

BUCKHORN I INDUSTRIAL PARK

169,959 SF Industrial Space
Available For Lease Along
I-85 Corridor



VIDEO TOUR



M MERUS



Property Overview

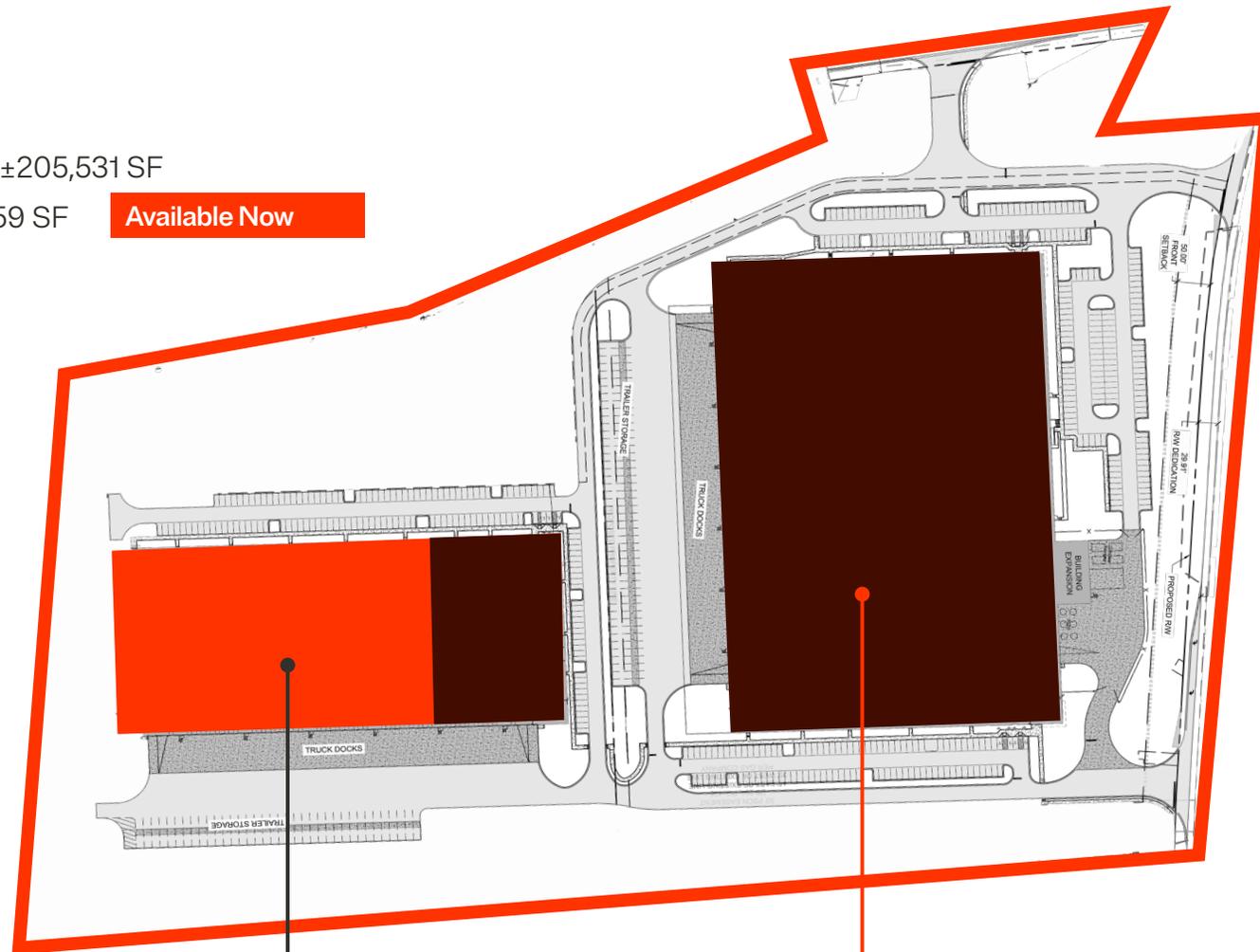
BUCKHORN
INDUSTRIAL PARK

Class A industrial development located directly on the I-85 / I-40 corridor in Mebane, NC

