



## PROPERTY OVERVIEW

- 10,000 - 25,754 SF Warehouse on 4.46 Acres
- Zoned: LI
- 14' Ceiling Height
- Fully conditioned warehouse with wet sprinkler system
- 1 Dock and 1 Drive-In, room to add more docks and drive-In doors
- 800 AMP, 3-Phase Power
- Small office area in front of building
- Compressor shed on building and boiler room shed on building
- Extra land for parking or truck storage/yard space
- Nearby Amenities include restaurants, banking, shopping and building supply stores
- Lease rate: call brokers

## PROPERTY DESCRIPTION

This 25,754 SF flex/industrial building is zoned light industrial and sits on 4.46 acres with possible yard space. The building is ideal for storage or a manufacturing business. Two brand new dock doors have been added along with upgraded lighting and office area.

## LOCATION DESCRIPTION

The property is strategically located along Lee Avenue in Sanford, NC, a strong industrial and flex corridor. This location provides quick and easy access to Hwy 421 leading to Lillington, NC and Hwy 87 to Fayetteville and I-95. The 421 bypass around Sanford provides a four-lane, divided highway route to US 1 towards Raleigh-Durham. The facility is very close to the active retail market in Sanford which includes numerous restaurants and large retailers. The building is in a great location with easy access to Hwy. 421, Hwy. 42, and Hwy. 87.

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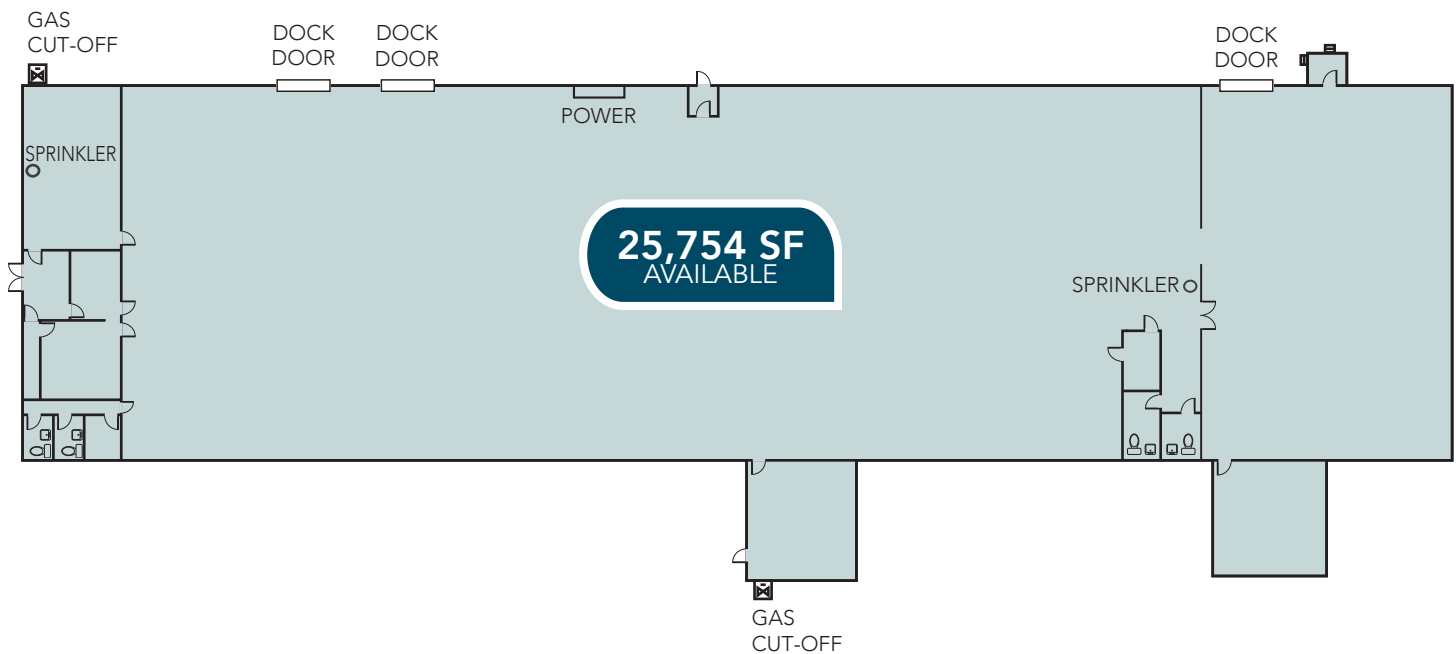
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**2907 LEE AVENUE**  
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# DOWNTOWN SANFORD ATTRACTIONS

## RESTAURANTS, RETAIL, BREWRIES AND MORE IN DOWNTOWN SANFORD:

### RESTAURANTS & CAFES

1. Cafe 121
2. Karma
3. Sandra's Bakery
4. The Chocolate Cellar
5. Kathy's Java Express
6. Mrs. Lacy's Magnolia House
7. The Fairview Dairy Bar
8. The Flame Steakhouse
9. Yarborough's Ice Cream
10. Mrs. Wenger's
11. Big T's Restaurant
12. La Dolce Vita Pizzeria
13. Fresh Choice Cafe

### BREWRIES & BARS

1. Wild Dogs Brewing Co
2. Hugger Mugger Brewing
3. The Smoke & Barrel
4. Libations 139
5. Local Joe's Tap & Grill

### RETAIL

1. Kimbrell's Furniture
2. Sanford Antique Mall
3. High Cotton Couture
4. Southern Jewelers
5. A Few Nice Things
6. 2nd Glances Consignment
7. Nunnery's Shoe Shop
8. Gown & Tux
9. The Cotton Lily
10. Added Accents
11. Books at a Steal
12. The Hobby Shop
13. Purple Poodle
14. Sweet Southern Charm

### ARTS, ENTERTAINMENT & PARKS

1. The Temple Theatre
2. Mural Trail
3. The Mann Center
4. Depot Park



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INDUSTRIAL FOR SALE



#### DISTANCES

DOWNTOWN SANFORD	3.3 MILES
RALEIGH EXECUTIVE JETPORT	12.5 MILES
TRIANGLE INNOVATION POINT	16.9 MILES
CHATHAM PARK	22.6 MILES
I-540	32.1 MILES
RDU INTL AIRPORT	50.2 MILES

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