

NORTH CAROLINA INDUSTRIAL CENTER

2350-B PARK CENTER DRIVE

MEBANE, NC | FOR LEASE



97,702 +/- SF

TABLE OF CONTENTS

02 TOC

03 PROPERTY OVERVIEW

04 AERIAL PHOTOS

05 EXTERIOR PLANS

06 INTERIOR PHOTOS I

07 INTERIOR PHOTOS II

08 FLOOR PLAN

09 ABOUT MEBANE

10 NC CAROLINA CORE

11 REGIONAL CONNECTIVITY

12 REGIONAL EDUCATION

13 CONTACT

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- **Beth Nixon**
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- **Total Building Size:** +/- 97,702 SF
- **Site Area:** 15.75 Acres
- **Year Built:** 2016 (Expanded in 2023)
- **Parking:** 44 Surface Parking Spaces
- **Access Points:** S Third Street & Corporate Park Drive

BUILDING SPECIFICATIONS

- **Structure:** Concrete & Steel
- **Ceiling Height:** 26'
- **Building Depth:** 310'
- **Column Spacing:** 50' x 54'
- **Floor Thickness:** 6"
- **Fire Sprinkler System:** ESFR
- **Lighting:** LED
- **Bathrooms:** 2 ADA Compliant

LOADING & LOGISTICS

- **Loading Type:** Side-Loading
- **Loading Docks:** 20 (9'x10') with 20 pit levelers (30,000 lbs)
- **Drive-In Doors:** 1 (12'x14')

UTILITIES & POWER

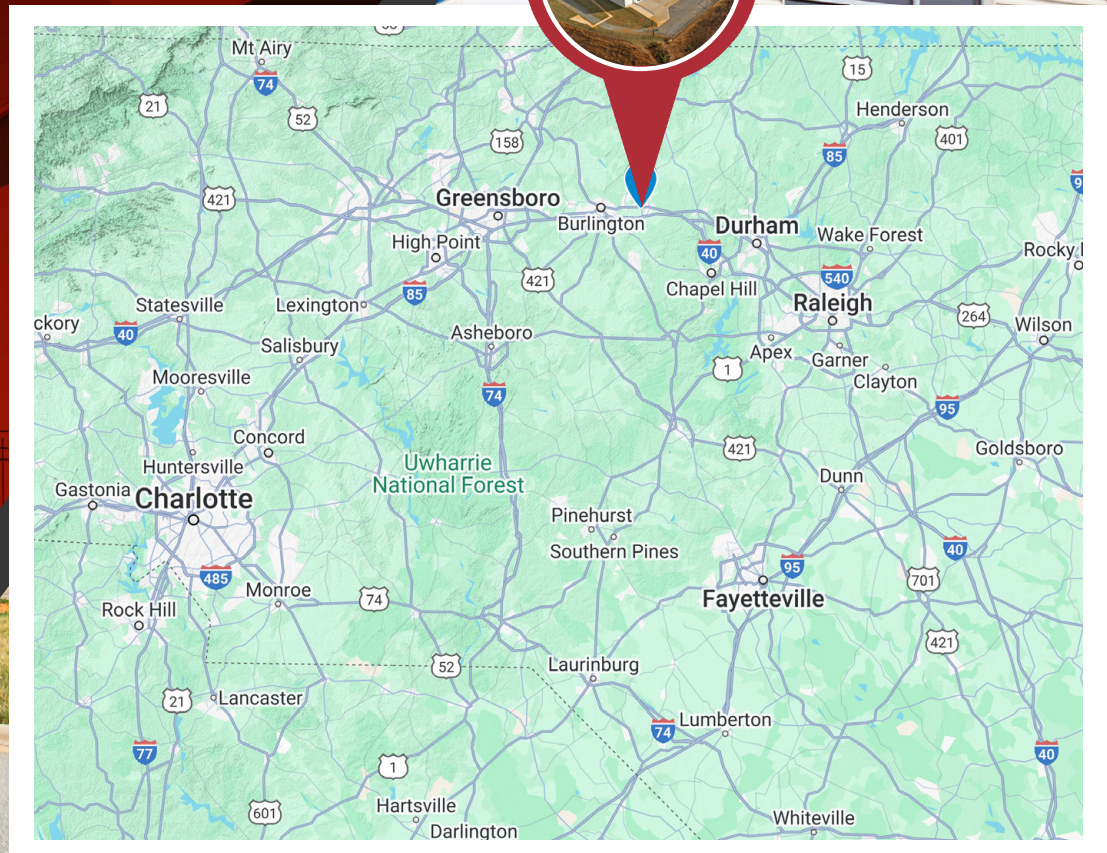
- **Power Capacity:** 225 amps, 480-volt service
- **Heating/Cooling:** Gas Pack Heating, no cooling