- Available Now
- Leased

BUCKHORN I

- ±47 acres
- One (1) building totaling ±205,531 SF
- 6056 W Ten Road 169,959 SF **Available Now**
- Ample trailer storage



6056 W Ten Rd
169,959 SF Available

Thermo Fisher
(Leased)
375,000 SF

BUCKHORN I

Aerial View

6056 W Ten Rd
169,959 SF

Thermo Fisher
Fully Leased



BUCKHORN I

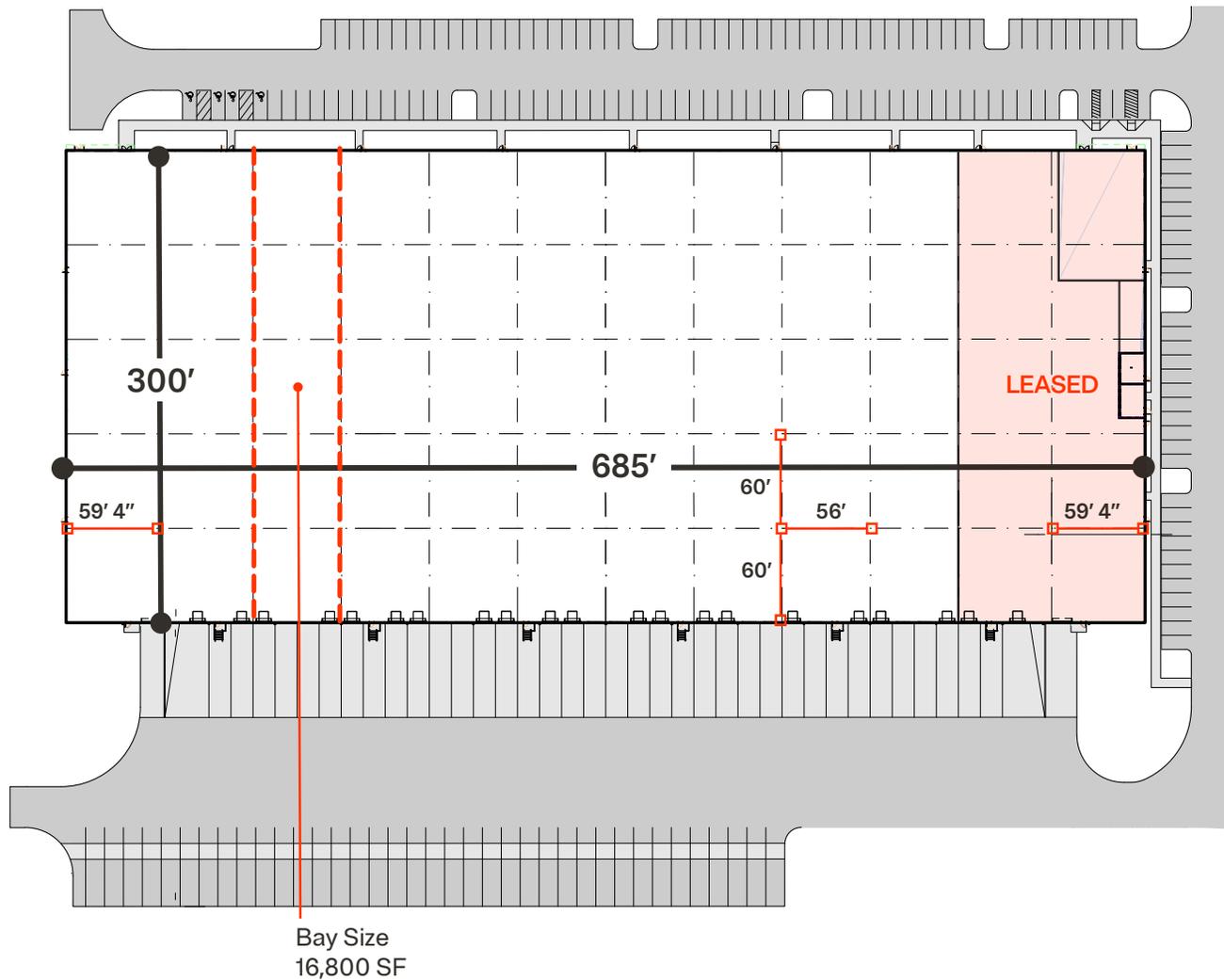
Interior View



BUCKHORN I | 6056 W TEN ROAD

Floor Plan

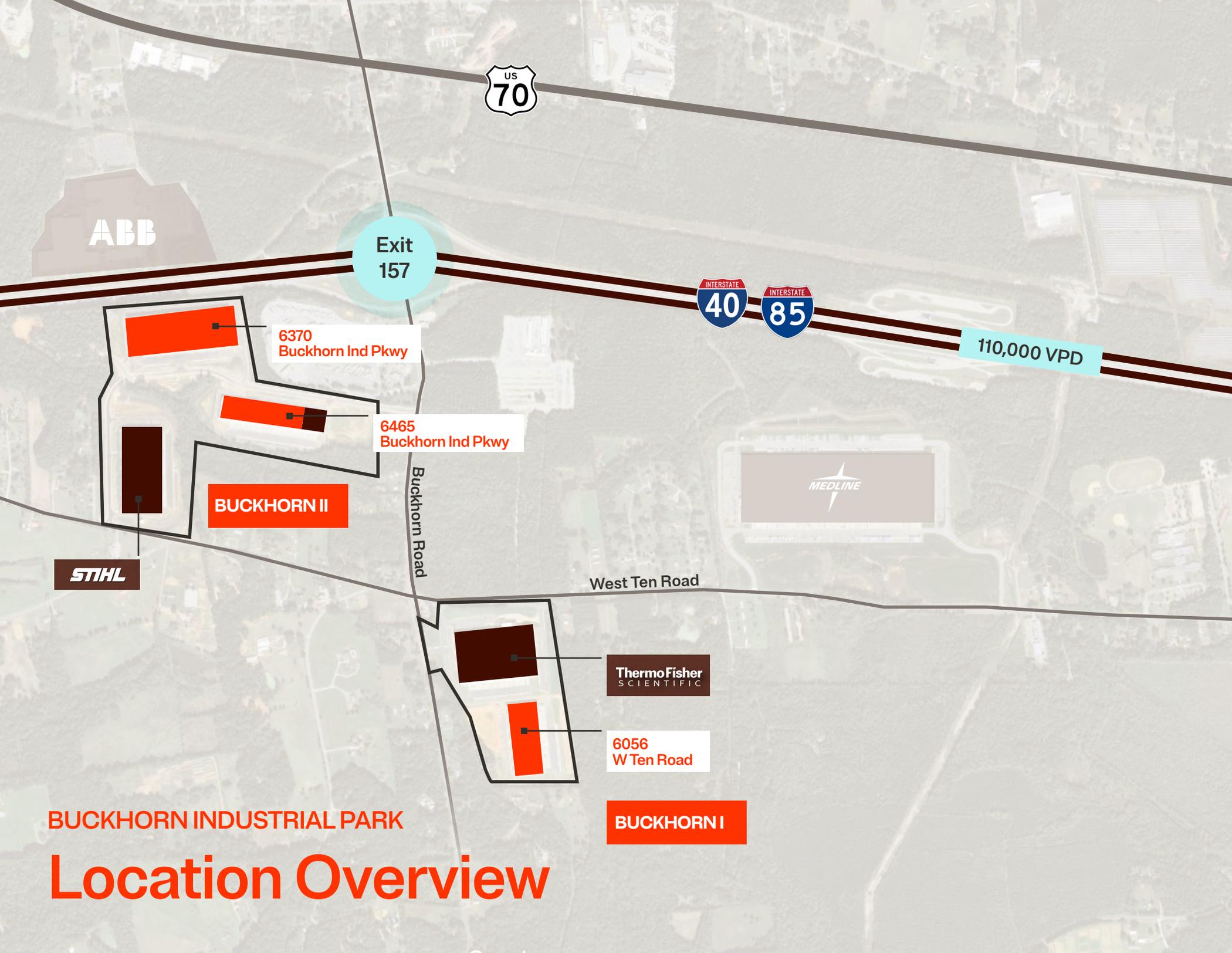
±169,959 SF AVAILABLE



Features

±169,959 SF AVAILABLE

Building Size	205,531 SF rear load building	Associate Parking	114 parking spots
Dimensions	300' x 685'	Sprinkler System	ESFR Sprinkler System
SF Available	169,959 SF	Exterior Wall Material	8" concrete tilt wall exterior panel
Date Available	Available Now	Roofing	45 mil TPO membrane roof
Rent Rate	\$7.50 / SF NNN	Floor/Slab	6" 3,500 psi concrete slab
Column Spacing	56' x 60' typical	Truck Court Depth	130'
Bay Size	16,800 SF	Zoning	Mebane M-2
Dock Doors	(21) 9' x 10' docks + (11) knockouts	Natural Gas Service Provider	Dominion Energy
Lighting	LED hi-bay	Water and Sewer Provider	City of Mebane
Clear Height	32'	Water Line	2"
Electrical	2000 amp	Sewer Line	8"
Trailer Parking	36 designated trailer parks	Electrical Provider	Duke Energy



