



S Anthony Ct, Burlington, NC

Vision85 Commerce Center

1.2 million square feet of future class A industrial space
located along the I-85 / I-40 corridor in Burlington, NC

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The logo for Colliers, consisting of the word 'Colliers' in a white serif font on a dark blue rectangular background with a yellow and red horizontal stripe at the bottom.

Accelerating success.

Property Overview

Future class A industrial development located on the I-85 / I-40 corridor in Burlington, NC



Quick access to I-85 / I-40 corridor



137 acres



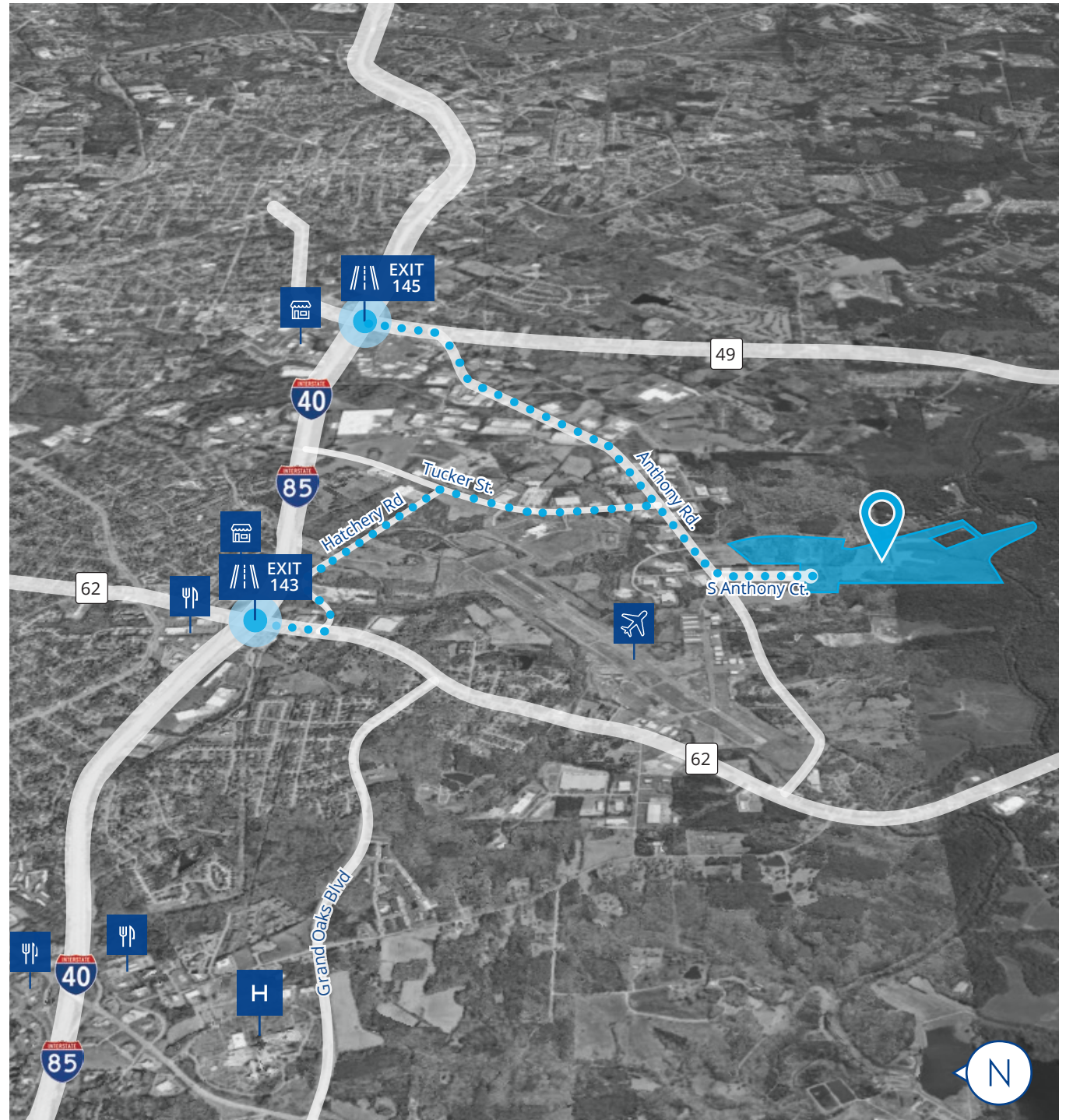
±1.2 MSF,
Up to 2-buildings



Coming Q2 2024



Ample trailer storage



Site Plan | Option 1

Building 200
±197,000 SF
633' x 310'

Building 100
±1,112,000 SF
1,816' x 620'

Keck Dr.

