

369,420 SF

AVAILABLE

Industrial Distribution Center with  
convenient access to I-40 and I-85



## NORTH CAROLINA INDUSTRIAL CENTER

1017 Corporate Park Drive  
Mebane, NC 27302

Rental Rate  
**Available  
Upon Request**

Occupancy  
**Immediate**

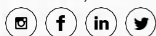
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**NEWMARK**

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## BUILDING SPECS

**Available Space:** 369,420 SF

**Office Space:** 6,408 SF

**Acreage:** 25.26 acres

**Clear Height:** 40'

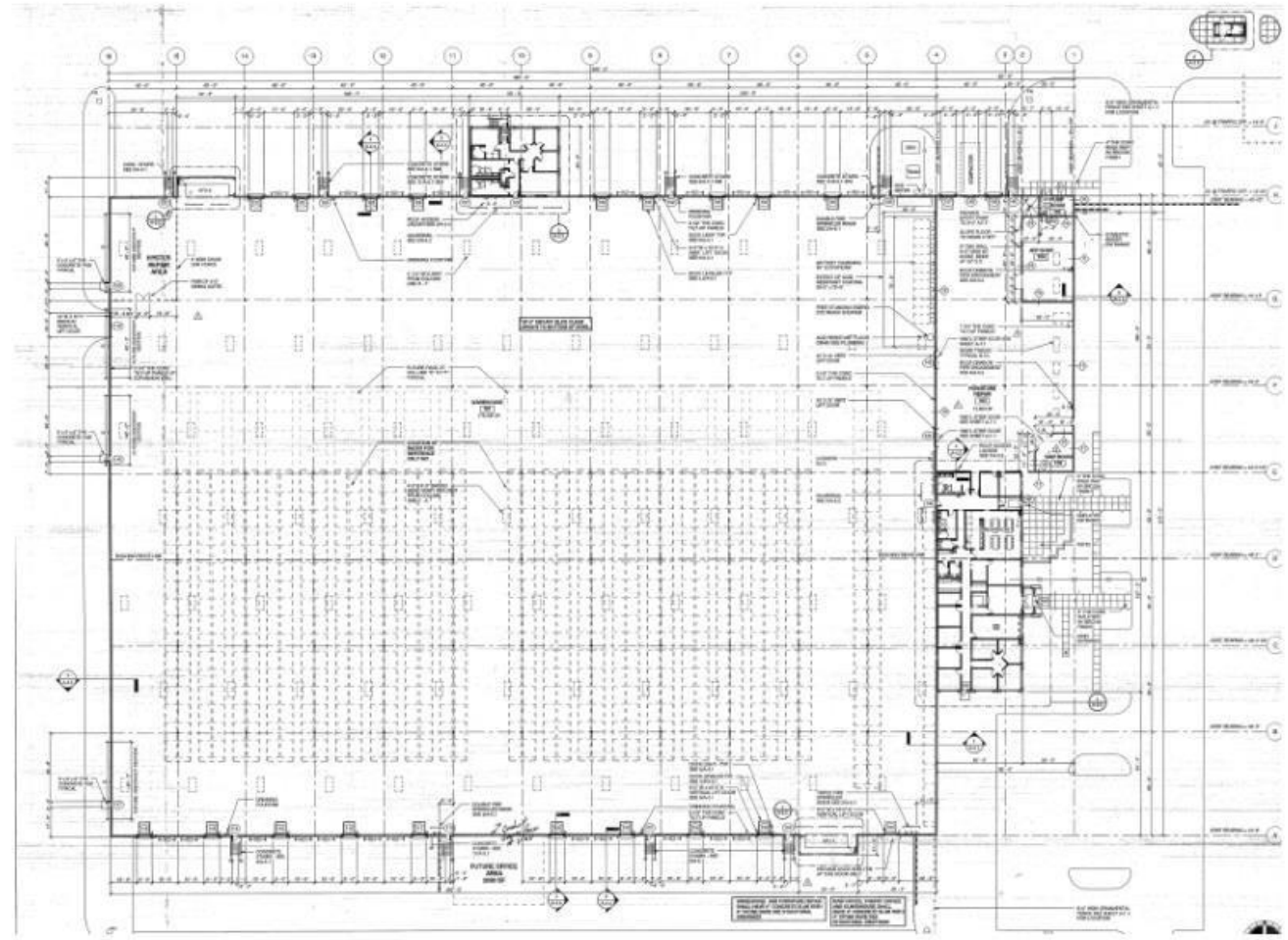
**Sprinklers:** ESFR system with 25.4 K-factor