US
70

Exit
157

INTERSTATE
40

INTERSTATE
85

110,000 VPD

6370
Buckhorn Ind Pkwy

6465
Buckhorn Ind Pkwy

BUCKHORN II

STIHL

Buckhorn Road

West Ten Road



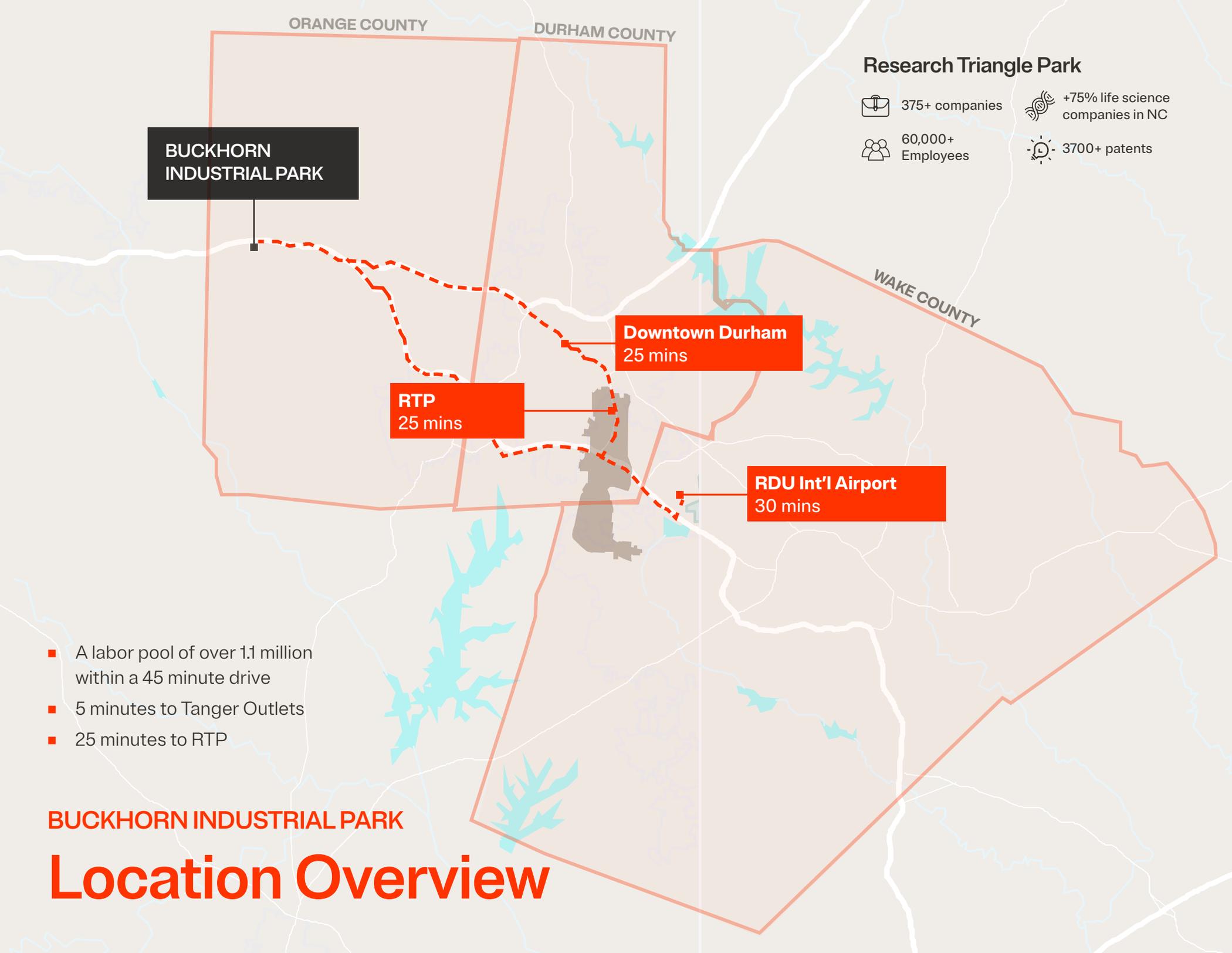
ThermoFisher
SCIENTIFIC

6056
W Ten Road

BUCKHORN I

BUCKHORN INDUSTRIAL PARK

Location Overview



ORANGE COUNTY

DURHAM COUNTY

Research Triangle Park

-  375+ companies
-  +75% life science companies in NC
-  60,000+ Employees
-  3700+ patents