Proposed Auto Parking
±190 Spaces

190'
47 Trailer Spaces
±32 Docks

Proposed Auto Parking
±320 Spaces

S Anthony Ct

131 Trailer Spaces
±95 Docks

190'

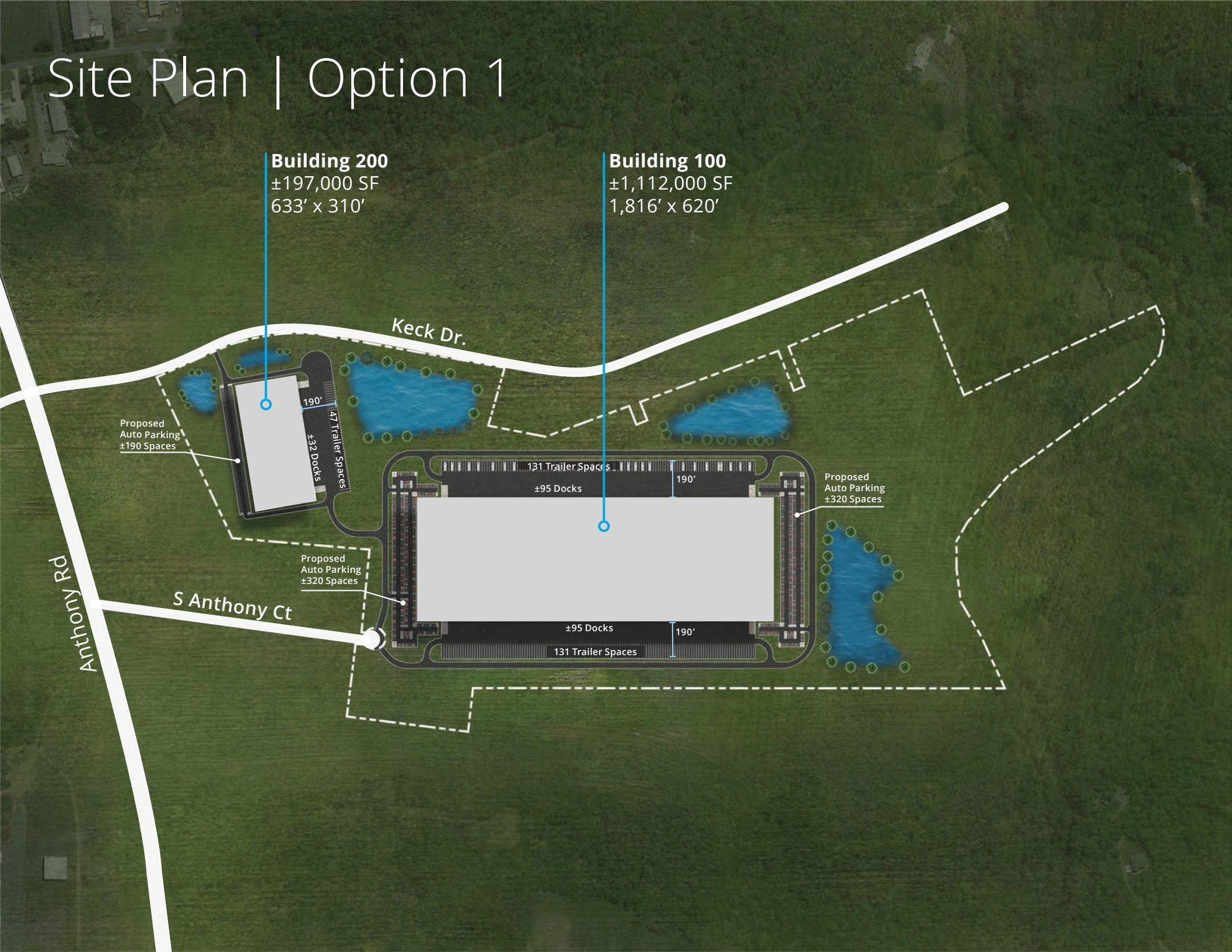
Proposed Auto Parking
±320 Spaces

±95 Docks

190'

