

FOR LEASE

# 2350 PARK CENTER DRIVE

MEBANE, NORTH CAROLINA 27302

**READY TO OCCUPY:** ±232,336 SF CLASS A INDUSTRIAL FACILITY WITH IMMEDIATE ACCESS TO I-85/40



OWNED BY AN AFFILIATE OF

**EQUUS**  
CAPITAL PARTNERS, LTD.

**CBRE | Triad**  
A JOINT VENTURE

# PROPERTY HIGHLIGHTS

## INDUSTRIAL WAREHOUSE FACILITY

- **Building Size:** ±232,336 SF
- **Construction Type:** Tilt-up concrete
- **Sprinkler Type:** ESFR
- **Ceiling Height:** ±26'
- **Year Built:** 2016; expanded in 2023
- Excellent location along I-40/85 corridor between Greensboro and Raleigh-Durham
- First-class business park setting
- Very well-maintained property
- Property can be subdivided



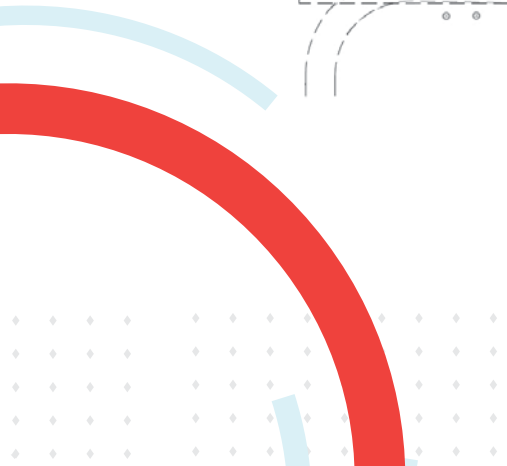
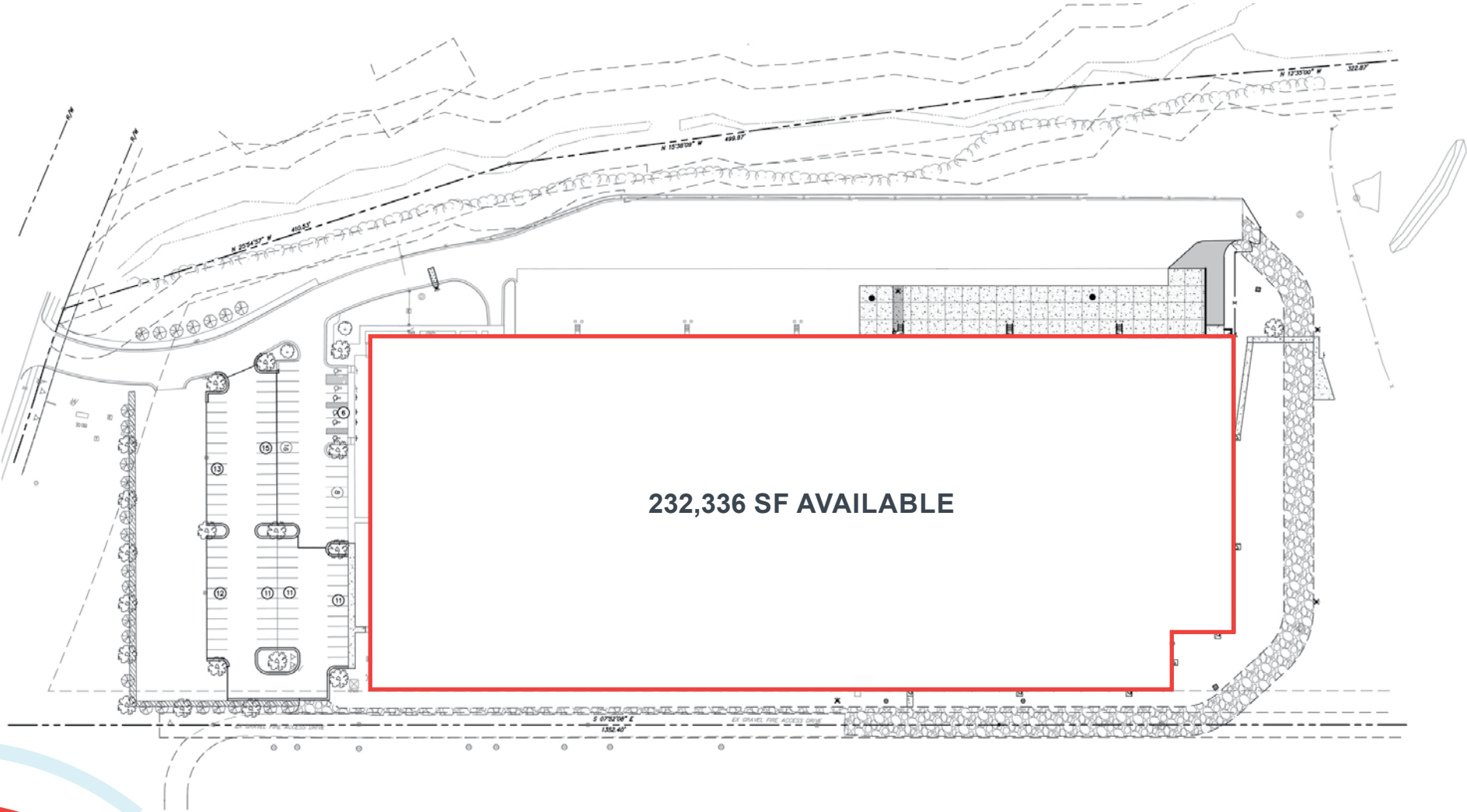


