

# INDUSTRIAL FOR LEASE

908 JR Industrial Drive | Sanford, North Carolina 27332



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COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY OVERVIEW

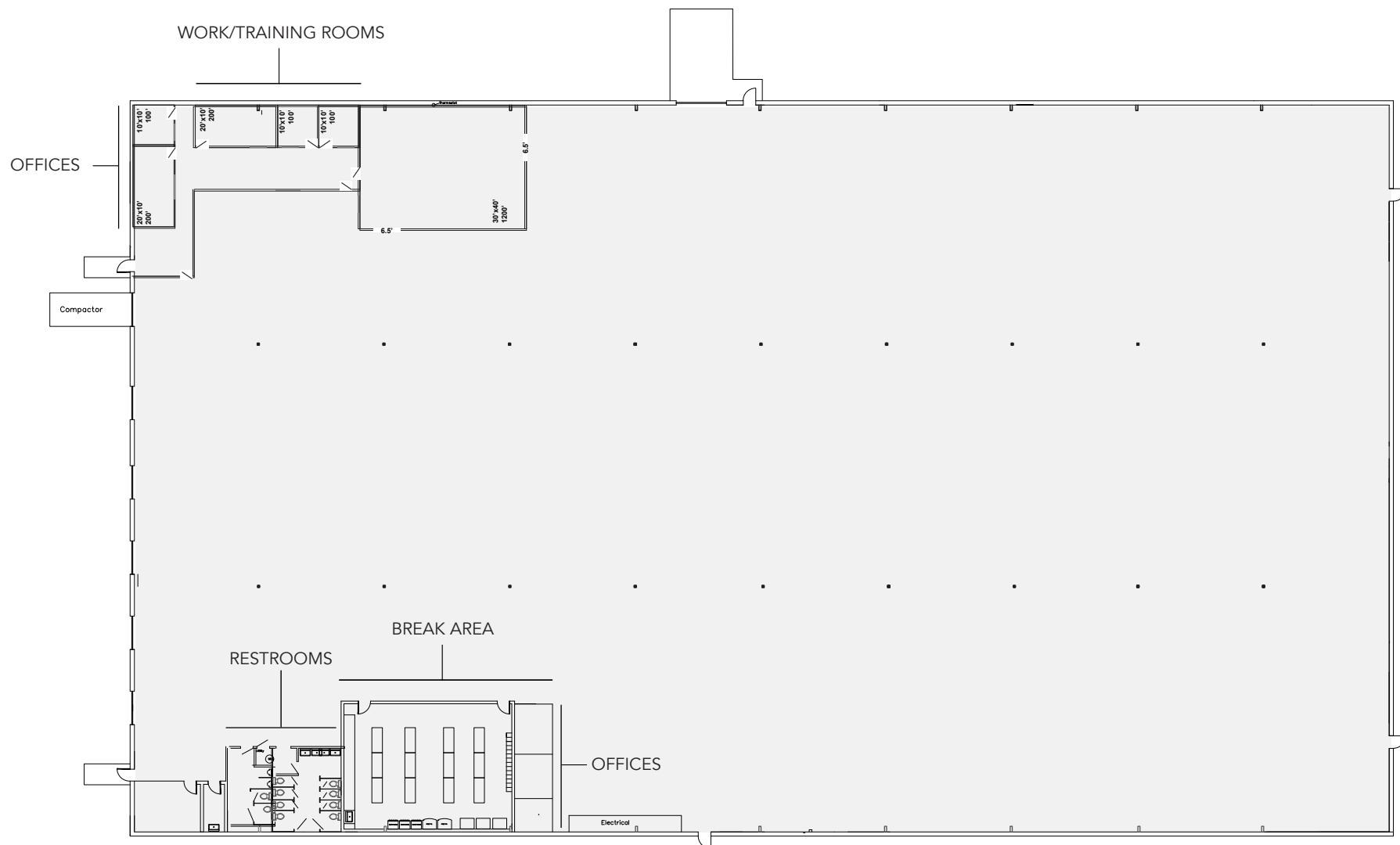
Located within JR Industrial Park, the building provides quick and easy access to Hwy 421 leading to Lillington, and Hwy 87 to Fayetteville and I-95. The facility is very close to the active retail market in Sanford which includes numerous restaurants and large retailers.

