

3307 LEE AVENUE

Warehouse + Outside Storage for Lease | Sanford, NC



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AVAILABLE

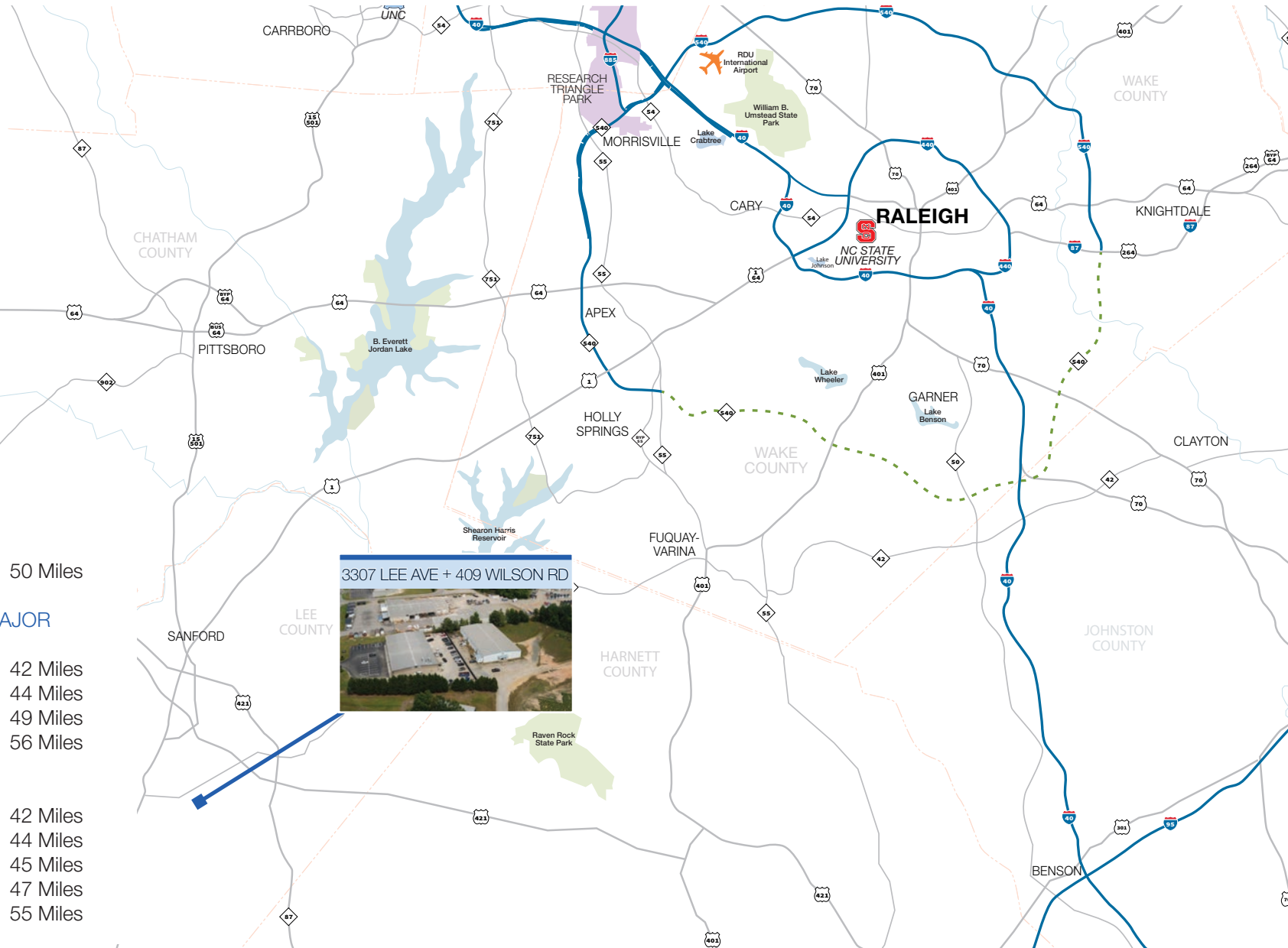
NAI TRI PROPERTIES



PROPERTY OVERVIEW

ADDRESS	3307 Lee Ave, Sanford, NC 27330
BUILDING SIZE	16,000 SF 100' x 160'
OUTSIDE STORAGE	1 Acre (approx.) secured outside storage being developed to include grading & fence
WALL CONSTRUCTION	Metal
CEILING HEIGHT	18'
LOADING DOCK DOORS	1 dock door, 1 roll-up door
ELECTRICAL	800 AMPS
ZONING	LI - Sanford table of permitted uses

