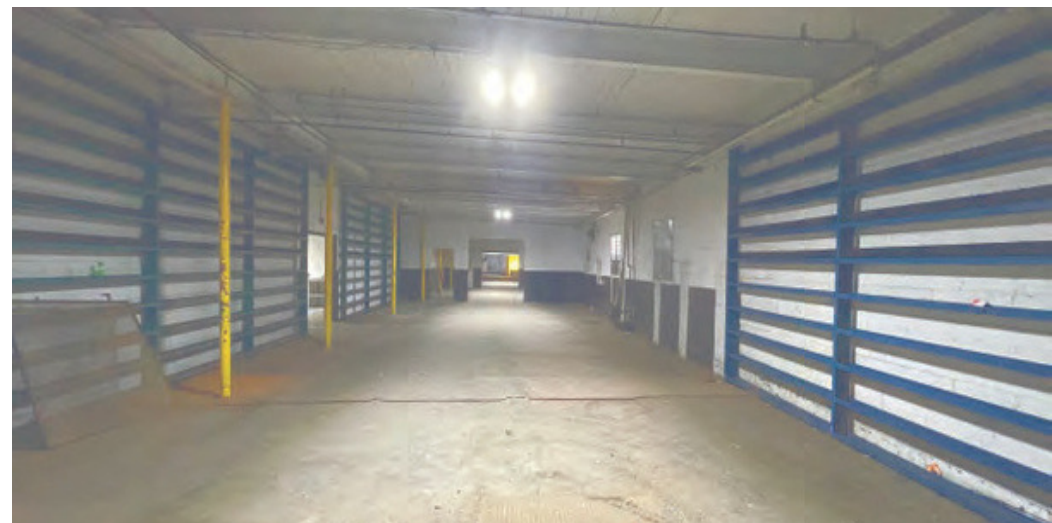


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# Property Images

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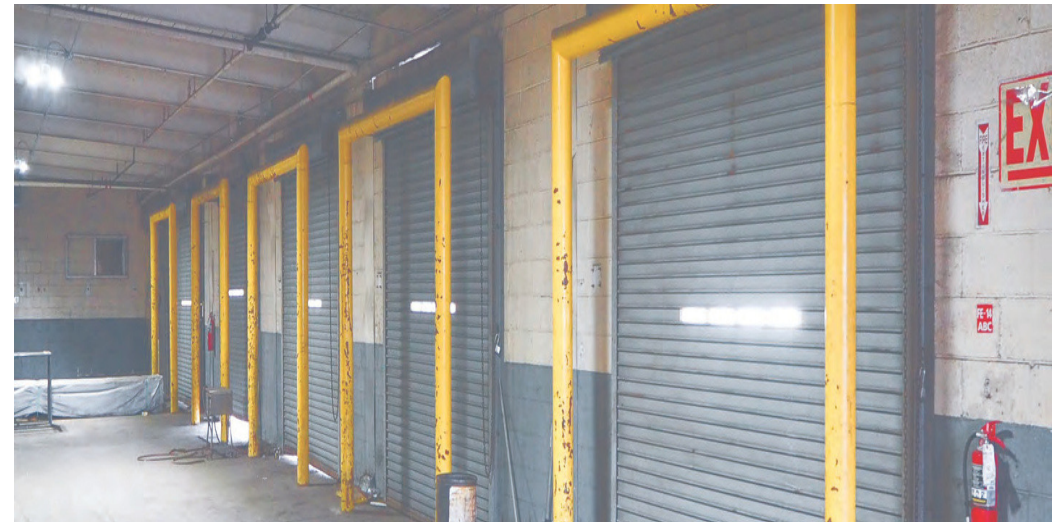


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# Additional Photos

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# Market Overview

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Located on the East Coast and connected by four-lane Highway 501, Person County provides convenient reach to major Eastern and Midwestern markets—typically within a two-day drive. Its position along the region's border allows businesses to benefit from close access to the Research Triangle. The county is also only a few hours from Atlantic deep-water ports, supporting efficient movement of goods. Overall, Person County is well-linked through an integrated system of highways, ports, and airports, including nearby international options and the Raleigh Regional Airport at Person County.

