

# North 85 Logistics Park

3124 MONTAGUE CENTRE RD | OXFORD, NORTH CAROLINA



Trammell Crow Company

FOR LEASE OR SALE | UP TO ±1.1M SF INDUSTRIAL SPACE ACROSS MULTIPLE BUILDINGS



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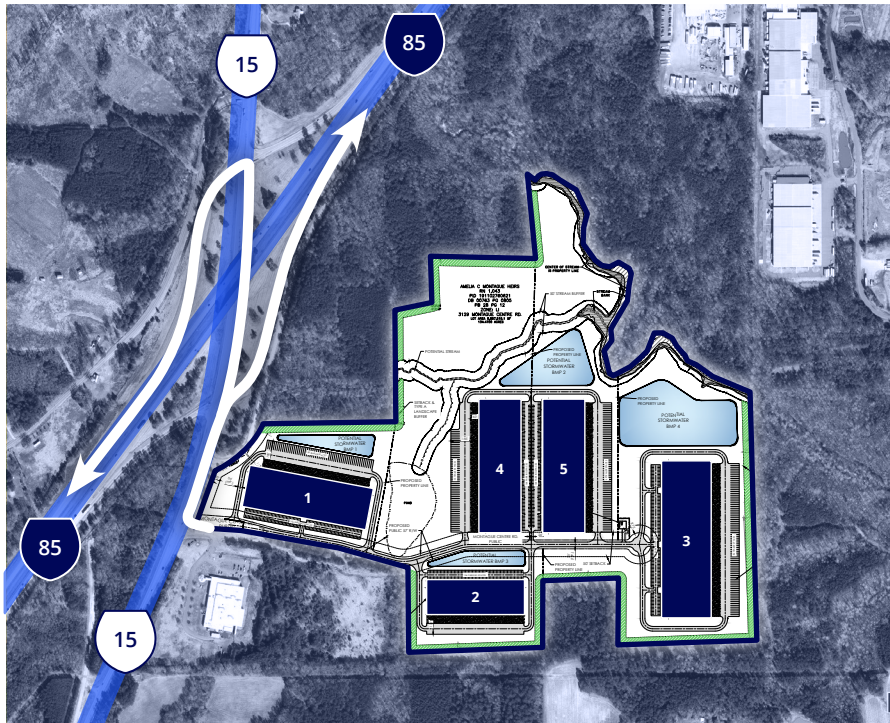
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# North 85 Logistics Park

3124 MONTAGUE CENTRE RD | OXFORD, NC

## Overview

North 85 Logistics Park is a new Class A industrial development strategically located in Oxford, North Carolina—offering immediate access to Highway 15 and Interstate 85, with excellent connectivity to the Triangle and Mid-Atlantic markets. Two site plan configurations allow for flexible build-to-suit or multi-tenant opportunities, ranging from 131,000 SF to 452,000 SF.



## Property Highlights



Class A industrial park totaling  
±1.1M SF across multiple buildings  
on ±134 acres



Immediate access to I-85



Flexible build-to-suit site plan options,  
accommodating up to 452,580 SF in a  
single building



Ample trailer storage



Approximately 32' to 36' clear height



Zoned Light Industrial - [City of Oxford UDO](#)