## PROPERTY SUMMARY

ADDRESS	908 JR Industrial Drive Sanford, NC 27332
SQUARE FOOTAGE	52,500 SF
OFFICE/INTERIOR BUILDOUT	7 offices/conference room
CEILING HEIGHT	24' at eaves 27' at center
CONSTRUCTION	8' high concrete block walls with insulated metal above 6" concrete slab
BUILT	1996
ZONING	Light Industrial
HVAC	Full HVAC
ELECTRIC	<b>EXISTING:</b> 1200 AMP / 3 Phase <b>TOTAL CAPACITY:</b> 3000 AMP with 2500 KVA pad mounted transformer outside the building
SPRINKLER	Fully wet sprinklered
DOCK DOORS	6 with levelers
GRADE LEVEL DOOR	1 oversized
COLUMNS	30' front to back 58' 4" from side to side
DIMENSIONS	300' x 175'
LEASE RATE	\$7.75/SF



# FLOOR PLAN



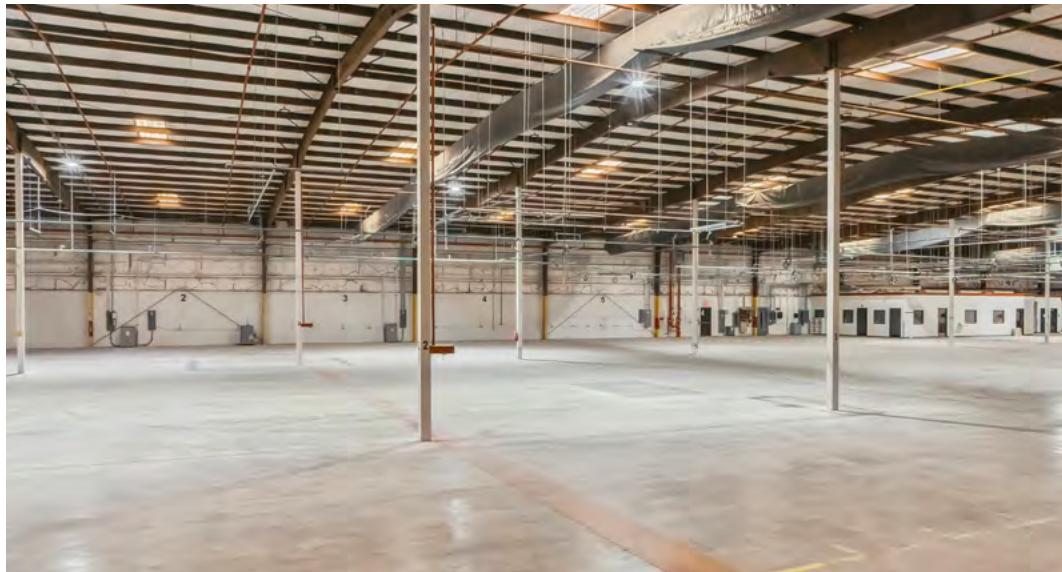
908 JR INDUSTRIAL DRIVE | SANFORD, NC 27332