LOCATION & ADVANTAGES

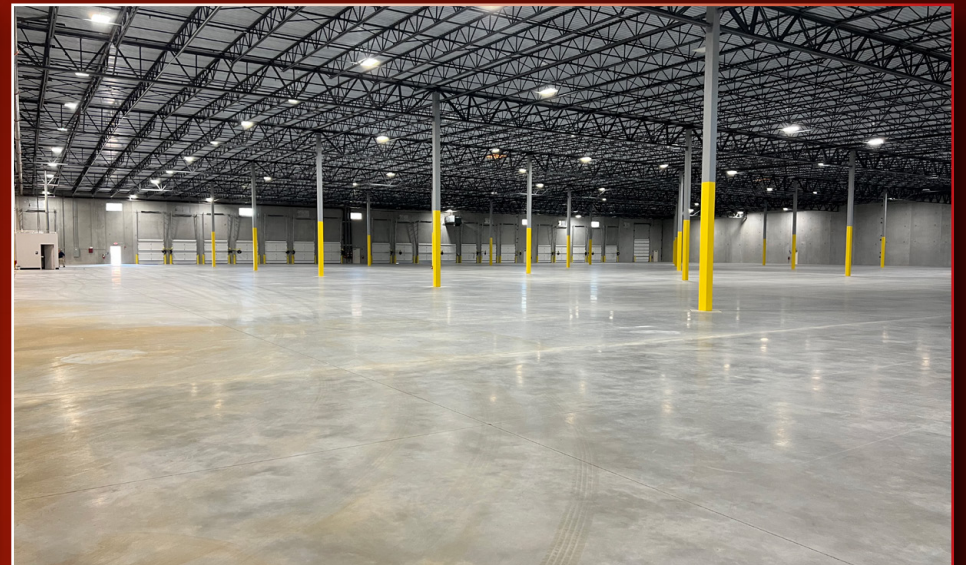
- **Prime Positioning:** Located along the I-40/85 corridor between Greensboro and Raleigh-Durham
- Located 3 miles from the **Mebane Transload Facility**
- **Business Environment:** First-class business park setting in an established industrial park
- **Property Condition:** Very well-maintained