TRIANGLE REGION



AIRPORT

RDU International Airport 50 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

UNC Chapel Hill 42 Miles
 NC State University 44 Miles
 Research Triangle Park 49 Miles
 Duke University 56 Miles

SURROUNDING AREAS

Chapel Hill 42 Miles
 Morrisville 44 Miles
 Cary 45 Miles
 Raleigh 47 Miles
 Durham 55 Miles

CONTACT

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 DANIEL HERRING | 919.760.7822 | dherring@triprop.com

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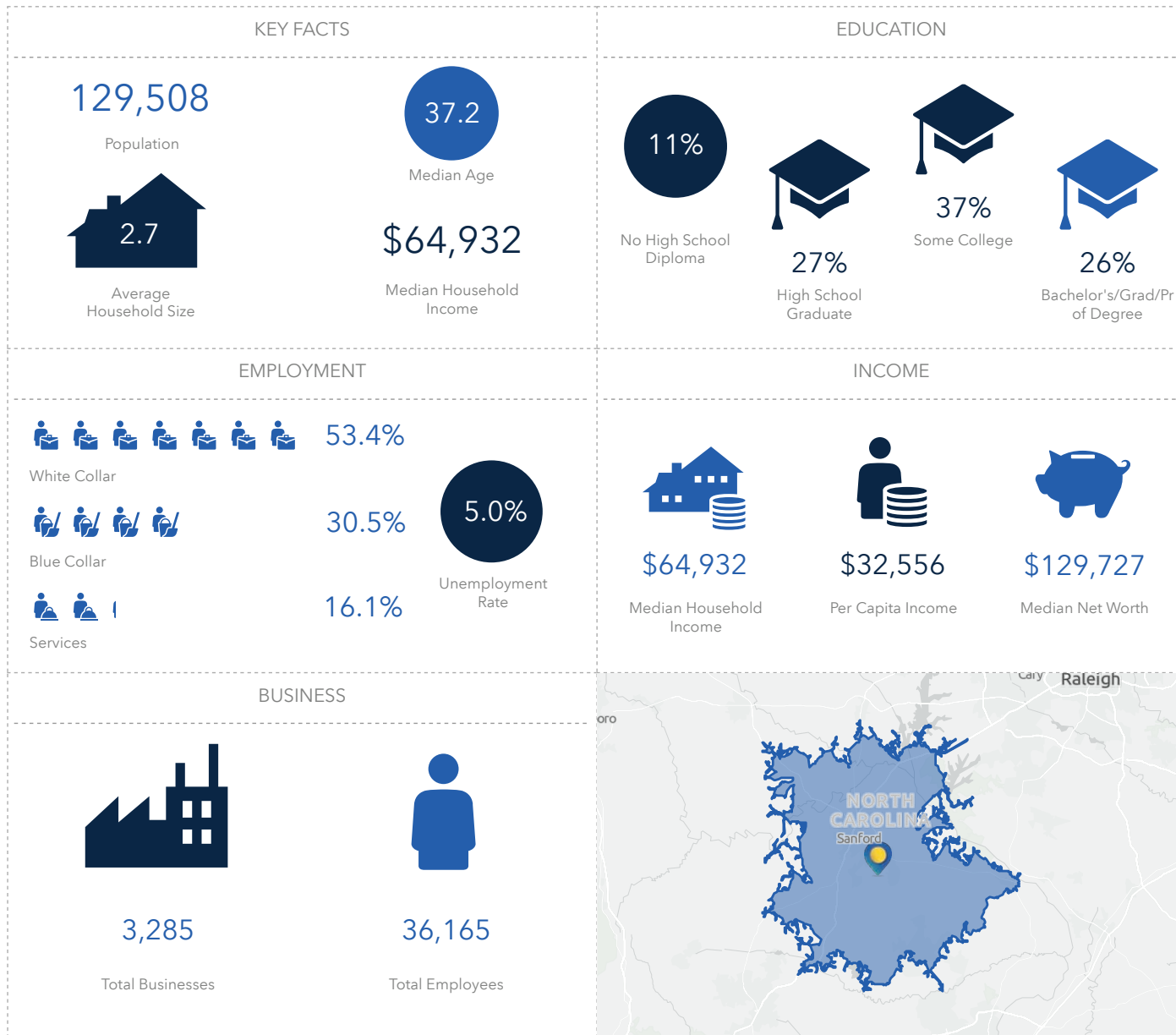
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DEMOGRAPHICS - 27 MINUTES



LEE COUNTY SANFORD

Within a 45 mile radius from Sanford, one can reach downtown Raleigh, downtown Durham, Research Triangle Park, as well as Chatham and Harnett Counties. Its proximity to world-class education, talent workforce, and reasonable commute time has contributed to its continued growth rate.