**Ability to serve 60%  
of the population  
in less than 2 days**

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# Person County Overview

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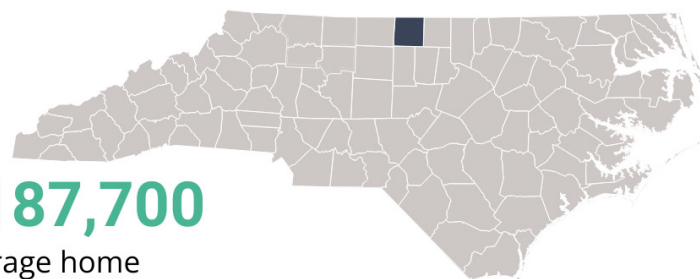
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Person County has access to a talent pool of more than 1 million people within a 50-mile radius, and approximately 3.3 million within 90 miles. Positioned within the Research Triangle—home to three R1 universities—the area offers one of the strongest technology workforces in the country. Nearly 47% of local workers hold a bachelor's degree or higher, reflecting the region's strong educational foundation. With 10 community colleges and seven additional four-year universities nearby, ongoing skill development is a core strength, supplying a consistent pipeline of qualified talent for employers.

Person County is served by two major energy providers—Duke Energy and Piedmont Electric—ensuring reliable power options. The area features robust infrastructure, including 230 kV electric transmission lines on the property, with additional high-voltage lines located nearby. The local municipality also supplies affordable water, supported by 5.5 million gallons per day of surplus capacity and 3.5 mgd of available treatment capacity. Connectivity is strong as well, thanks to a 288-strand fiber backbone that delivers high-speed internet access. The site also benefits from existing U.S. Army Corps of Engineers permits, helping accelerate project timelines and reduce development hurdles.

Person County has access to more than 1 million people within a 50-mile radius and about 3.3 million within 90 miles. But it's not just a large labor pool—the skill level stands out as well. Located within the Research Triangle, which hosts three R1 universities, the area is known for having one of the strongest technology workforces in the country. With 10 community colleges and seven additional four-year universities nearby, the region maintains a highly educated talent base, with 47% of workers holding a bachelor's degree or higher.

CITY	DISTANCE	TIME 45
Durham	30 miles	minutes
Chapel Hill	43 miles	60 minutes
Raleigh	55 miles	60 minutes
Greensboro	63 miles	75 minutes
RDU	42 Miles	50 minutes
RTP	36	45 minutes