131 Trailer Spaces

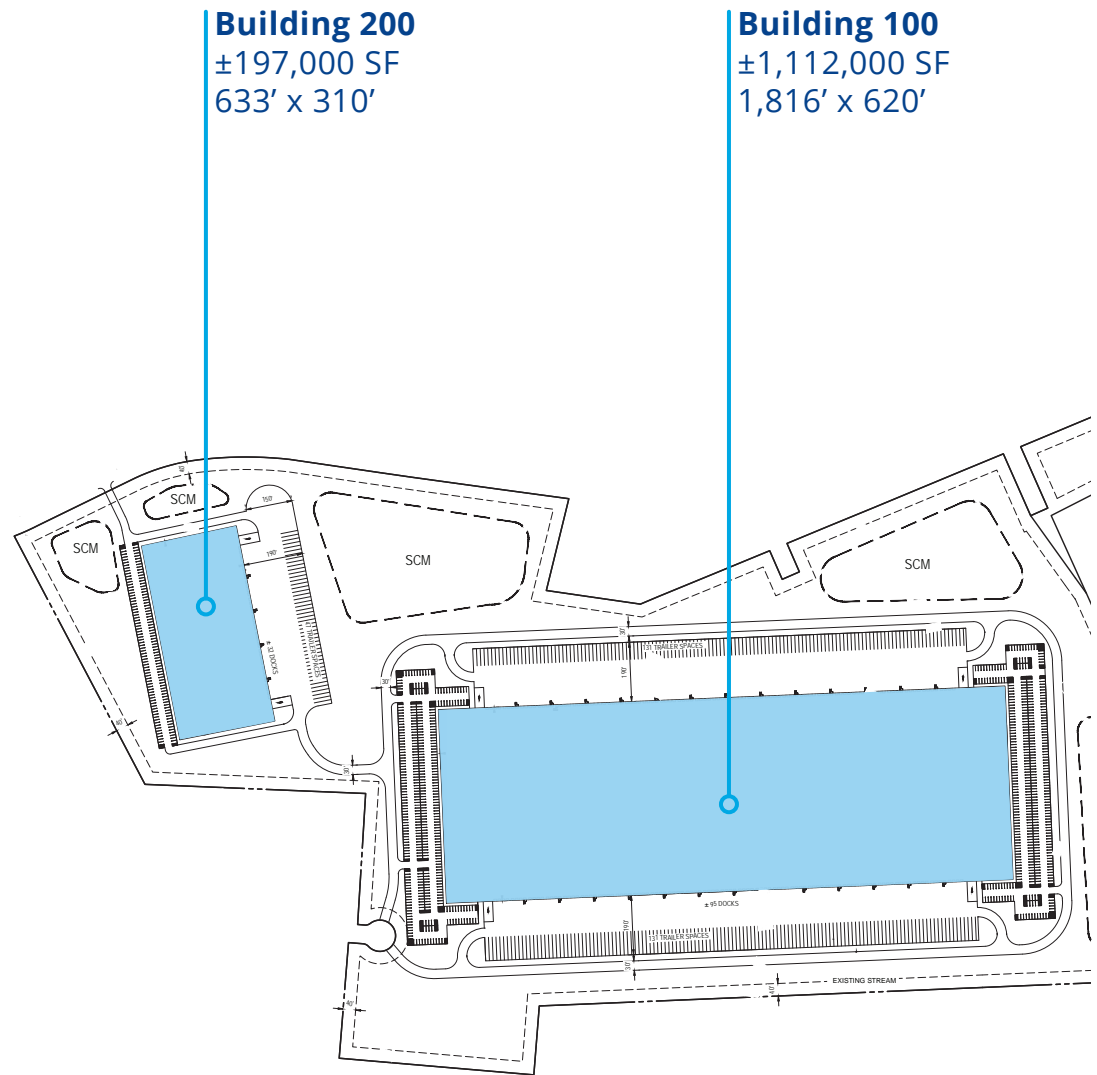
Anthony Rd



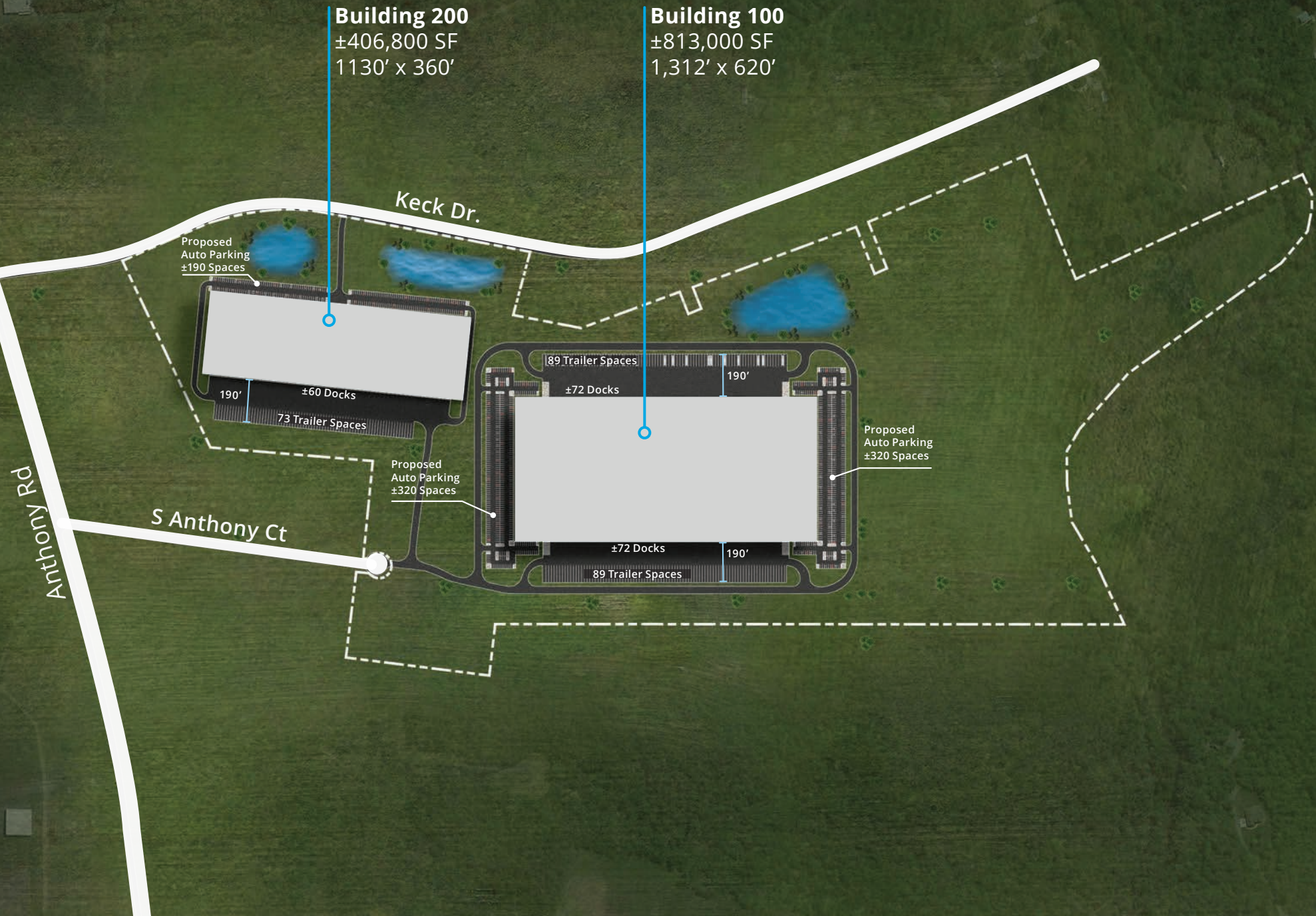
Building Summaries

Option 1

	Building 100	Building 200
Building Size	±1,112,000 SF	±197,000 SF
Dimensions	1816 x 620'	633' x 310'
Date Available	Q2 2024	Q2 2024
Column Spacing	50' x 50'	50' x 50'
Dock Doors	±190 spaces	±32 spaces
Lighting	30fc min.	30fc min.
Clear Height	36'	36'
Electrical	4MW	
Trailer Parking	262 spaces	47 spaces
Associate Parking	±680 spaces	±120 spaces
Sprinkler System	ESFR	ESFR
Exterior Wall Material	Tilt Up	Tilt Up
Roofing	TPO	TPO
Floor/Slab	6" 3500 PSI	6" 3500 PSI
Truck Court Depth	190'	190'
Zoning	Medium Industrial - Limited Use	