BUCKHORN INDUSTRIAL PARK

RTP
25 mins

Downtown Durham
25 mins

RDU Int'l Airport
30 mins

WAKE COUNTY

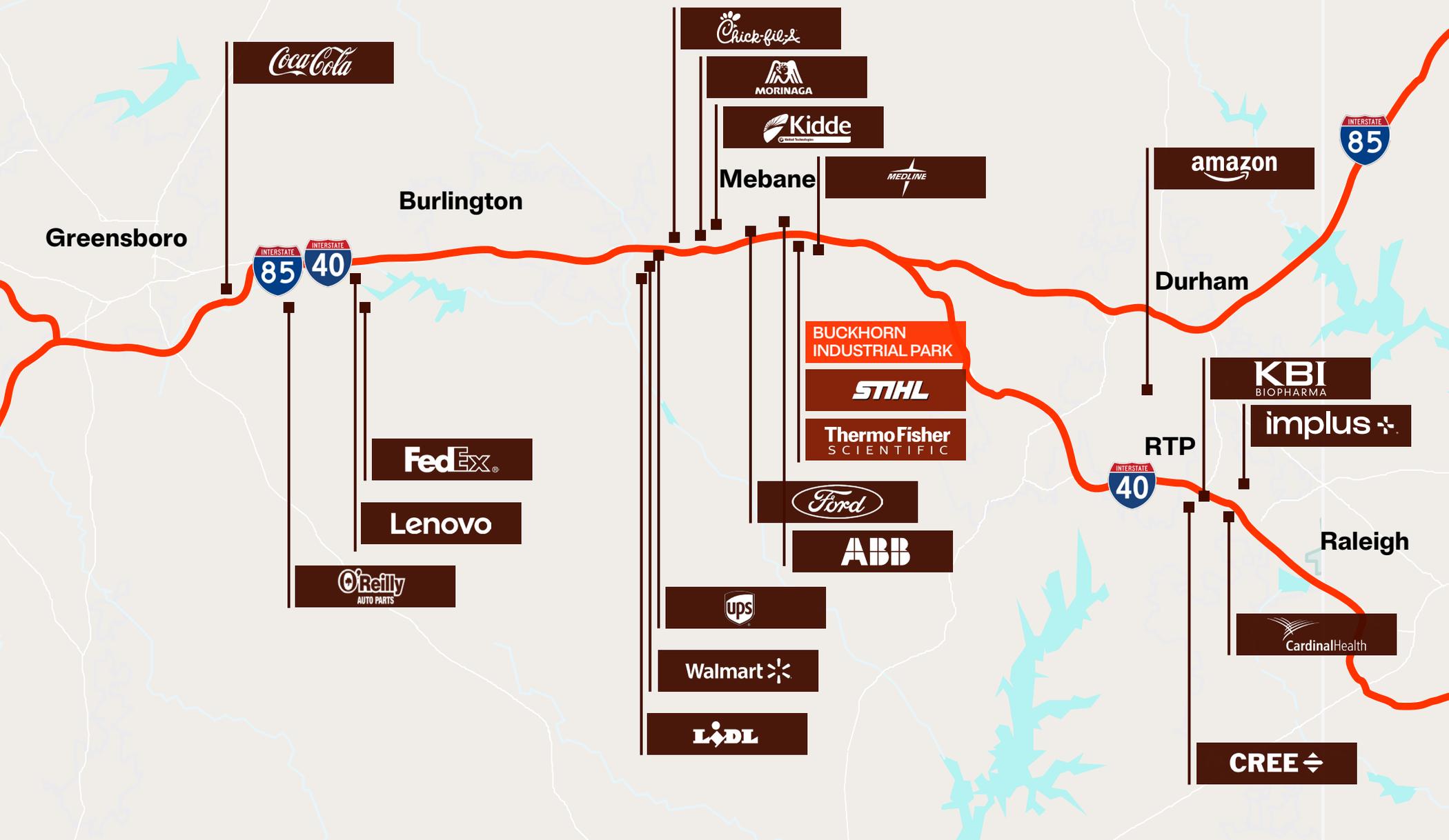
- A labor pool of over 1.1 million within a 45 minute drive
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