ASKING PRICE

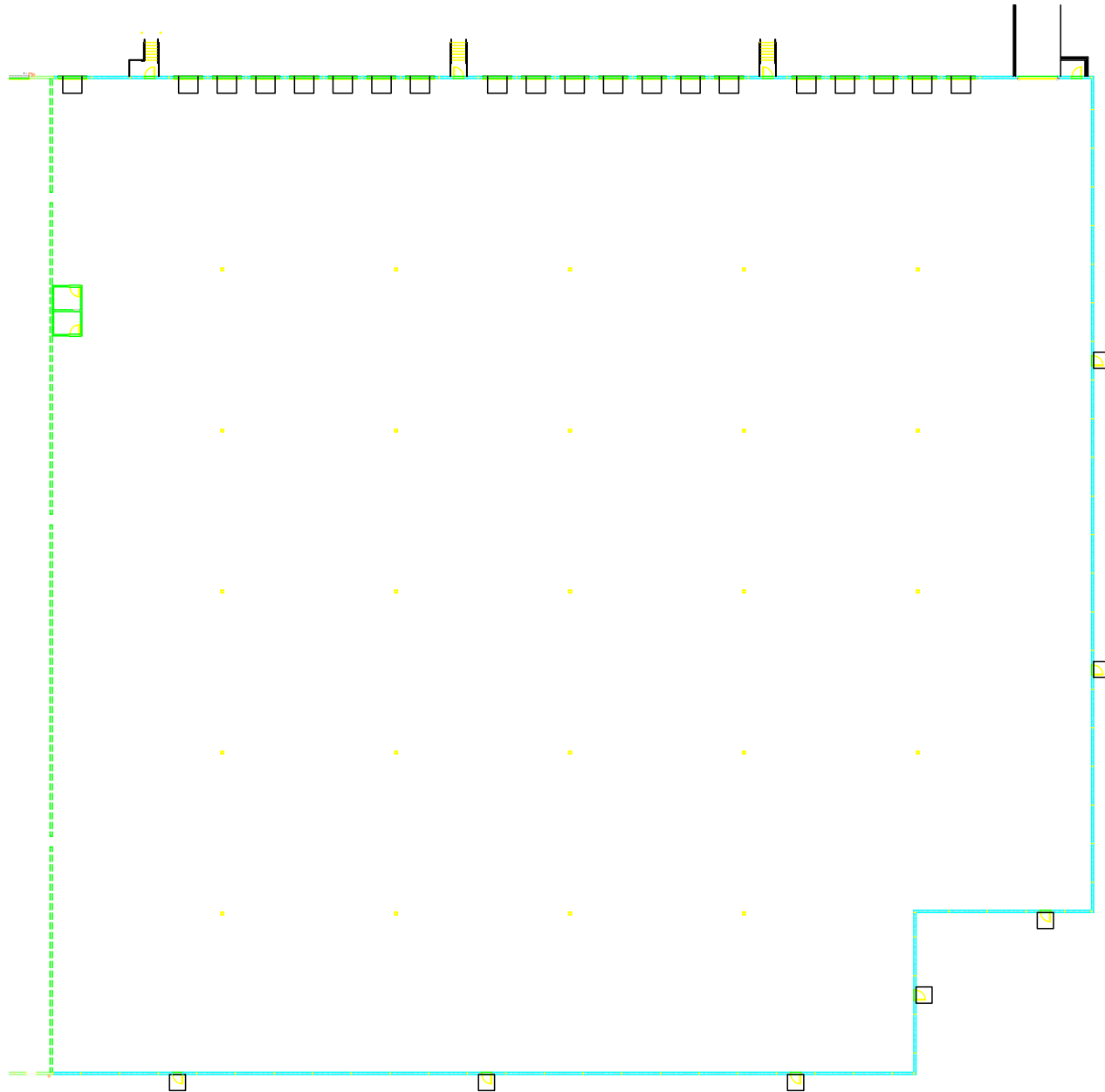
- \$7.50/SF NNN



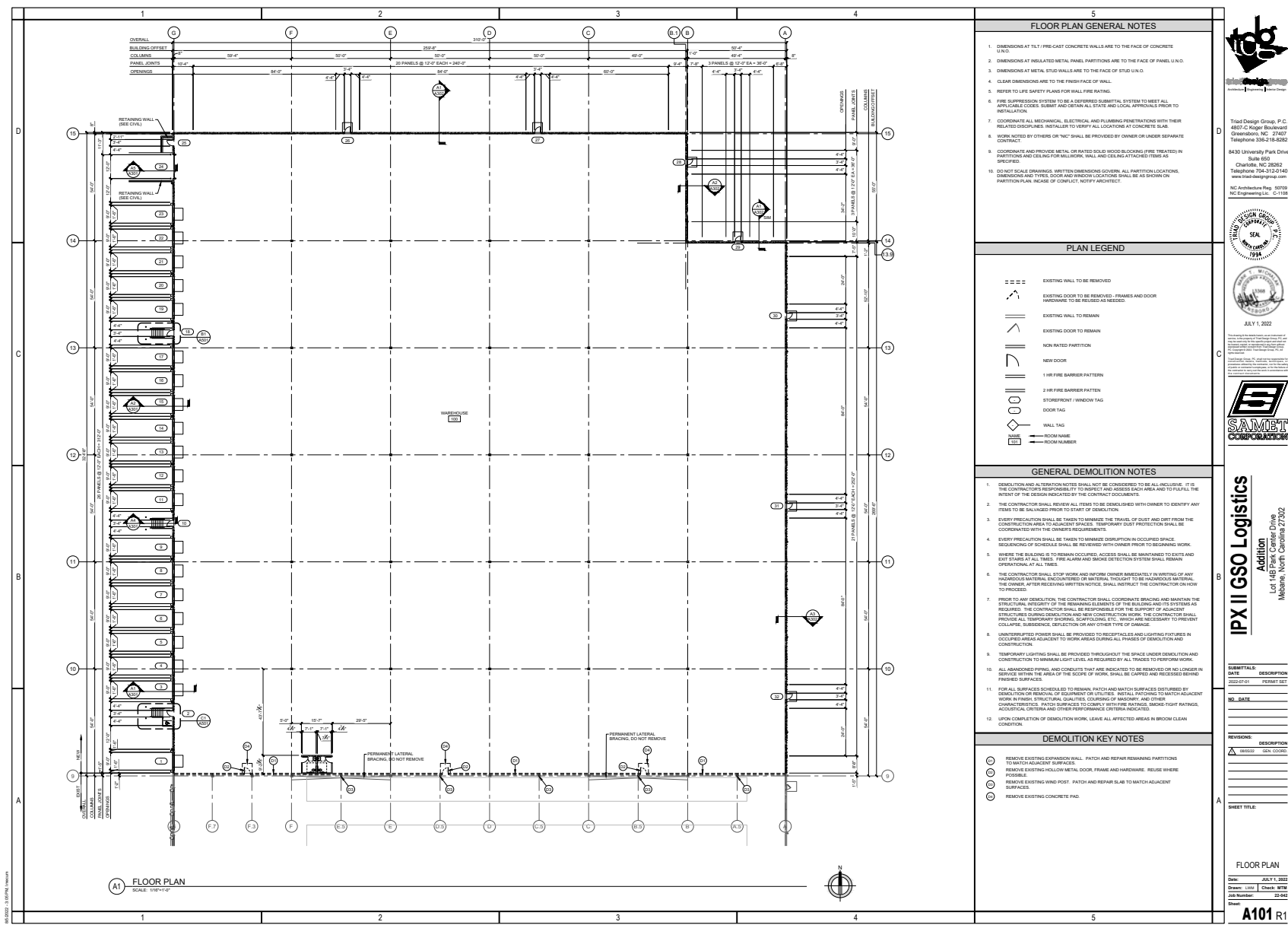
AERIAL PHOTOS



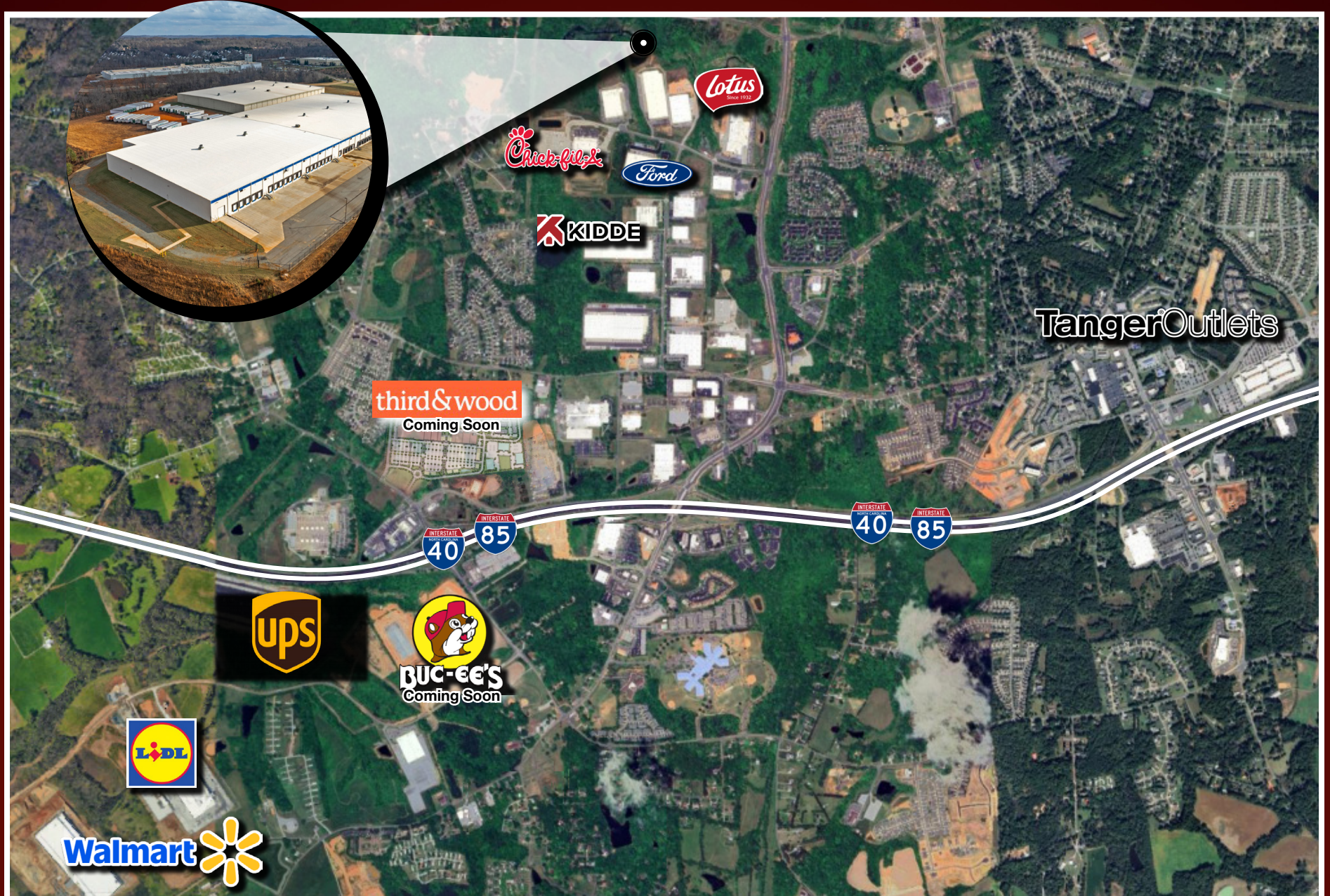
FLOOR PLAN



FLOOR PLAN



REGIONAL MAP



ABOUT MEBANE NORTH CAROLINA

CLOSE PROXIMITY TO MAJOR CITIES AND HIGHWAYS

With a strong economy and a pro-business climate, Mebane is a strategic choice for companies looking to expand or relocate. The city offers a highly skilled workforce, with 36,000 graduates annually from 20 nearby colleges and a labor force of 1.5 million within a 45-minute drive. Businesses benefit from Mebane's advanced infrastructure, including access to two