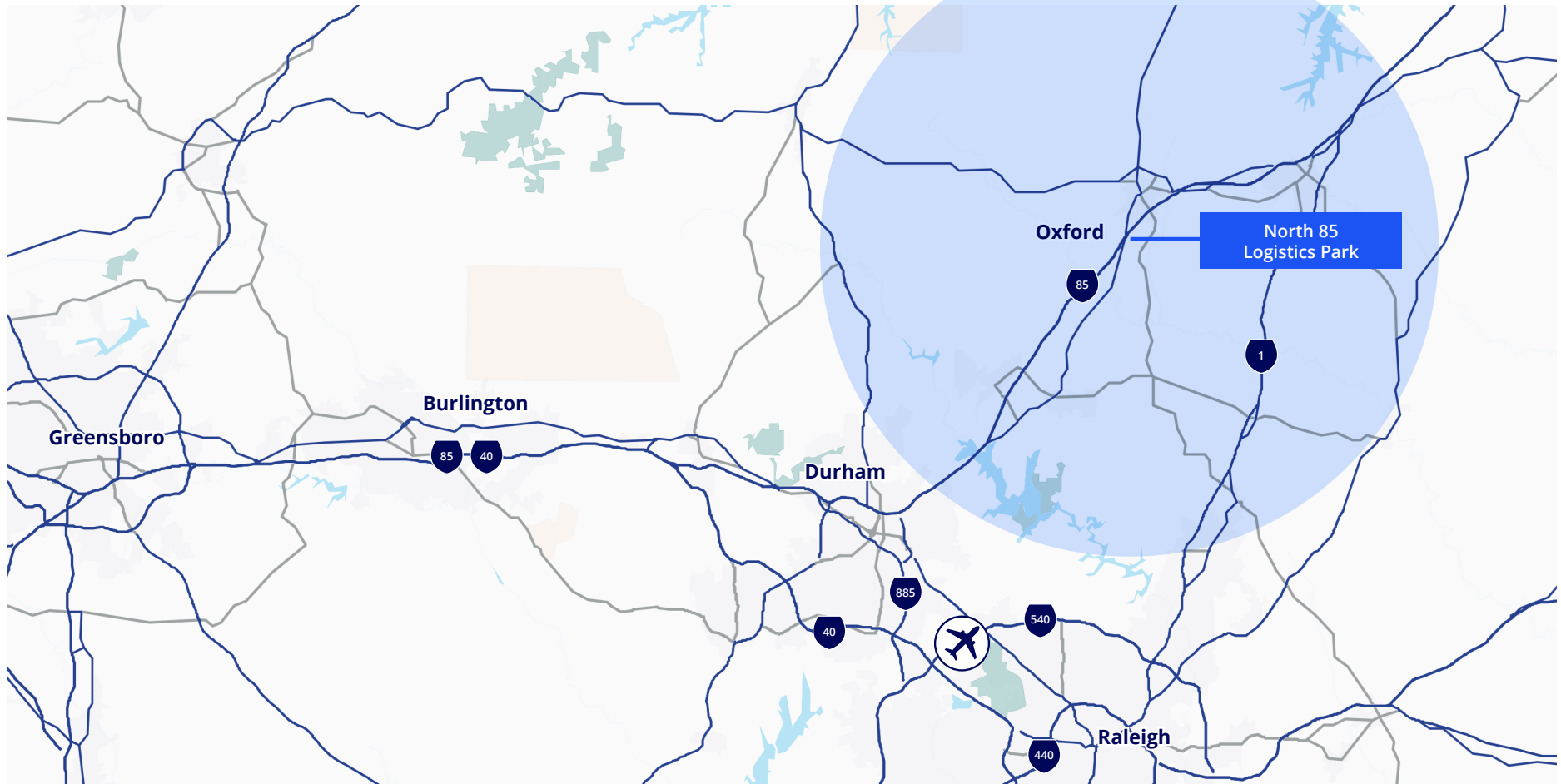


1M+ labor pool within an hour drive



Favorable tax environment compared to  
Wake County

# Strategic Location



## Major Distributors

WITHIN 20 MINUTES FROM NORTH 85



## Drive Times

Hwy 15	1 min	0.2 mi
I-85	2 min	0.5 mi
US-1	20 min	15.5 mi
Durham	27 min	25.9 mi
RDU Airport	35 min	37.0 mi