# PHOTOS



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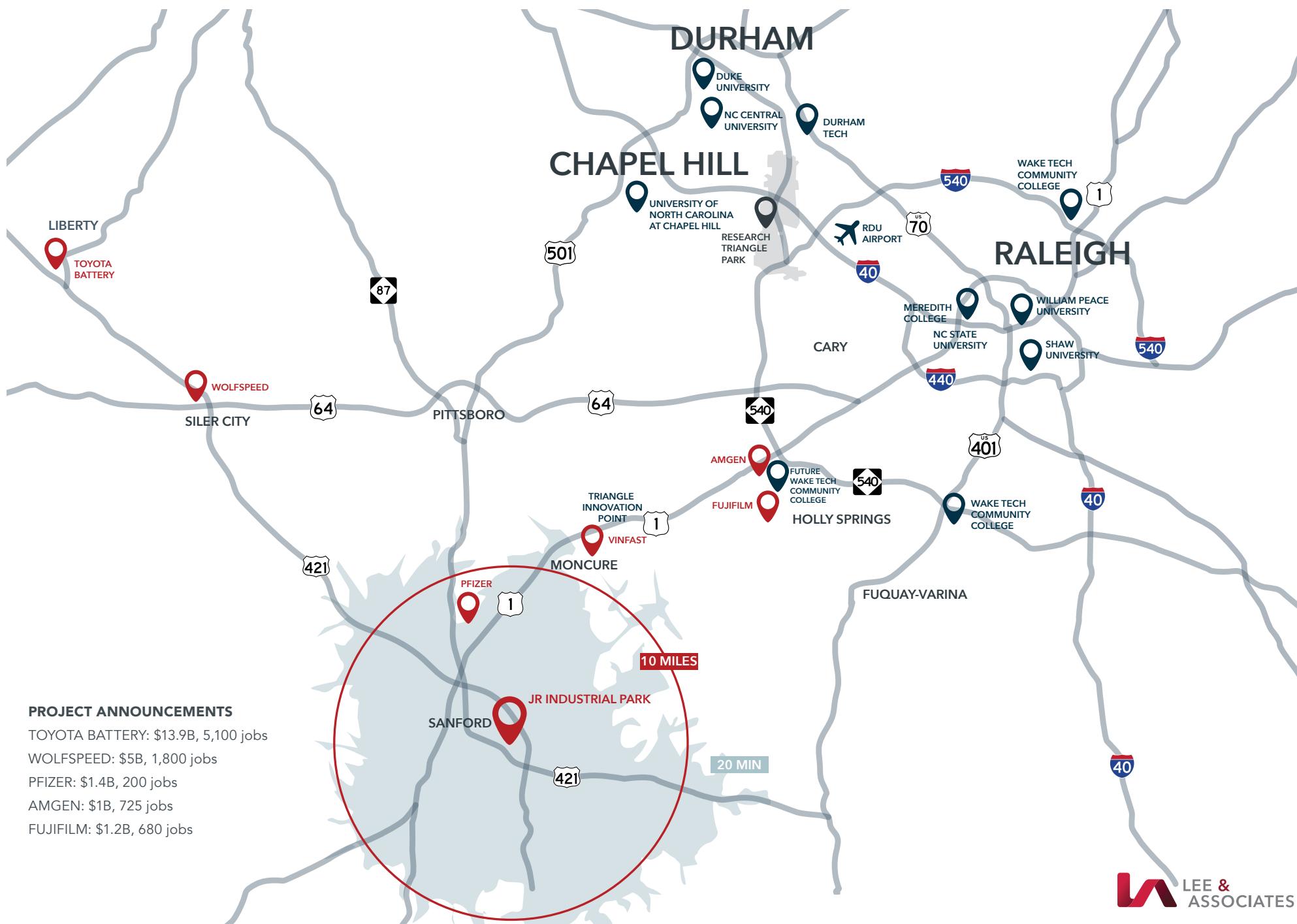


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# AREA AMENITIES



# RALEIGH-DURHAM AREA INFORMATION



# AREA OVERVIEW



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# LEE COUNTY, NORTH CAROLINA

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



**807K**

Labor Force  
Raleigh-Durham-Cary CSA  
(2024)

**2.3M**

Population

**50.1%**

Bachelor's Degree  
or Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.