international airports—Raleigh-Durham to the east and Greensboro to the west—both just 40 minutes away. The city is well-connected by major highways, rail transport via the North Carolina Railroad, and fast-moving data supported by five fiber and wireless service providers. Additionally, Mebane offers reliable utilities, with a 12 million gallon-per-day water plant, a planned expansion of its wastewater treatment capacity, and ongoing infrastructure improvements to support business growth. Companies can also take advantage of economic incentives, including grants, infrastructure upgrades, and performance-based benefits designed to encourage investment and job creation.



GREENSBORO, NC

±27.54 Miles From Site (33 Mins)



WINSTON-SALEM, NC

±52.86 Miles From Site (53 Mins)



BURLINGTON, NC

±7.75 Miles From Site (17 Mins)



DURHAM, NC

±23.35 Miles From Site (30 mins)



RALEIGH, NC

±105.12 Miles From Site (53 Mins)



CHARLOTTE, NC

±85 Miles From Site (1hr 47 Mins)

LOCATION & ACCESSIBILITY



INTERSTATE 70 1 MILE



INTERSTATE 40 4.3 MILES



INTERSTATE 85 11 MILES

NC CAROLINA CORE

MARKET MAP

THINK IT.
MAKE IT.
MOVE IT.

NC CAROLINA
CORE
YOUR NEXT BIG MOVE

The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have announced plans to make the **Carolina Core** their next big move.