**36,663**

population within  
a 10 mile radius

**\$75,534**

Average household  
income

**\$187,700**

Average home  
value

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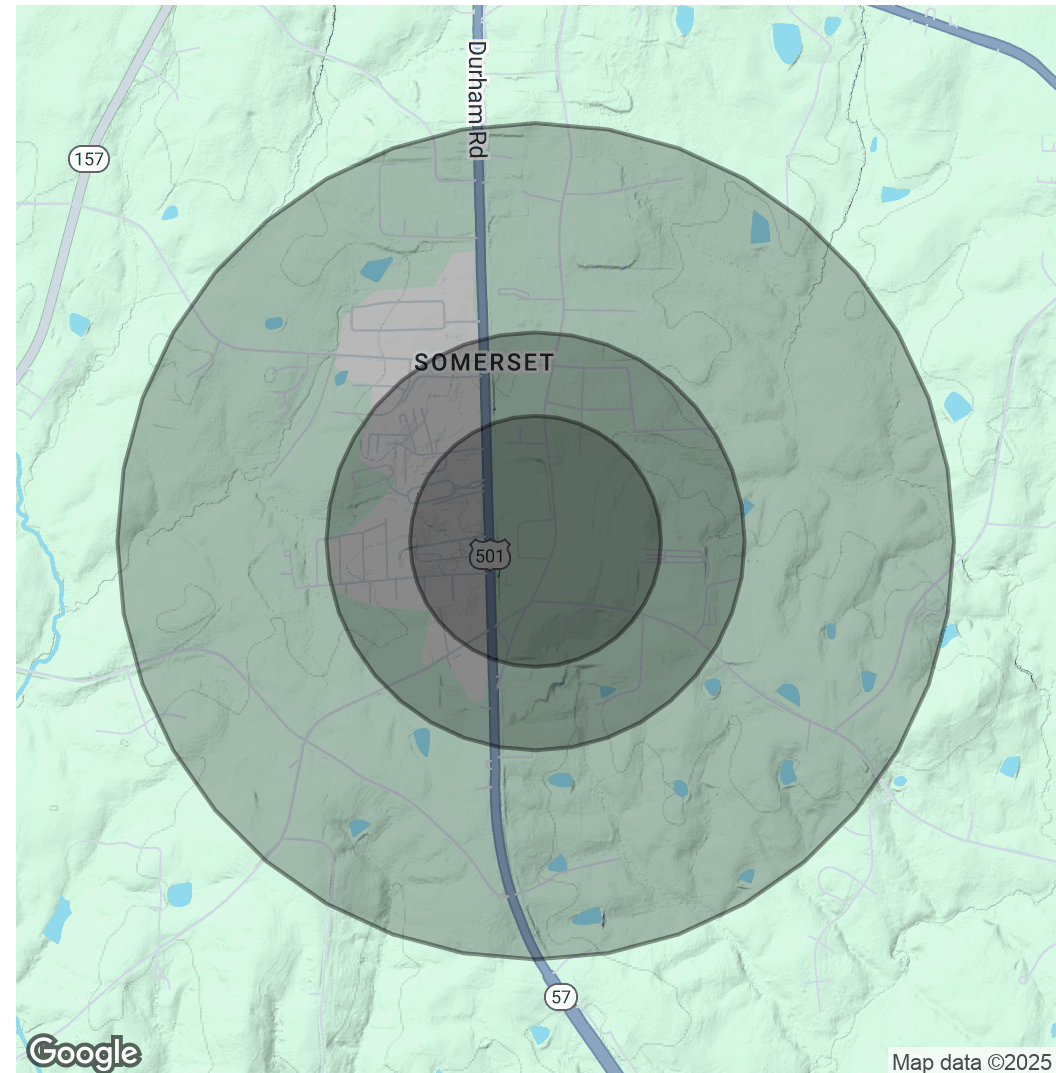
# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	163	490	932
Average Age	42	42	42
Average Age (Male)	39	39	39
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	211	400
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$58,470	\$56,935	\$56,981
Average House Value	\$168,000	\$162,725	\$162,194

Demographics data derived from AlphaMap



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# Economic Incentives

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North Carolina offers a range of targeted, performance-driven incentive programs designed to support companies establishing or expanding operations in the state—helping lower tax burdens and reduce overall operating costs.

## JOB DEVELOPMENT INVESTMENT GRANT (JDIG)

JDIG is a discretionary, performance-based incentive that provides direct cash grants to new or growing businesses. These grants help offset expenses related to opening or expanding a facility in North Carolina. Grant amounts are calculated as a percentage of the personal income tax withholdings generated by the newly created jobs.

## ONE NORTH CAROLINA FUND (OneNC)

The OneNC Fund is another discretionary cash-grant program that enables the Governor to act quickly when competing for major job-creation projects. Administered by the North Carolina Department of Commerce, awards are determined by factors such as job creation, investment level, project location, economic impact, and the overall importance of the project to the state and region.