SITES AND PROPERTIES

Strategically located in the heart of NC, Lee County and the city of Sanford is the right choice to relocate or expand your business. A supportive and reliable infrastructure, coupled with an unbeatable tax climate, positions all businesses to prosper in Sanford.

KEY INDUSTRIES

Taking advantage of its abundant resources, Sanford has made a name for itself across diverse industries. While manufacturing and agriculture serve as the backbone, the city's industrial foundation and innovative spirit have also opened the door to new growth in life sciences, energy and defense.

Known for its strong industrial center, Sanford is home to large-scale brick production and manufacturing companies including Lee Brick and Tile and Caterpillar. The city is also emerging as a major textile and biotech industry hub, with Pfizer among the largest and top employers.

BUSINESS RESOURCES

Sanford and the surrounding area's local governments and agencies prioritize the needs of business owners by providing a variety of resources to ensure success.

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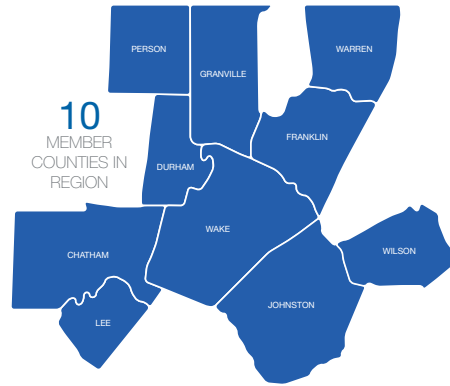


RESEARCH TRIANGLE REGION

Overview + Information

Top Business Climate

Anchored by one of the nation's largest research parks and three nationally renowned research universities, the Research Triangle area consistently ranks among the nation's best economies year after year. Industry giants in pharmaceuticals, computer software, telecommunications, cleantech, and biotechnology dot the landscape, helping to fuel thriving retail sales and entrepreneurial success. In 2021, Apple, Google, and Nike announced headquarter expansion plans into the Triangle market.



The region is comprised of ten member counties and the Research Triangle Park.

Exponential Population Growth

Considered the fastest-growing region in the state, the Raleigh/Durham/Research Triangle region has a population of over 2 million and has grown by more than 40% in the last 20 years. The area is expected to grow at an even faster rate in the next decade. Within the Triangle region, Wake County is the largest and fastest-growing area with a population of more than 1,072,000, adding approximately 65 people per day.

Consistent Employment Growth

The Triangle area has had consistently low unemployment rates and high job growth rates. The area's unemployment is consistently below the state and national rates. The metro area's economic success is most evident in the rising incomes of its residents. The region's per capita income has long outstripped the state's per capita income, and this solid economic performance is projected to continue to increase over the next 15 years.

Diversified Employment Base

At the heart of the region's success lies a diverse and growing blend of people and cultures from every corner of the globe. The region's quality growth and ability to mix native traditions and newcomer influences have shaped a population full of vitality, diversity, and prosperity. This talent-attractive environment boasts one of the most highly educated and diverse workforces in the nation. With more than 46 percent of its 25-or-older population holding a bachelor's degree or higher, it's no wonder Forbes magazine ranked Raleigh as one of the best cities for new college grads.

Innovation

As the home of three nationally renowned research universities, the Triangle has garnered a reputation for innovation and entrepreneurship. The Research Triangle region utilizes a triple helix business model in which leaders from the area's businesses, government, and major research universities work together to transform business practices; acquire and develop the latest technology to enable new companies and industries to thrive.

Quality of Life

The low cost of living, quality health care, and ready access to abundant recreational activities make the Triangle region a desirable place to start or relocate a business. Centrally located between the majestic Blue Ridge Mountains to the west and the legendary Outer Banks/Atlantic coast to the east, the Triangle enjoys a favorable climate year-round. Tropical air in the summer and mild temperatures in the winter keep the mean annual temperature at a comfortable 60 degrees.



70%
POPULATION
GROWTH
(2000-2018)



65
PEOPLE MOVE
TO THE
REGION DAILY



1.1M
SIZE OF
REGIONAL
LABOR
FORCE



176,000
STUDENTS
ENROLLED IN HIGHER
EDUCATION



65,000
GRADUATES
ANNUALLY



\$2.9B
SPENT ON R&D
RESEARCH AT TIER I
UNIVERSITIES

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