

FLEX SPACE FOR LEASE

3653 - 3673 ALAMANCE ROAD, BURLINGTON, NC 27215



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

Office/Warehouse space just steps away from the Burlington Alamance Regional Airport and just 1.7 miles from the intersection of I-40 and NC Hwy 62.

PROPERTY HIGHLIGHTS

- » 22,658 SF Total in two buildings
- » **Available Suites -**
 - » **Suite 3655: 1,250 SF** (Available Summer 2026)
 - » **Build to Suit: 10,000 to 50,000 SF**
- » Built in 2006
- » 30 parking spaces
- » Metal construction
- » 1 Dock door
- » 6 Drive-in doors (10' x 10')
- » Zoned Industrial 1

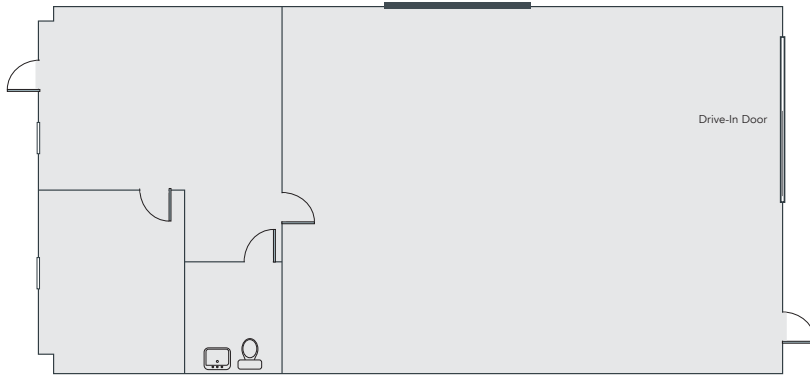
LEASE RATE

- » Contact broker



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SUITE 3655



[3D VIRTUAL TOUR](#)



SUITE 3655

SUITE SIZE 1,250 SF
AVAILABLE SUMMER 2026

OFFICE AREA 110 SF

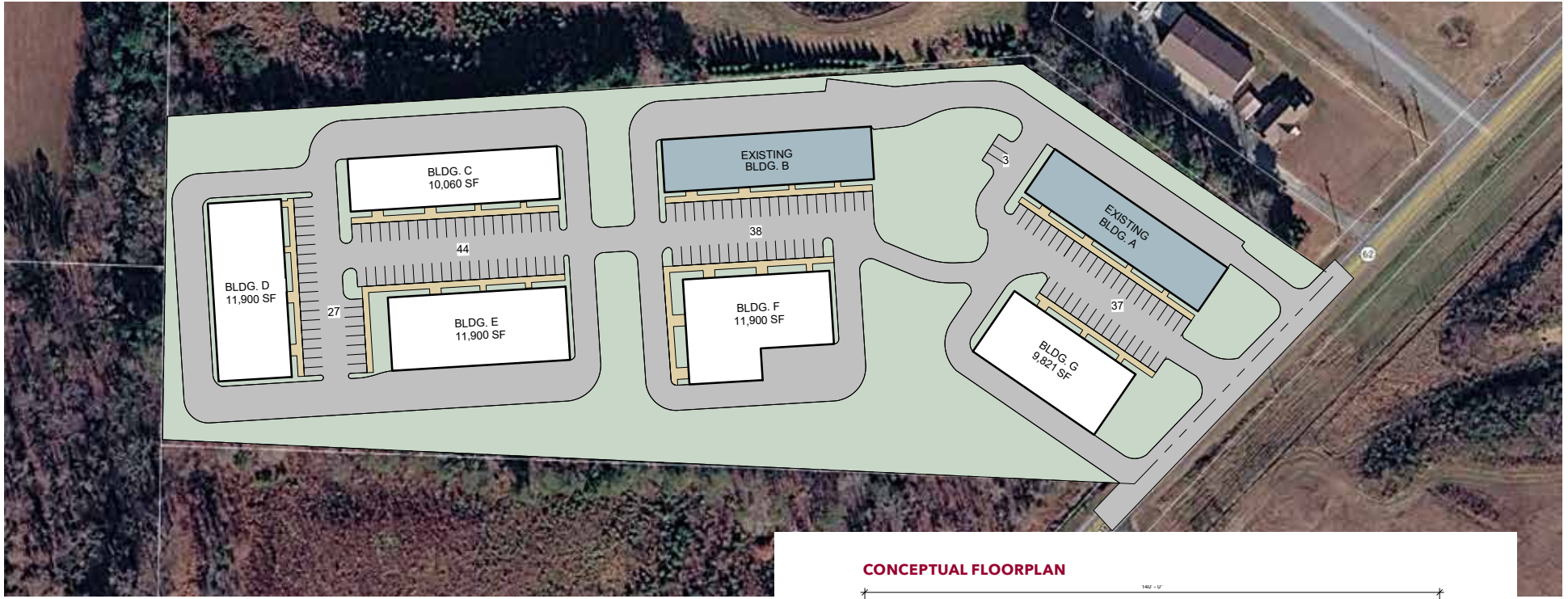
WAREHOUSE 836 SF

BUILDOUT RECEPTION, 1 PRIVATE OFFICE,
RESTROOM, HEATED WAREHOUSE,
DRIVE-IN DOOR

Images, floor plan, and virtual tour are representative of similar spaces and may not reflect the exact suite available.