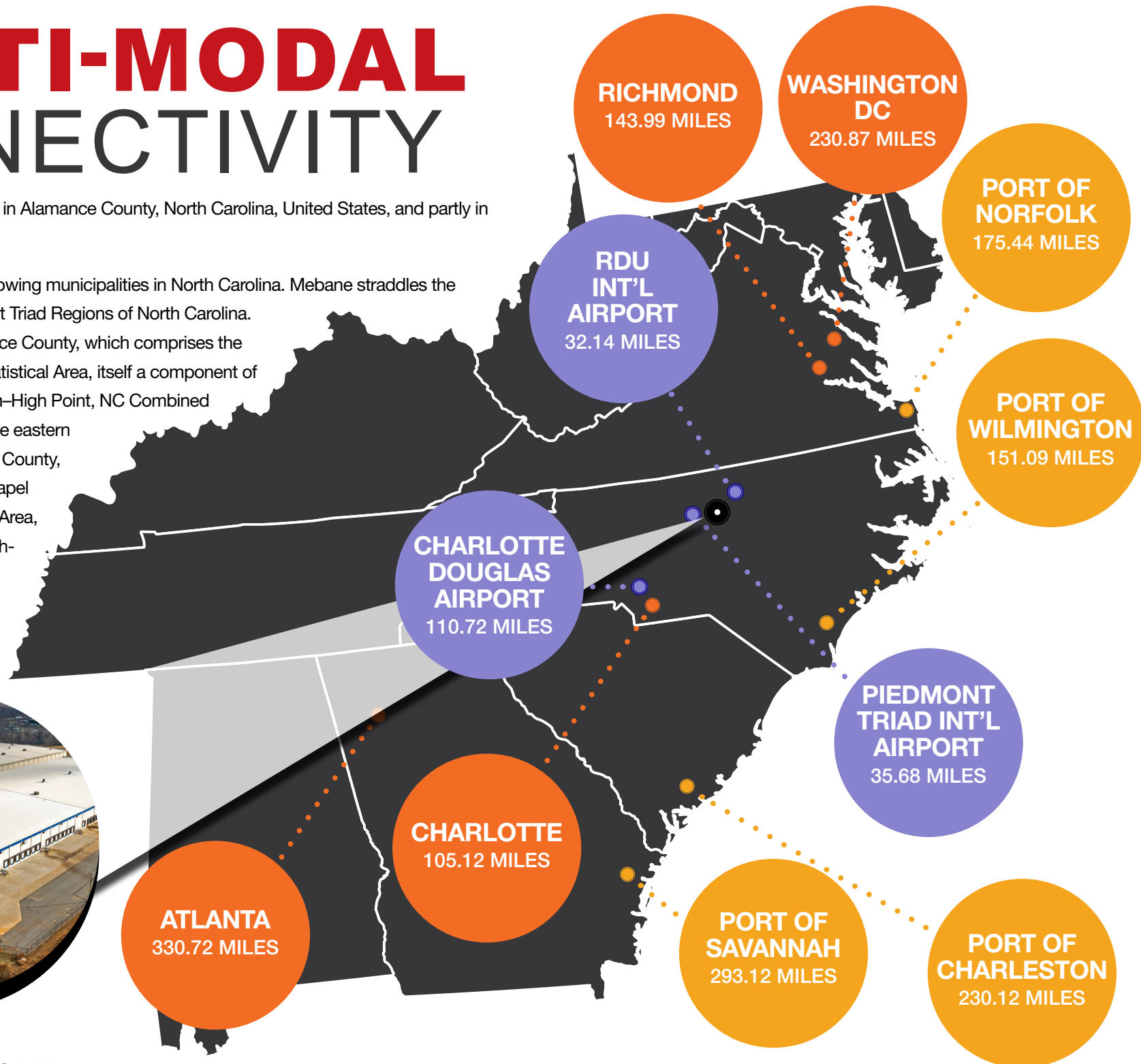


MULTI-MODAL CONNECTIVITY

Mebane is a city located mostly in Alamance County, North Carolina, United States, and partly in Orange County.