## MANUFACTURING – TAX EXEMPTIONS

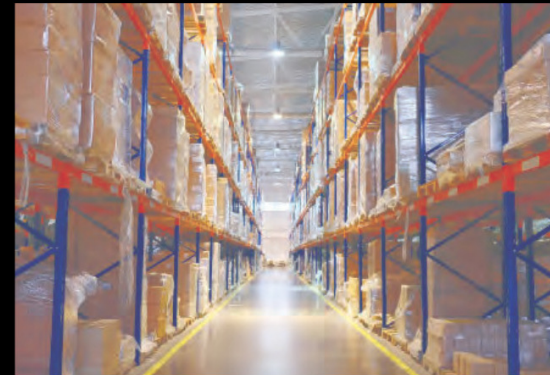
North Carolina also offers tax exemptions for manufacturers and industrial operations. Eligible items may include machinery and equipment, electricity and fuel, raw materials, and inventory.

*Source: Economic Development Partnership of North Carolina*

## Additional Economic Incentives

North Carolina also offers a variety of performance-based incentive options across several areas, including:

- County tier-based programs
- Discretionary grant opportunities
- Support for building demolition
- Assistance for building reuse projects
- Public infrastructure funding
- Transportation-related incentives
- Workforce training and development programs
- Various tax exemption options
- Additional specialized programs



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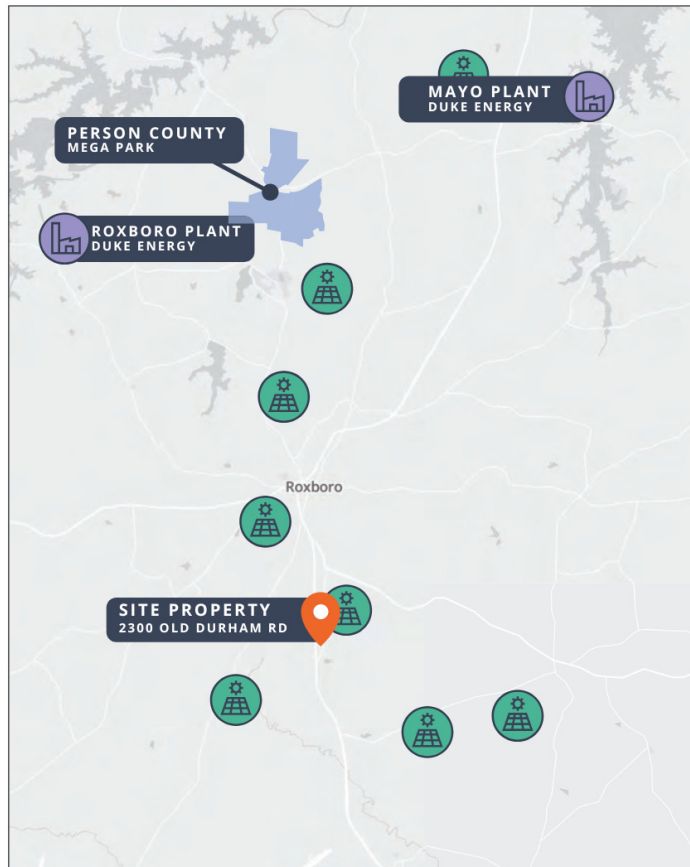


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# Person County Generated Power

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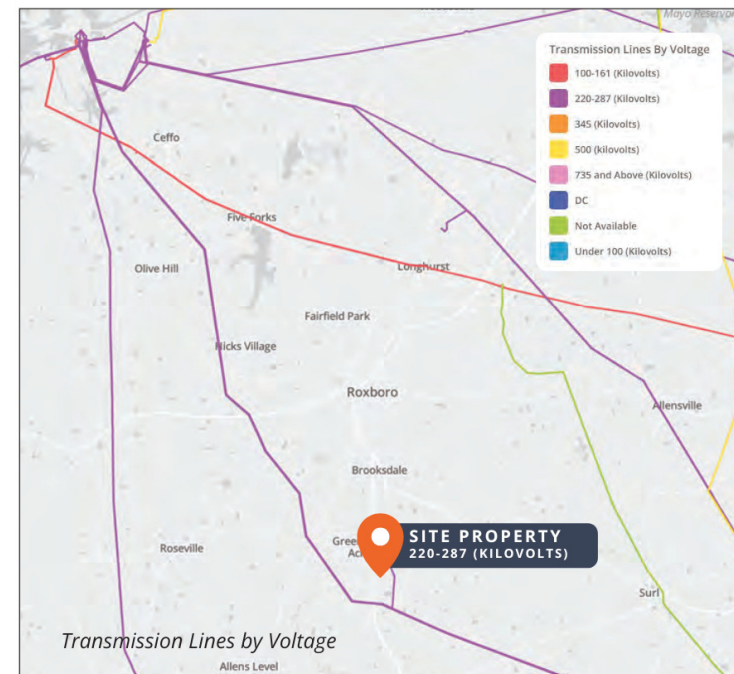
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Source: Person County Economic Development