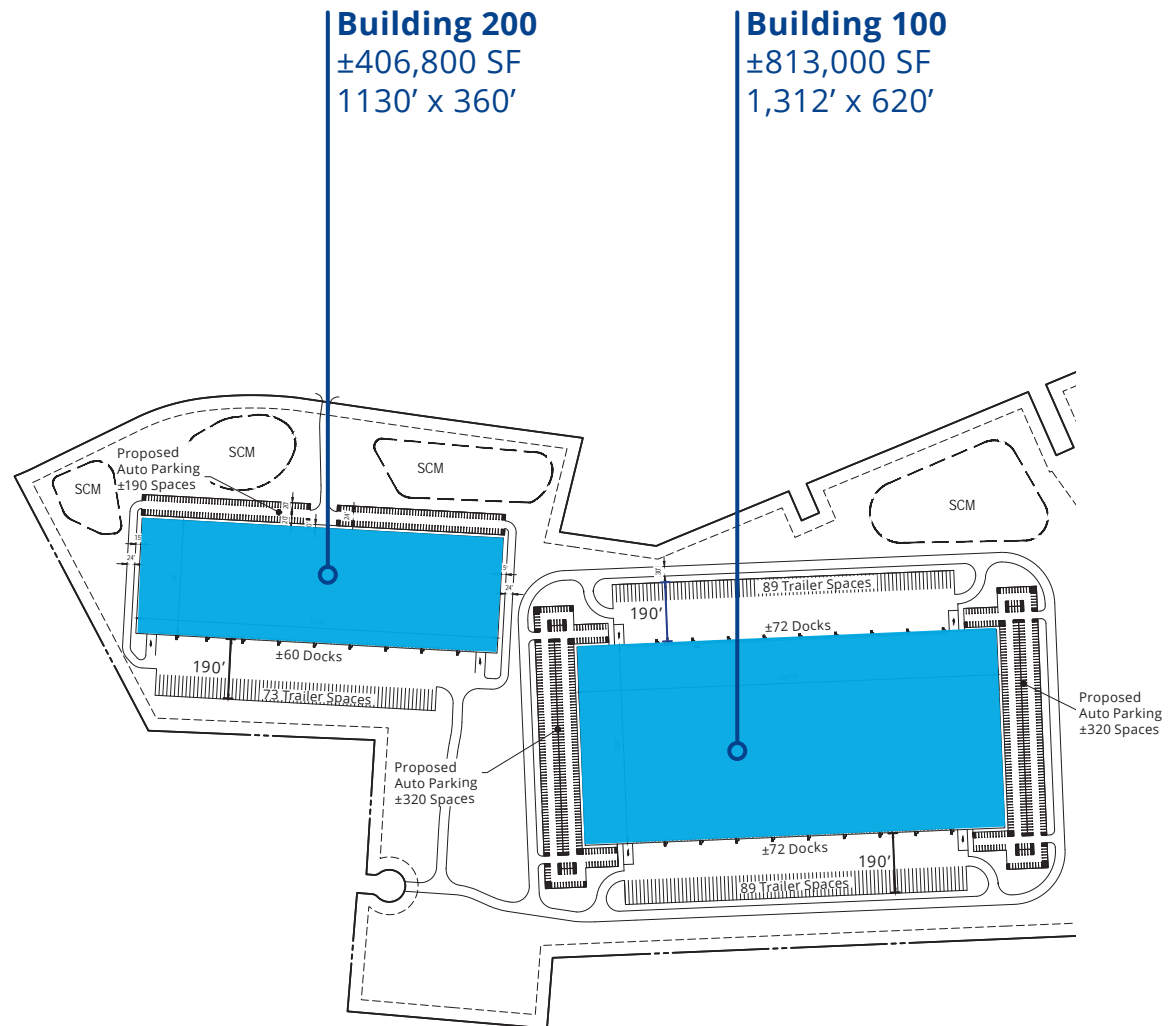
Site Plan | Option 2



Building Summaries

Option 2

	Building 100	Building 200
Building Size	±813,000 SF	±406,800 SF
Dimensions	1,312' x 620'	1,130' x 360'
Date Available	Q2 2024	Q2 2024
Column Spacing	50' x 50'	50' x 50'
Dock Doors	±144 Docks	±60 Docks
Lighting	30fc min.	30fc min.
Clear Height	36'	36'
Electrical	4MW	
Trailer Parking	±178 Spaces	±73 Spaces
Associate Parking	±640 Spaces	±190 Spaces
Sprinkler System	ESFR	ESFR
Exterior Wall Material	Tilt Up	Tilt Up
Roofing	TPO	TPO
Floor/Slab	6" 3500 PSI	6" 3500 PSI
Truck Court Depth	190'	190'
Zoning	Medium Industrial - Limited Use	



Site Access

A labor pool of over 1.1 million within a 45 minute drive.