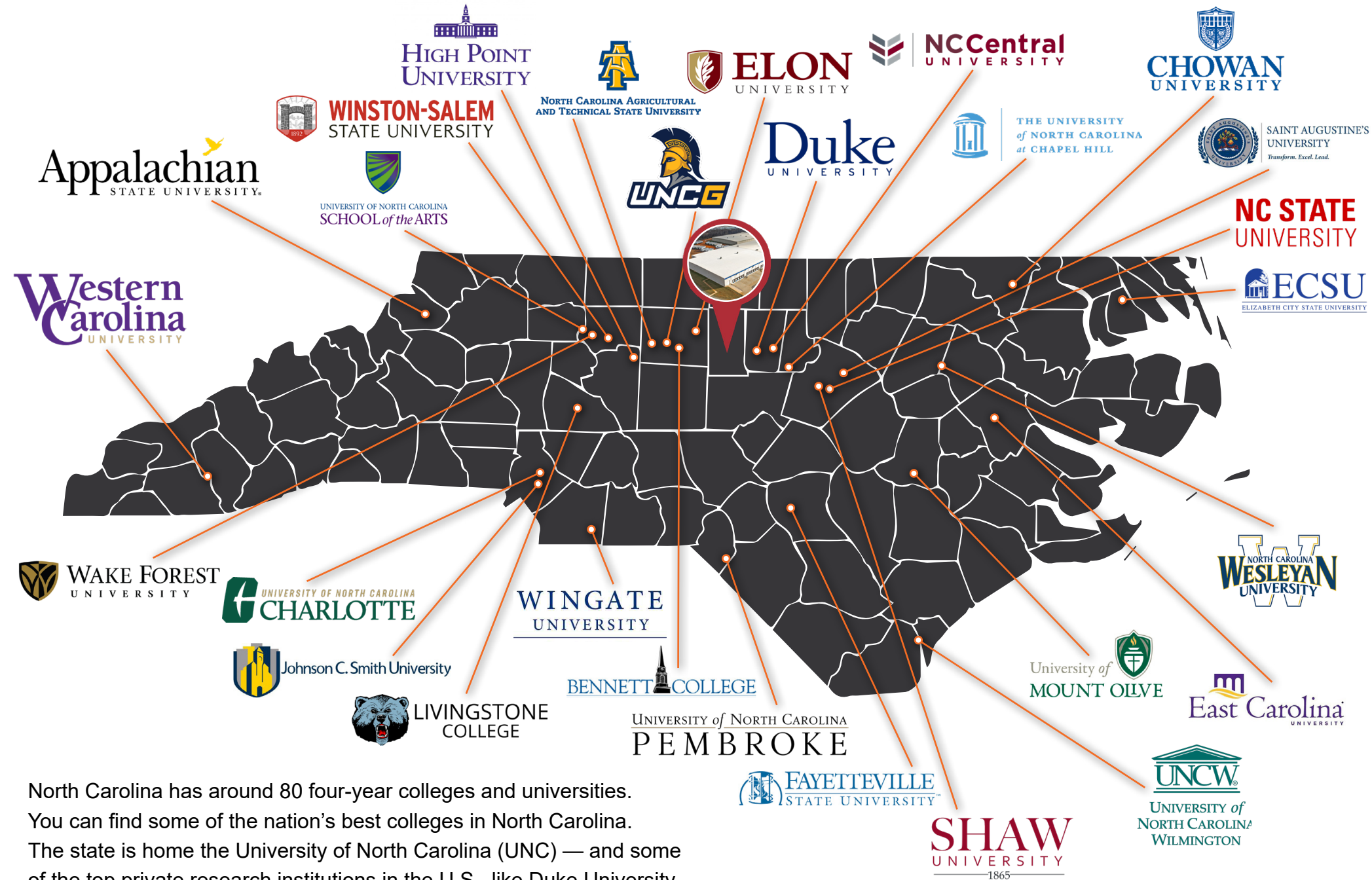
Mebane is one of the fastest-growing municipalities in North Carolina. Mebane straddles the Research Triangle and Piedmont Triad Regions of North Carolina.

The bulk of the city is in Alamance County, which comprises the Burlington, NC Metropolitan Statistical Area, itself a component of the Greensboro–Winston–Salem–High Point, NC Combined Statistical Area. Two slivers in the eastern portion of the city are in Orange County, which is part of the Durham–Chapel Hill, NC Metropolitan Statistical Area, itself a component of the Raleigh–Durham–Cary, NC Combined Statistical Area.



REGIONAL EDUCATION

UNIVERSITIES & COLLEGES



BROKERAGE DEVELOPMENT INVESTMENTS

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