Directly next to power station creating potential

- Data center
- Solar energy plant
- Hydrogen plant



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## Person county highlights

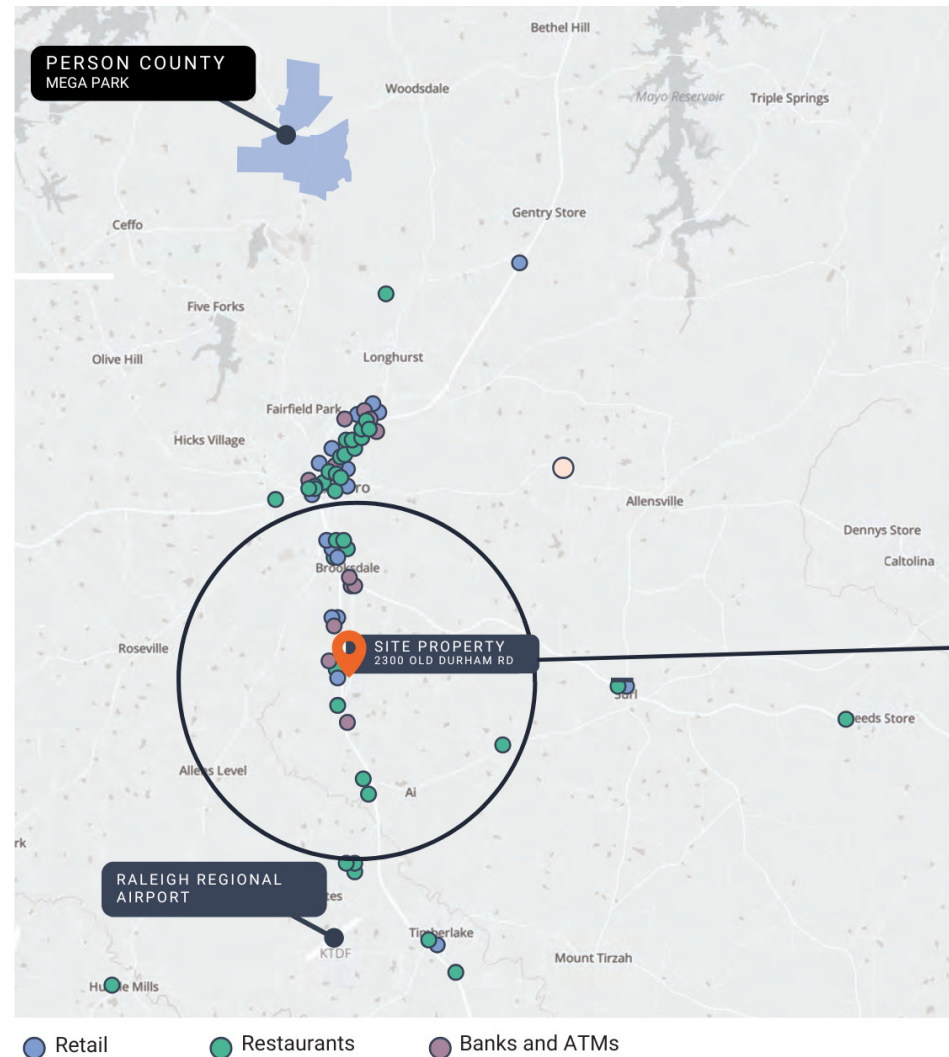
- Raleigh Regional Airport at Person County
- 1.5 million workers in a 60-minute drive
- Participation in a Foreign Trade Zone
- Large areas located within Federal Opportunity Zone
- 13.2 % lower cost-of-living than the US average