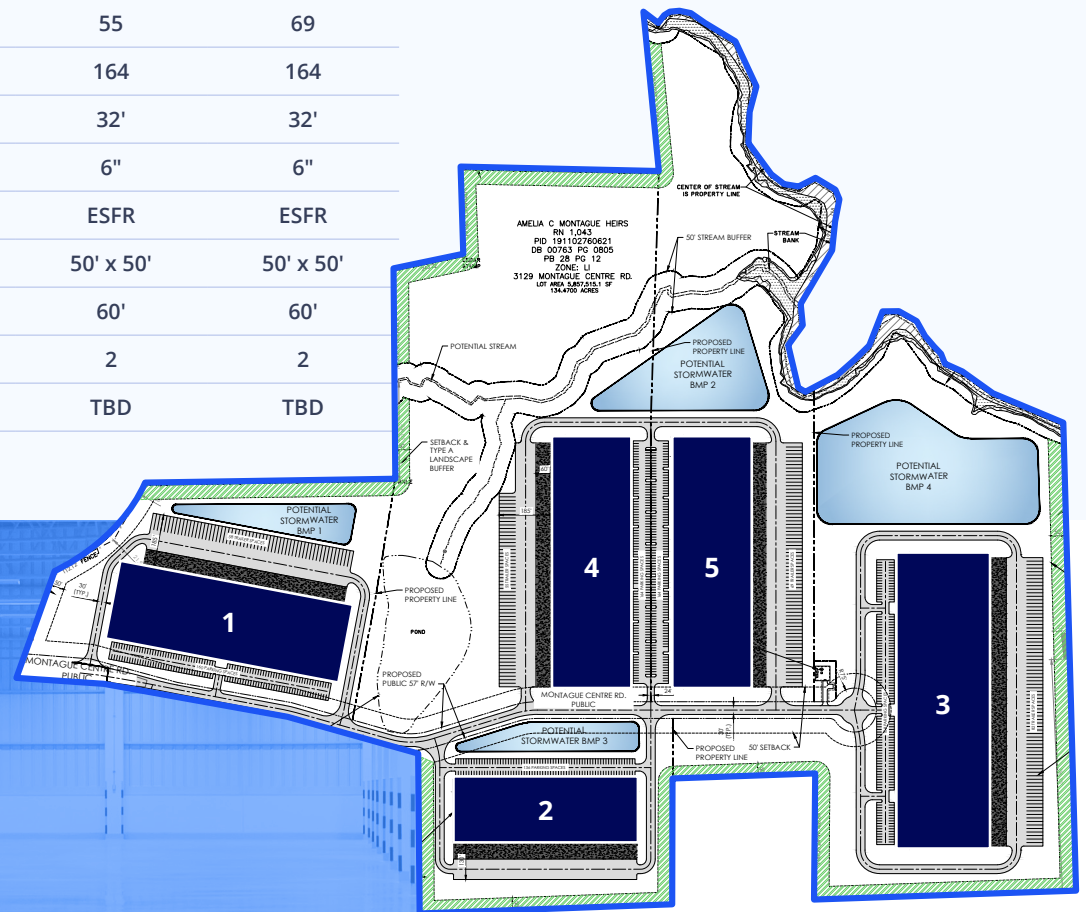
I-540	37 min	26.0 mi
Raleigh	55 min	39.7 mi
Greensboro	1hr 15 min	78.3 mi
Richmond	1hr 50 min	124 mi
Charlotte	2hr 29 min	169 mi



# Property Specifications

## OPTION 1A

Building	1	2	3	4	5
Square Footage	208,000 SF	131,250 SF	310,000 SF	221,000 SF	221,000 SF
Dimensions	260' x 800'	210' x 625'	310' x 1000'	260' x 850'	260' x 850'
Truck Court	185'	130'	190'	185'	185'
Trailer Drops	58	0	82	55	69
Parking Spaces	160	136	188	164	164
Clear Height	32'	32'	36'	32'	32'
Slab	6"	6"	7"	6"	6"
Fire Protection	ESFR	ESFR	ESFR	ESFR	ESFR
Column Spacing	50' x 50'	50' x 50'	50' x 50'	50' x 50'	50' x 50'
Speed / Loading Bays	60'	60'	60'	60'	60'
Drive in Doors	2	2	2	2	2
Dock Doors	TBD	TBD	TBD	TBD	TBD