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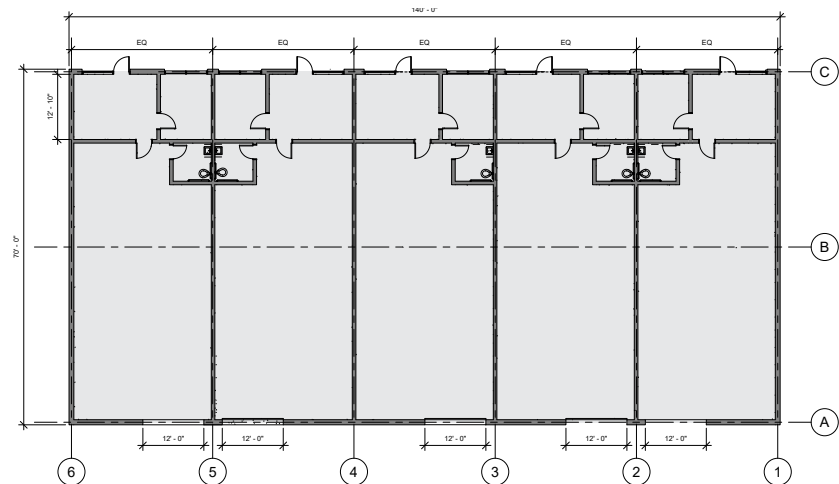
BUILD TO SUIT - CONCEPTUAL PLAN



BUILD TO SUIT DETAILS

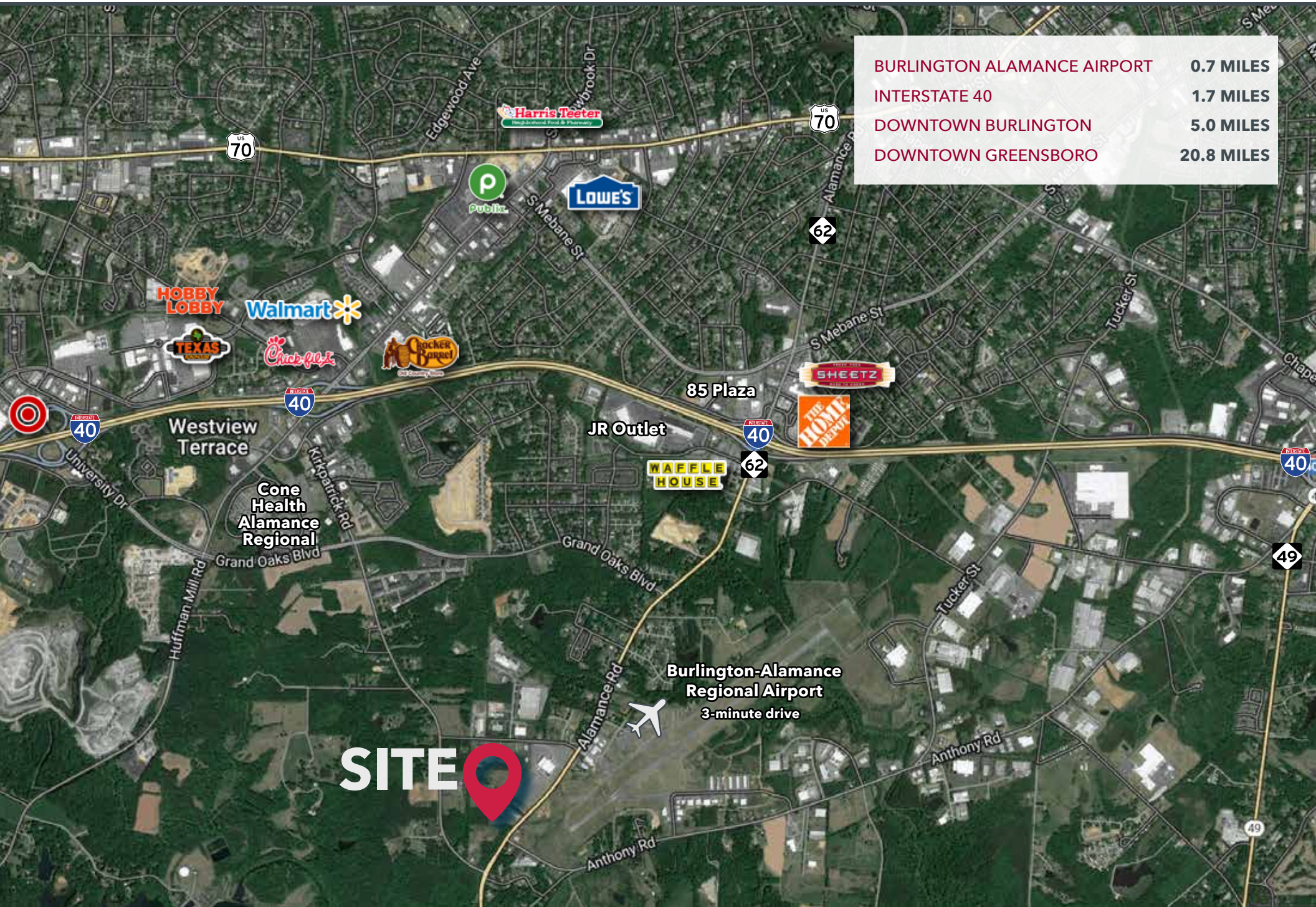
- » 10,000 - 50,000 SF Available
- » Flexible layouts
- » Potential laydown yard available

CONCEPTUAL FLOORPLAN



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AREA OVERVIEW



BURLINGTON ALAMANCE AIRPORT	0.7 MILES
INTERSTATE 40	1.7 MILES
DOWNTOWN BURLINGTON	5.0 MILES
DOWNTOWN GREENSBORO	20.8 MILES

**Burlington-Alamance
Regional Airport**
3-minute drive

SITE 