I-40 / I-85
5 minutes



Burlington Alamance
Regional Airport
2 minutes



Wilmington Port
180 minutes

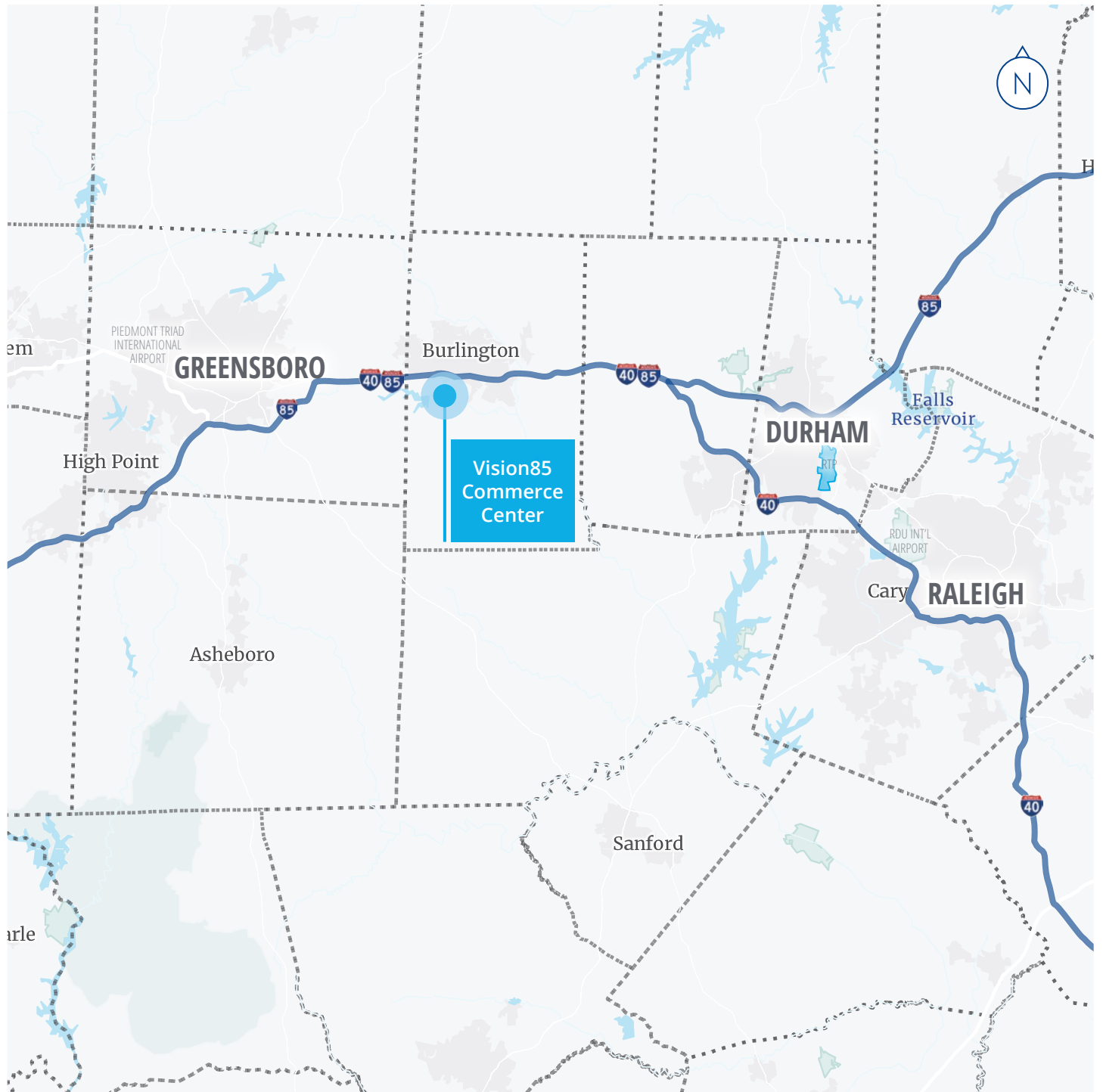
RTP
42 minutes

Downtown Durham
35 minutes

RDU International Airport
45 minutes

Piedmont Triad
International Airport
35 minutes

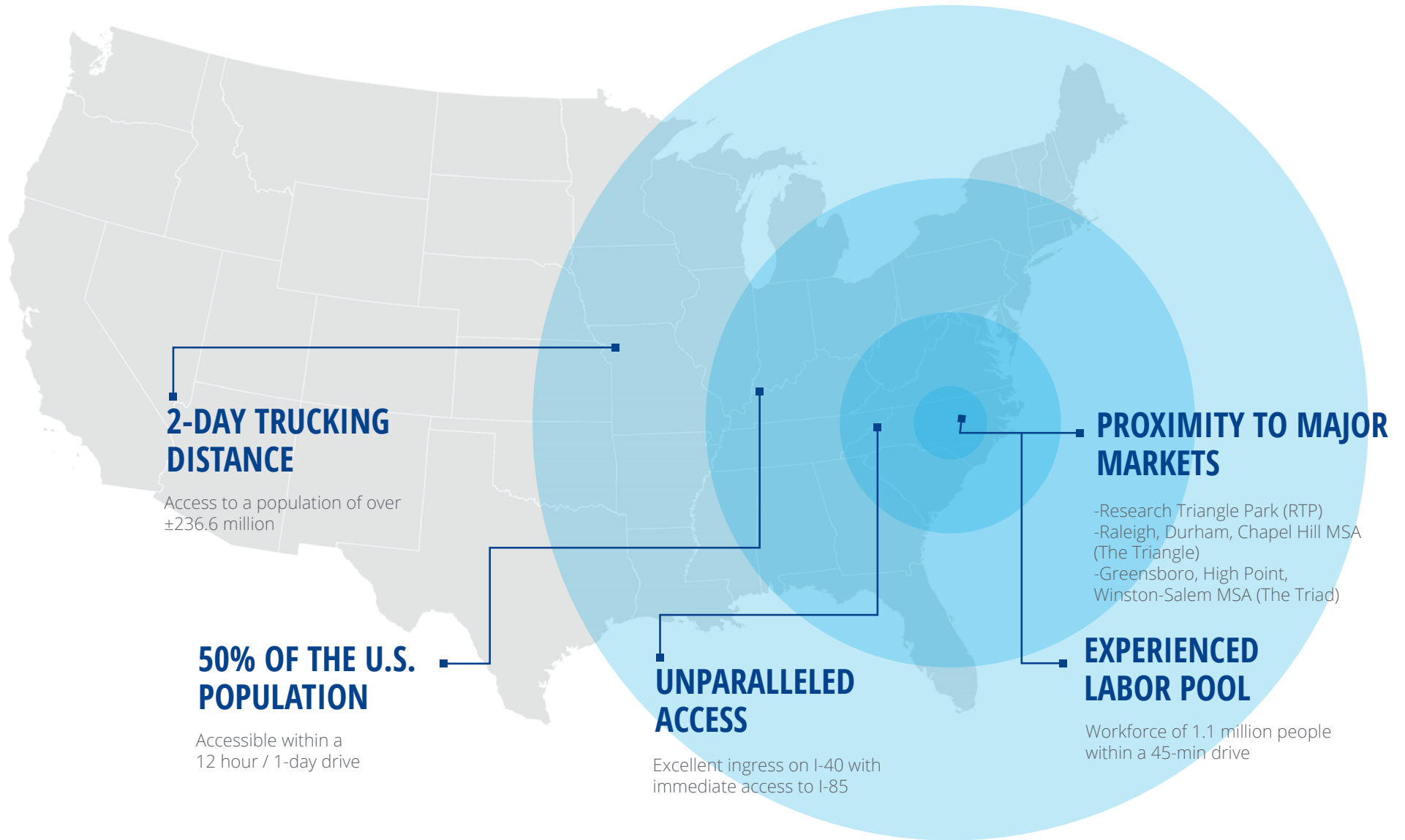
Greensboro
30 minutes



Major Distributors Along I-85/I-40 Corridor



Property Location



Site Access

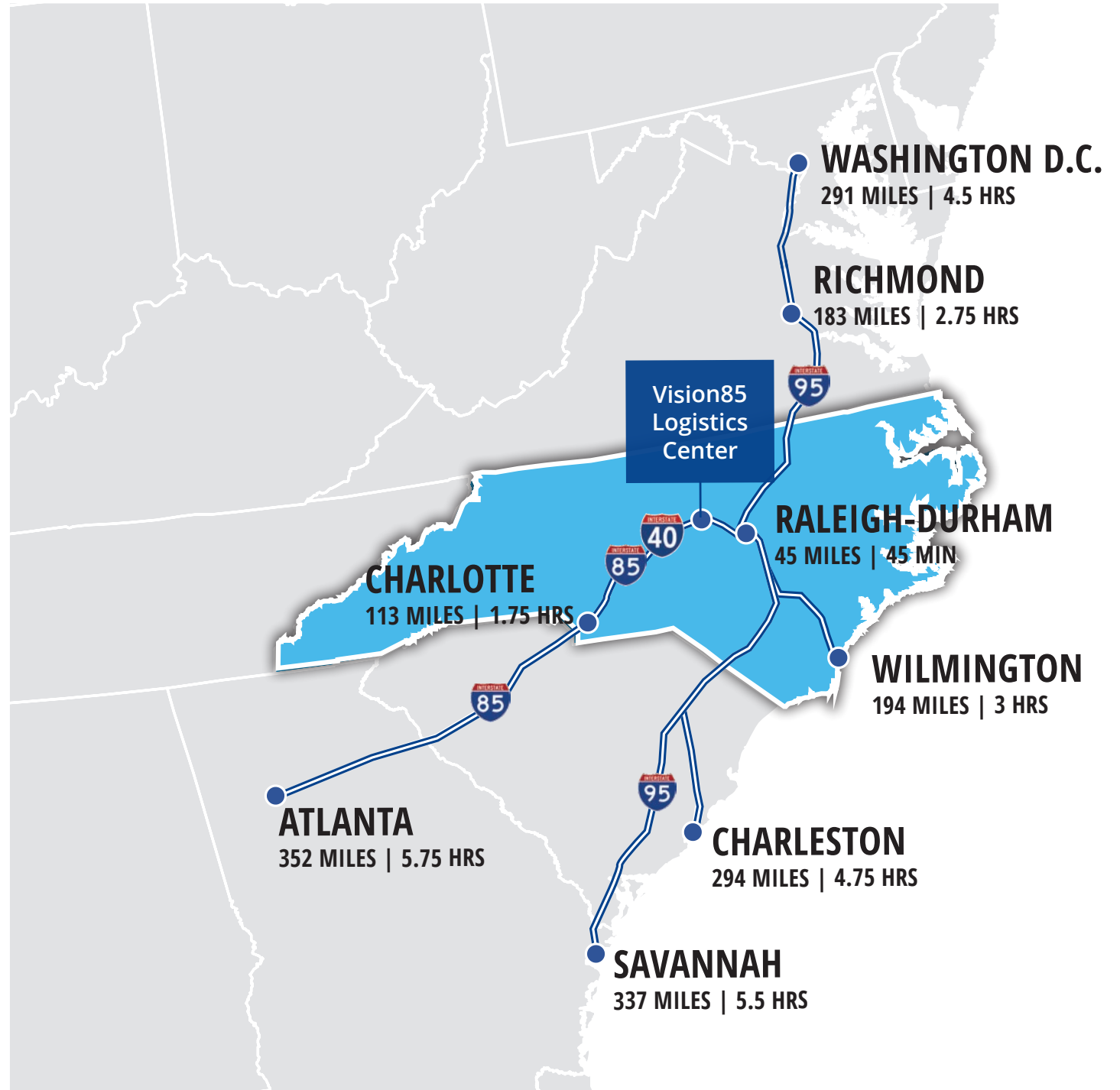
Proximity to major MSAs and ports

Airports

- | | | |
|---|---------------------------------|-----------|
| 1 | Burlington Alamance Regional | 2 miles |
| 2 | Piedmont Triad International | 35 miles |
| 3 | Raleigh-Durham International | 47 miles |
| 4 | Fayetteville Regional | 92 miles |
| 5 | Charlotte Douglas International | 116 miles |

Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 217 miles |
| 2 | Morehead City, NC | 209 miles |
| 3 | Wilmington, NC | 194 miles |
| 4 | Charleston, SC | 294 miles |
| 5 | Savannah, GA | 337 miles |
| 6 | Jacksonville, FL | 469 miles |



About Vision Real Estate Partners



Vision Real Estate Partners is best defined as an owner/operator/developer of commercial real estate, with a long track record of successfully identifying properties with great potential and transforming them into superior assets.

As a fully vertically integrated commercial real estate development firm, Vision manages all aspects of its business in-house. Specifically, Vision's team is made up of professionals with deep backgrounds in investments, acquisitions, due diligence, capital markets, reporting, investor relations, architectural, engineering, construction, development, marketing, leasing, property and asset management, finance, and legal activities.

Vision is proud of its track-record and background as a local hands-on operating partner, with deep roots and experience in its marketplace. With a reputation as an entrepreneurial owner and developer with an institutional pedigree, Vision partners with global institutions to pursue value-add, opportunistic, select core and core+ investments across the office, industrial, flex, mixed-use and retail sectors.



[View Online Listing](#)

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