# Floor Plan

BUILDING 1

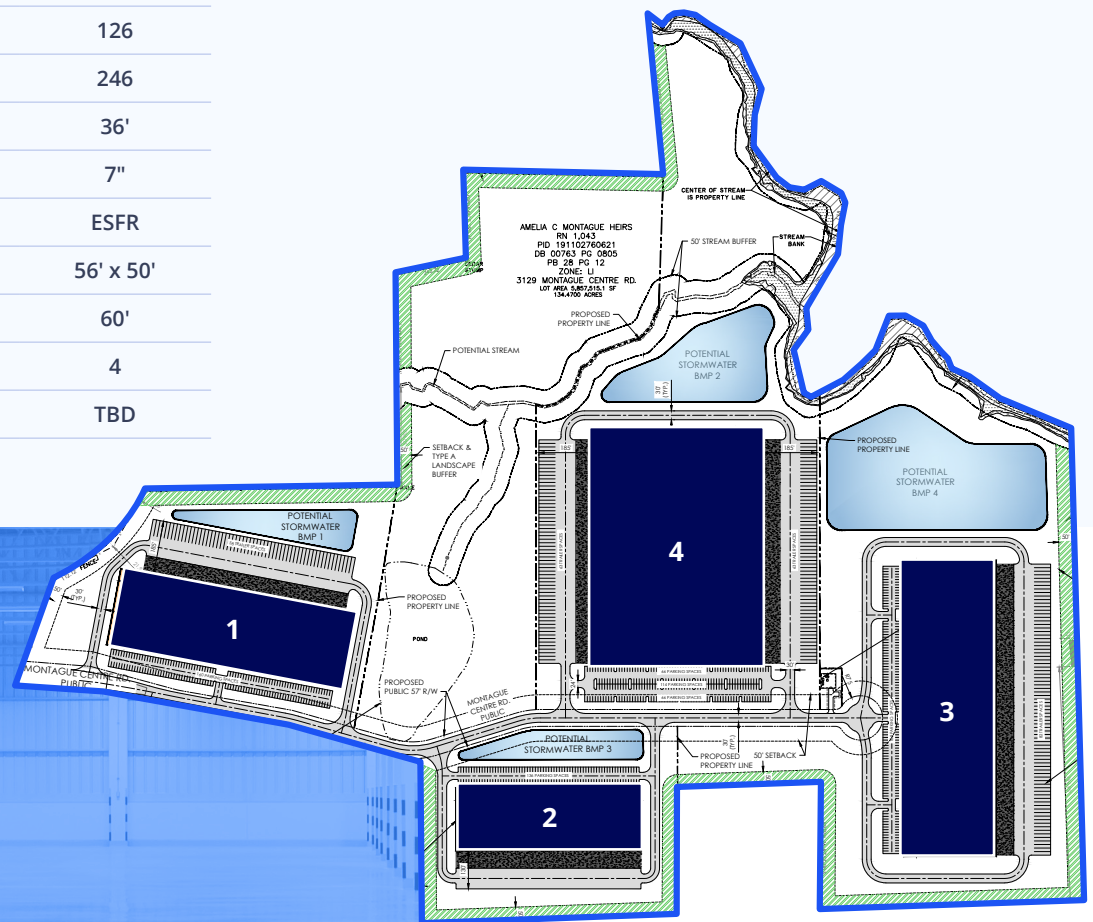




# Property Specifications

## OPTION 1B

Building	1	2	3	4
Square Footage	208,000 SF	131,250 SF	310,000 SF	452,580 SF
Dimensions	260' x 800'	210' x 625'	310' x 1000'	570' x 794'
Truck Court	185'	130'	190'	185'
Trailer Drops	58	0	82	126
Parking Spaces	160	136	188	246
Clear Height	32'	32'	36'	36'
Slab	6"	6"	7"	7"
Fire Protection	ESFR	ESFR	ESFR	ESFR
Column Spacing	50' x 50'	50' x 50'	50' x 50'	56' x 50'
Speed / Loading Bays	60'	60'	60'	60'
Drive in Doors	2	2	2	4
Dock Doors	TBD	TBD	TBD	TBD



# Why Granville County?

## Major Manufacturing Presence

Home to some of the largest manufacturing plants in the nation, Granville County is known for its skilled workforce and progressive business environment. With six Interstate-85 exchanges and close proximity to the Research Triangle, Granville County gives companies access to major markets. Of the 30,000+ people in the Granville County labor force, 25% of them work in manufacturing. That is twice the state's average and three times the national average giving manufacturing companies a strategic advantage when locating within Granville County.