6 miles to regional airport  
45 miles to international airport



<1 mile to retail and dining



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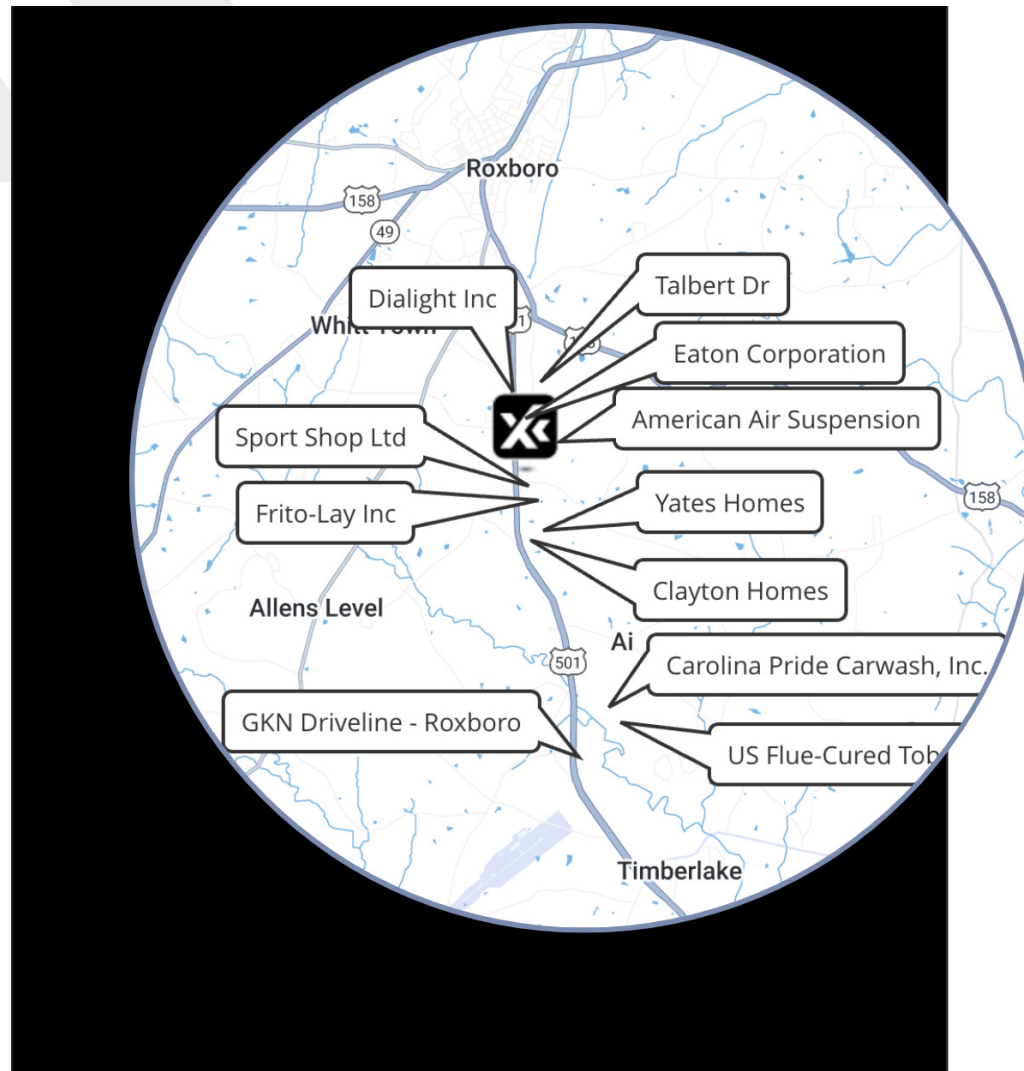