**Power:** 1600amps

**Dock Doors:** 42 with 35,000 lbs. mechanical load levers, dock seals, bumper pads and dock restraints

**Car Parking:** 115 surface spaces; 4 handicap

**Trailer Parking:** 143 with concrete landing pad



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**FLOOR PLAN**

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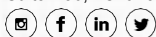
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**Year Built:** 2005/2018

Originally constructed in 2005 of 199,856 SF which included 6,408 SF of office space; 2018 plant addition of 177,600 SF

**Office:** 6,408 SF of main office with the balance being support area and furniture repair room. Finishes include painted gypsum wall panels, acoustical ceiling tiles, recessed fluorescent light fixtures and tiled floors. 9 Private offices, lobby and reception area, server room, break room, conference room, 2 men's restrooms ( 3 WC's, 3 urinals, 4 WB's) and 2 women's restrooms (4 WC's, 4 WB's)

**Quality:** Very Good

**Dimensions:** 960' x 360'

**Ceilings:** Ceiling height of 43' feet below the decking and 40' clear below the main beams; 22 gauge insulated metal deck with exposed beams and joists

**Column Spacing:** 50' x 40'

**Column Comments:** 10" square steel beams protected by heavy plastic bollards with column and bay spacing of 50' X 40' and a 60' speed bay at the dock walls

**Roof:** White TPO membrane, mechanically fastened over 22 gage metal deck

**Floors:** 6" super-flat concrete floor slabs reinforced with 6X6/10 X 10 wire welded mesh over 6 mil polyethylene vapor barrier over 4" stone base

**Walls:** 7 1/4" insulated tilt-up concrete wall panels

**Lighting:** Combination of LED and T5 light fixtures augmented by 336 skylights

**Gas:** Provider: PSNC Energy; 6" high pressure main; 2" line

**Water:** City - City of Mebane  
12" main line  
10" fire line  
2" domestic line

**Sewer:** City - City of Mebane  
6" main line  
2" domestic line

**Power:** Duke Energy - Provider: Duke Energy 1000 KVA pad mounted transformer; General Electric interior switchgear of 1,600 amps, 480Y/277v 3 phase, 4-wire 1- 500 KVA Detroit Diesel gas-fired back-up generator

**Heat:** 3- ICE Western gas-fired floor mounted air rotation units positioned throughout the warehouse. Combination electric-fired HVAC units service the office area

**Air Conditioning:** Office only, electric combination HVAC units

**Sprinklers:** ESFR system with 25.4 K-factor sprinkler heads; complete exterior loop system with 6 On-site fire hydrants. 2-Zones: (1) Warehouse and Shipping: Designed Discharge .39 gpm/SF over remote 2,000 SF and shipping  
Designed Discharge .10 gpm/SF over remote 1,500 SF (2) Furniture Repair and Office: Designed Discharge .30 gpm/SF over remote 2,000 SF and Shipping Overhead: Designed Discharge .10 gpm/SF over remote 1,500 SF

**Equipment:** \* Exterior gutters and downspouts  
\* Exterior wall-mounted security lights and parking lot light fixtures  
\* Guard House with manual gate and automatic control arm  
\* Racking