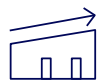
## Top Industries

Advanced Manufacturing  
Food Production & Distribution  
Professional Services

## Tier 2

Most lucrative state  
designation for economic  
development incentives

## DEMOGRAPHICS



**8.9%**

Projected industry  
growth by 2028



**62,500+**

2025 Total County  
Population



**37%**

Of the labor force is  
Blue Collar



**2.4%**

Unionization rate in NC,  
the lowest in the nation



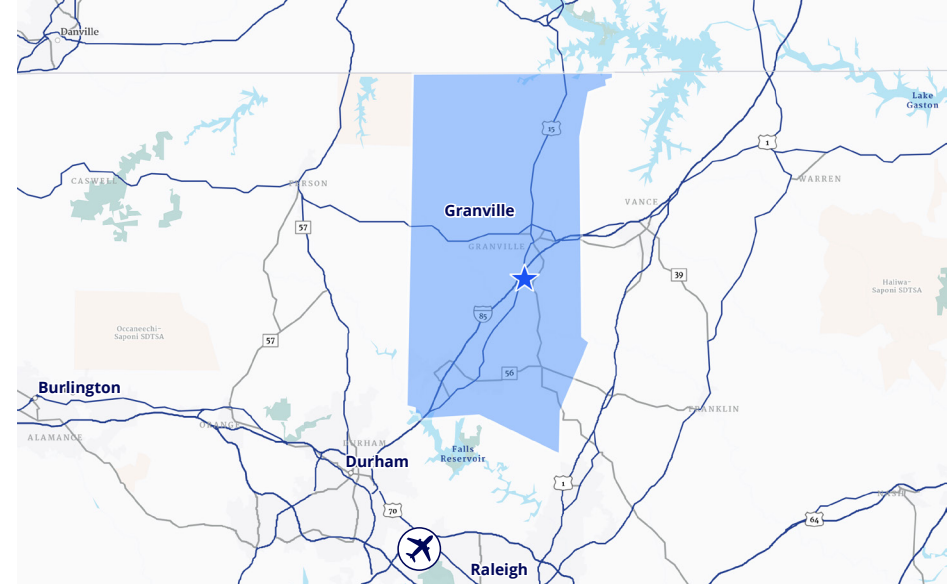
**1M+**

Labor pool within an  
hour drive



**5.8%**

10-year population  
growth rate



**80%** of the US Population within a 1-day drive

## TRANSPORTATION & LOGISTICS



**6**

I-85 interchanges  
Network of US and NC  
Highways



**2**

Nearby airports including  
RDU International Airport &  
Henderson-Oxford Airport



**2**

Inbound & Outbound rail  
service available by Norfolk  
Southern Railway or CSX-  
Carolina Connector



**5**

Maritime ports within  
driving distance including  
Wilmington, NC &  
Norfolk, VA within 3 hours

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