# PROPERTY SUMMARY

<b>PROPERTY TYPE/SUBTYPE</b>	Industrial
<b>ADDRESS</b>	2350 Park Center Drive, Mebane, NC
<b>BUILDING SQUARE FEET</b>	232,336
<b>OFFICE SQUARE FEET</b>	1,907
<b>ACRES</b>	15.75
<b>YEAR CONSTRUCTED</b>	2016; expanded in 2023
<b>PARKING TYPE</b>	Surface, 103 Parking Spaces
<b>ACCESS</b>	S Third Street and Corporate Park Drive
<b>STRUCTURE</b>	Concrete and steel
<b>FIRE SPRINKLER TYPE</b>	ESFR
<b>LIGHTING</b>	T-5
<b>CEILING HEIGHT</b>	26'
<b>BUILDING DEPTH</b>	310'
<b>COLUMN SPACING</b>	50'x 54'
<b>DOCK LOADING (# OF DOORS)</b>	45 (9'x10'); 20 pit levelers rated at 30,000 lbs
<b>DRIVE-IN LOADING (# OF DOORS)</b>	2 (12'x14')
<b>LOADING POSITION</b>	Side-Loading
<b>POWER</b>	1200 amp, 277/408V



# SITE PLAN





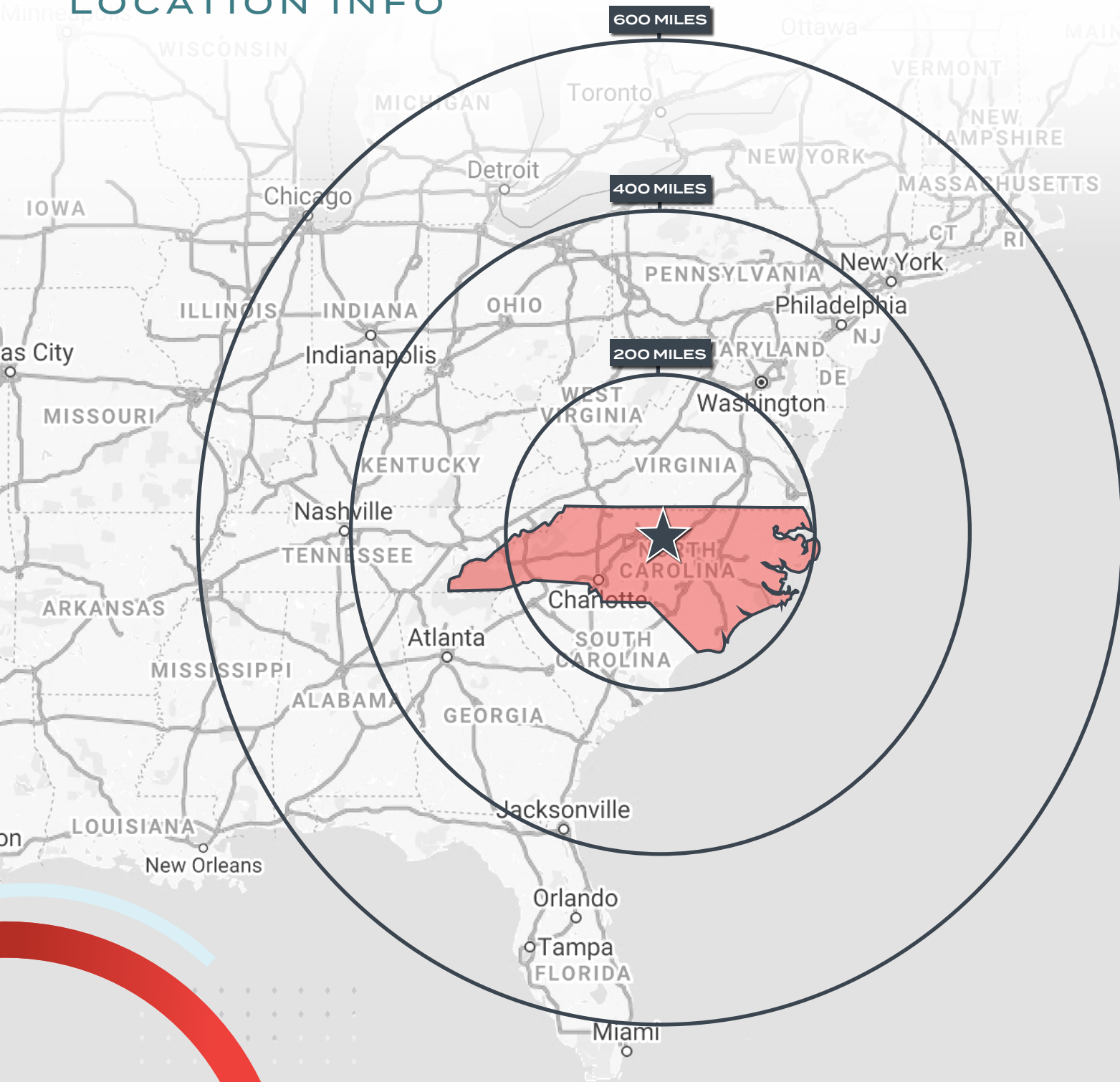
# INTERIOR PHOTOS







# LOCATION INFO



DISTANCE FROM  
**AIRPORTS** 

**38 MILES**  
FROM RALEIGH-DURHAM  
INTERNATIONAL AIRPORT

**43 MILES**  
FROM PIEDMONT TRIAD  
INTERNATIONAL AIRPORT

**104 MILES**  
FROM CHARLOTTE-DOUGLAS  
INTERNATIONAL AIRPORT

DISTANCE FROM  
**PORTS** 

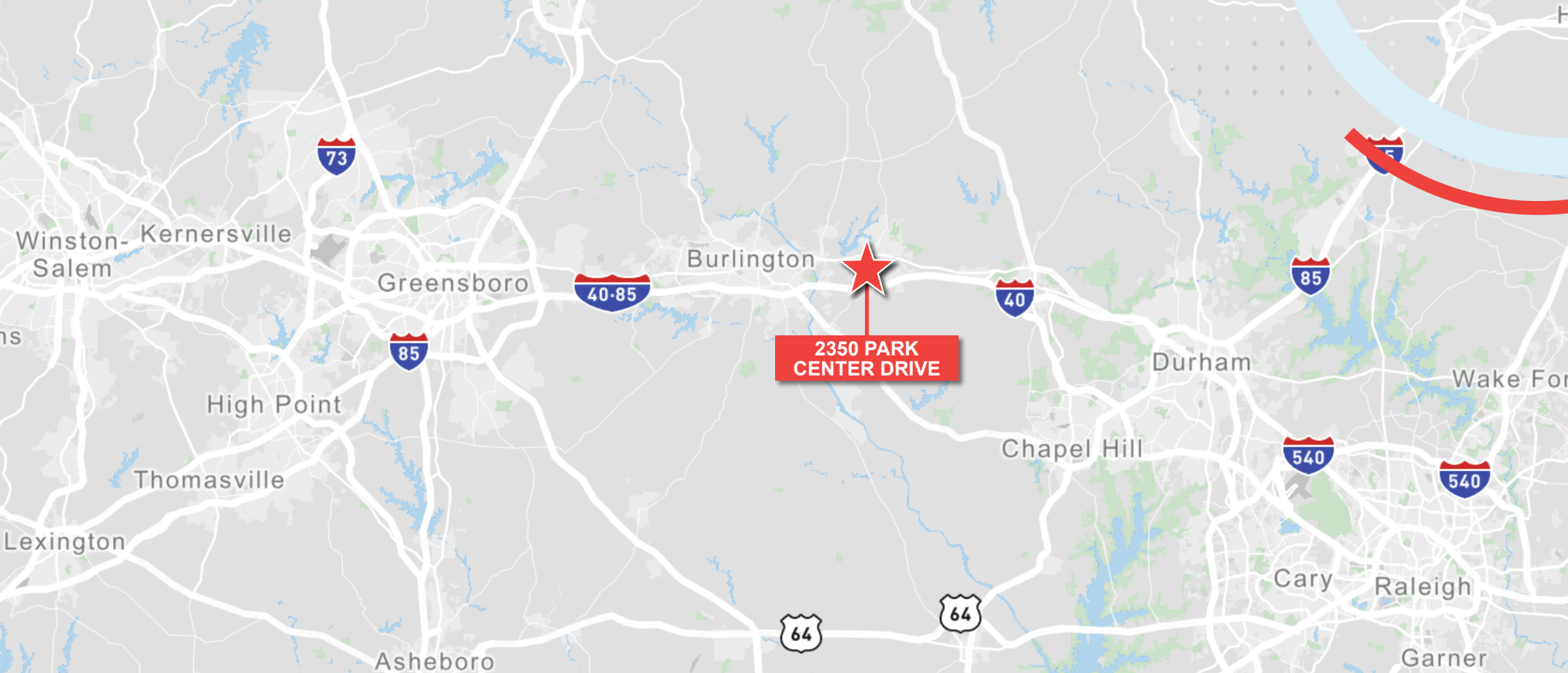
**185 MILES**  
FROM PORT OF WILMINGTON

**200 MILES**  
FROM NORTH CAROLINA PORT

**207 MILES**  
FROM PORT OF VIRGINIA

**306 MILES**  
FROM SOUTH CAROLINA PORTS





## CONTACT US

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