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# Companies of Note

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Centrally located  
within the Roxboro  
industrial hub

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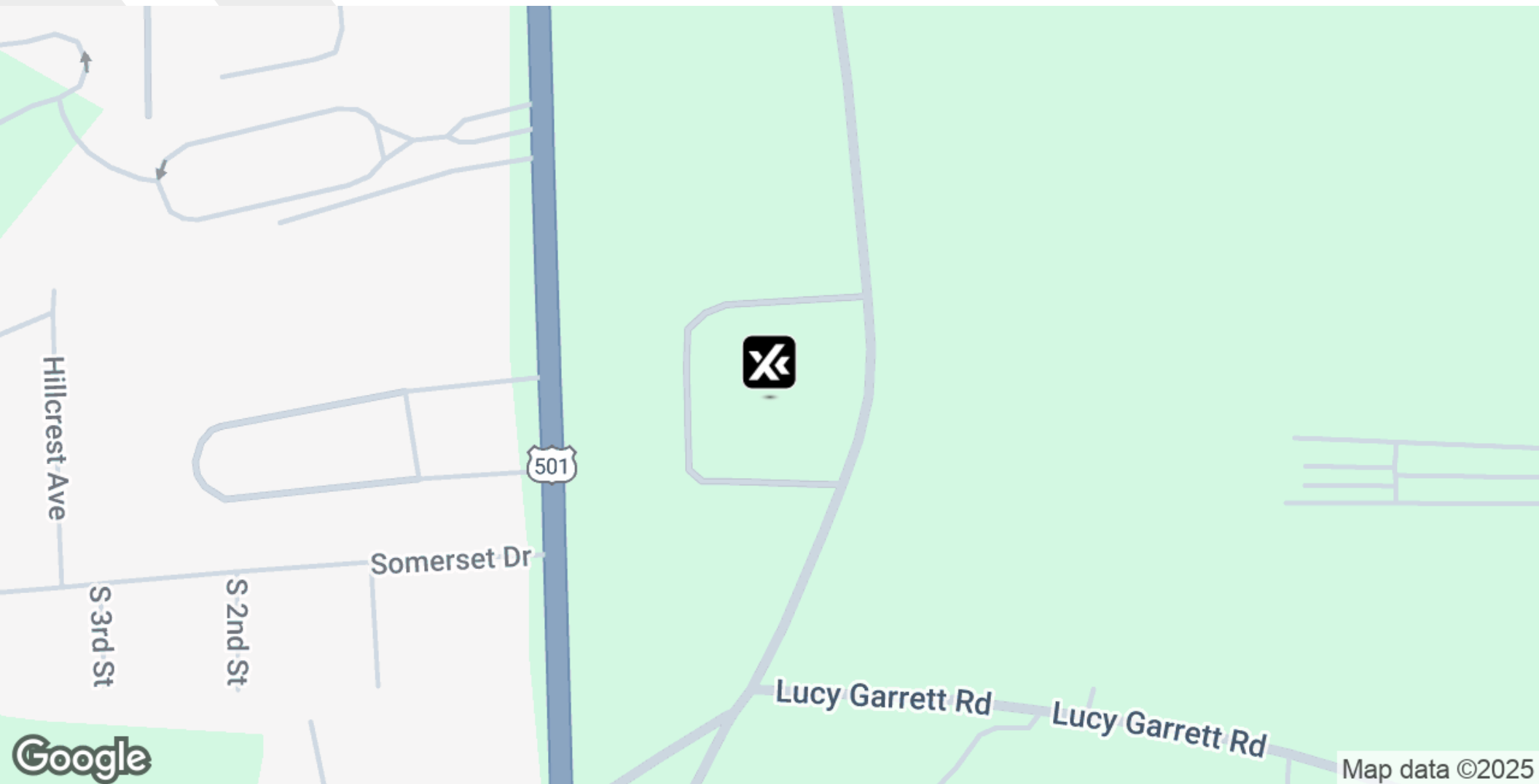


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