BUCKHORN INDUSTRIAL PARK

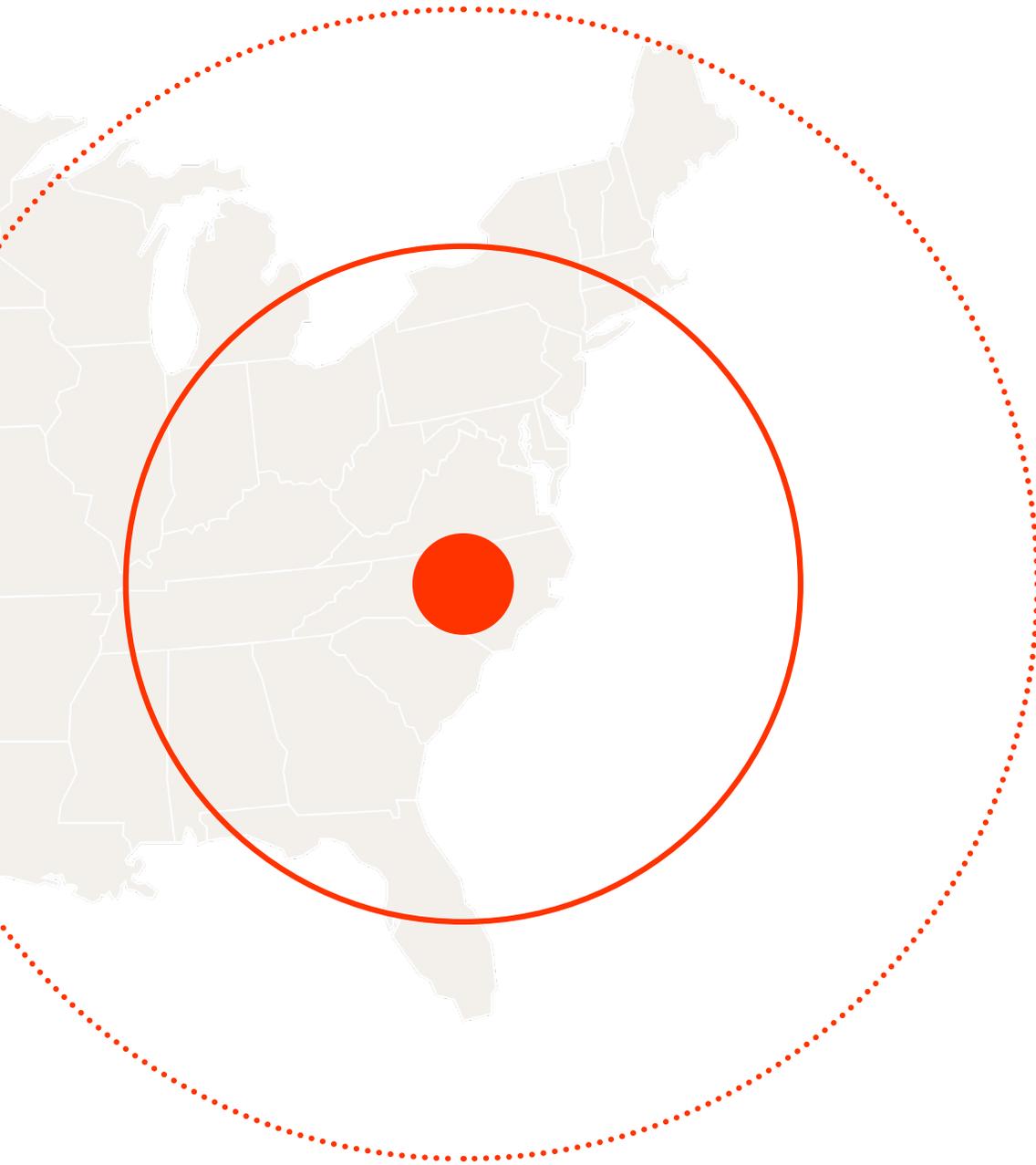
Location Overview

BUCKHORN INDUSTRIAL PARK

Major Distributors on I-85 / I-40 Corridor



Location Overview



Unparalleled Access

- Excellent ingress on I-40 with immediate access to I-85

Proximity To Major Markets

- Research Triangle Park (RTP)
- Raleigh - Durham - Chapel Hill MSA (The Triangle)
- Greensboro - High Point - Winston-Salem MSA (The Triad)

Experienced Labor Pool

- Workforce of 1.1 million people within a 45-min drive

50% Of The U.S. Population

- Accessible within a 12 hr / 1-day drive

2-Day Trucking Distance

- Access to a population of over ±236.6 million

BUCKHORN INDUSTRIAL PARK

Proximity To Major MSAs



Airports

- 1 Piedmont Triad International 48 miles
- 2 Raleigh-Durham International 33 miles
- 3 Fayetteville Regional 90 miles
- 4 Charlotte Douglas International 128 miles



Ports

- 1 Norfolk, VA 203 miles
- 2 Morehead City, NC 193 miles
- 3 Wilmington, NC 172 miles
- 4 Charleston, SC 323 miles
- 5 Savannah, GA 366 miles
- 6 Jacksonville, FL 498 miles

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- Industrial
- Multifamily
- Mixed-use
- Medical office
- Office

Experience

\$1.3B

ASSETS UNDER MANAGEMENT

24.6M SF

DEVELOPED SINCE 2015

180

EMPLOYEE-OWNERS

4

OFFICES

What sets us apart

As invested as you are.

We think like owners.

That's because we're all company owners at Merus. This is a unique and powerful distinction because it deeply influences our culture and operations. Every team member demonstrates a deeper sense of ownership and accountability—in both their daily tasks and the collective success of the organization.

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As an integrated team, we have all the right experts in one room. We share the same goals. We solve complex problems faster. As a result, projects go smoother. While most developers hire a general contractor and an architect, we have it all in-house.

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We've been in the industry for a long time and have a long reputation built on trust. But we've never stood still. We've constantly adapted and improved our approach and we're always finding ways to be even better.



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