**Fiber:** Installed

**Security:** 10' high ornamental security fencing the entire



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**PROPERTY DESCRIPTION**

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## FACILITY HIGHLIGHTS

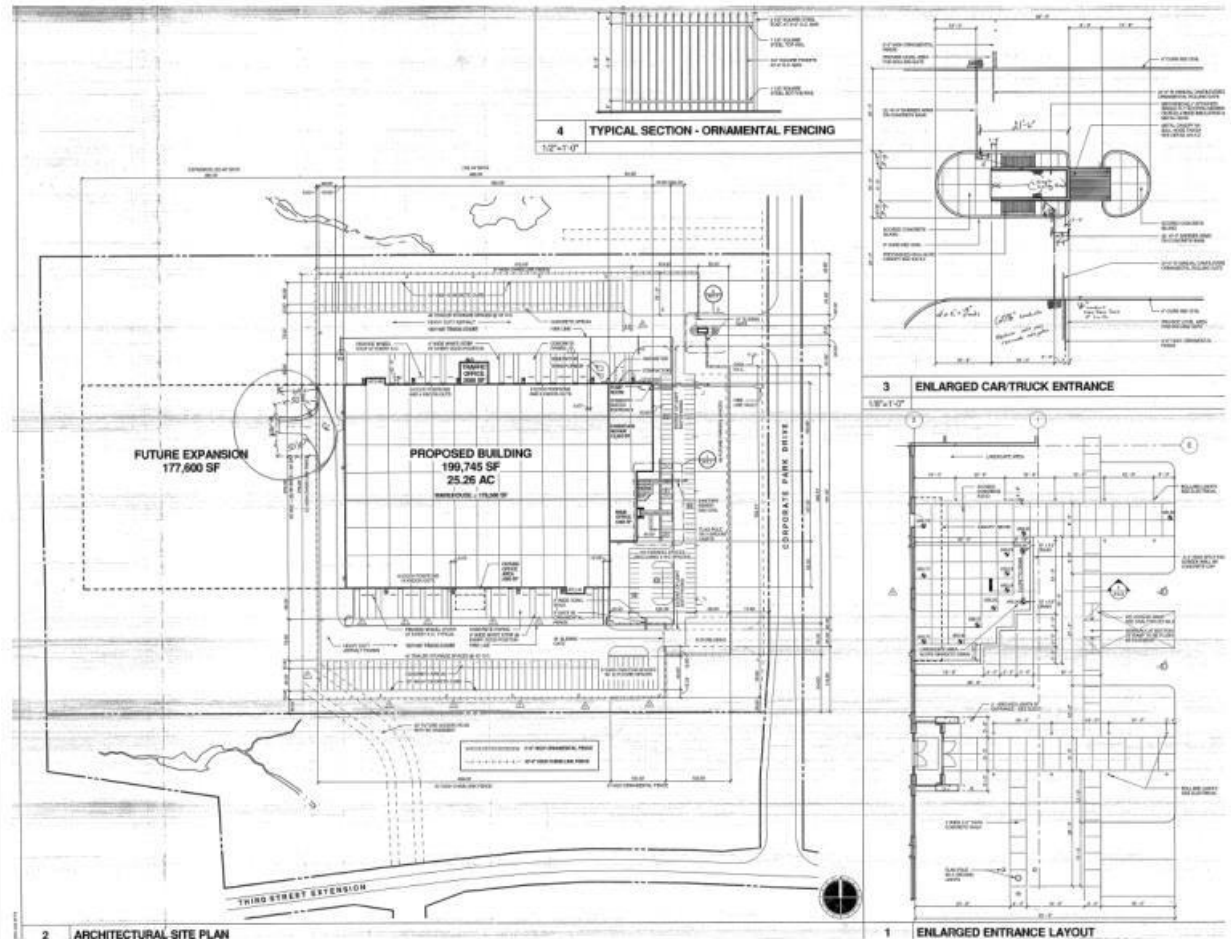
- A Cross Dock Loading Facility
- Constructed in 2005 Expanded in 2018
- White TPO Roof System
- 12 Battery Charging Stations
- Super Flat Slab



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**SITE PLAN**



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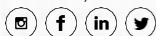
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**AERIAL MAP**

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