

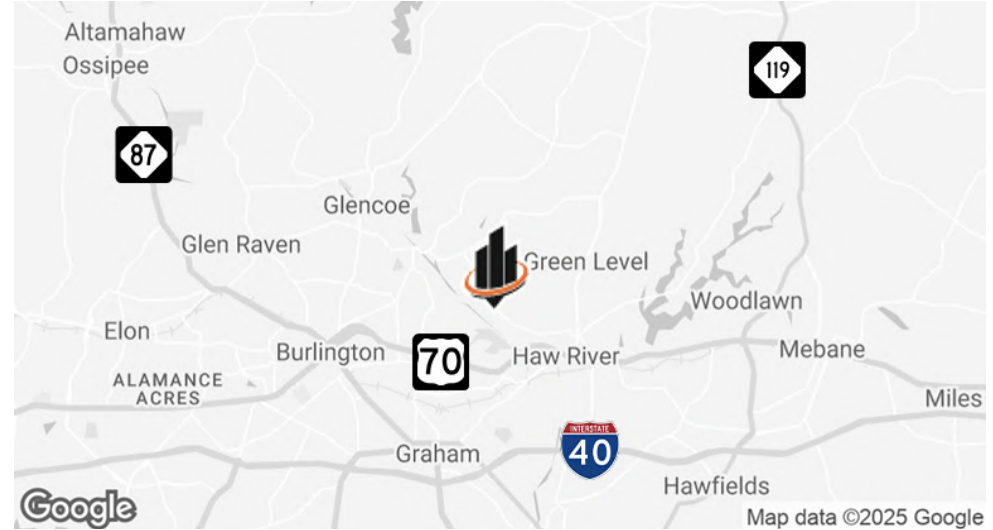


FOR LEASE

1941 HAW RIVER HOPEDALE RD

BURLINGTON, NC 27217

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	±45,400 SF
AVAILABLE SF:	±20,286 RSF
LOT SIZE:	±4.32 Acres
ZONING:	I-2
LEASE RATE/TYPE:	\$4.10/SF (MG)

PROPERTY OVERVIEW

SVN | Real Estate Associates, as exclusive listing agent, is pleased to offer for lease **1941 Haw River Hopedale Road** in Burlington, NC.

This building offers ±20,286 RSF of highly affordable industrial warehouse space, consisting of several clear span bays of various sizes (please see chart + floor plan for specifics). The landlord is willing to sign a short term lease, allowing flexibility for businesses looking for temporary use.

PROPERTY HIGHLIGHTS

- Ideal for light assembly, storage, and/or distribution
- New roof installed back in 2021
- Leasable area features two dock high doors + one roll up door in a fenced/gated yard
- Four miles from I-40/85, roughly halfway between Greensboro and Durham (±30 miles)

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PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	1941 Haw River Hopedale Road
CITY, STATE, ZIP	Burlington, NC 27217
COUNTY	Alamance
PLANNING JURISDICTION	Town of Haw River

BUILDING INFORMATION

BUILDING SIZE	±45,400 SF
AVAILABLE SF	±20,286 SF
YEAR BUILT	1973
NUMBER OF FLOORS	One
CEILING HEIGHTS	±10 - 18 ft
FOUNDATION	Cement Slab
ROOF	New in 2021
FLOOR COVERINGS	Cement
EXTERIOR WALLS	Steel Siding
TENANCY	Multiple

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PROPERTY INFORMATION

PROPERTY TYPE	Industrial Flex
PARCEL ID	149618
ZONING	I-2
LOT SIZE	±4.32 Acres
LOT TYPE	Fenced & Graveled
LOT FRONTAGE	±395 ft

AMENITIES & UTILITIES

DOCK HIGH DOORS	2
ROLL UP DOORS	1
CENTRAL HVAC	No
# OF HVAC UNITS	Three
ELEVATORS	None
WATER & SEWER	City
PROPANE	Yes
INTERNET	Yes (Cable)
POWER	480V 3 Phase

LEASABLE AREA OVERVIEW



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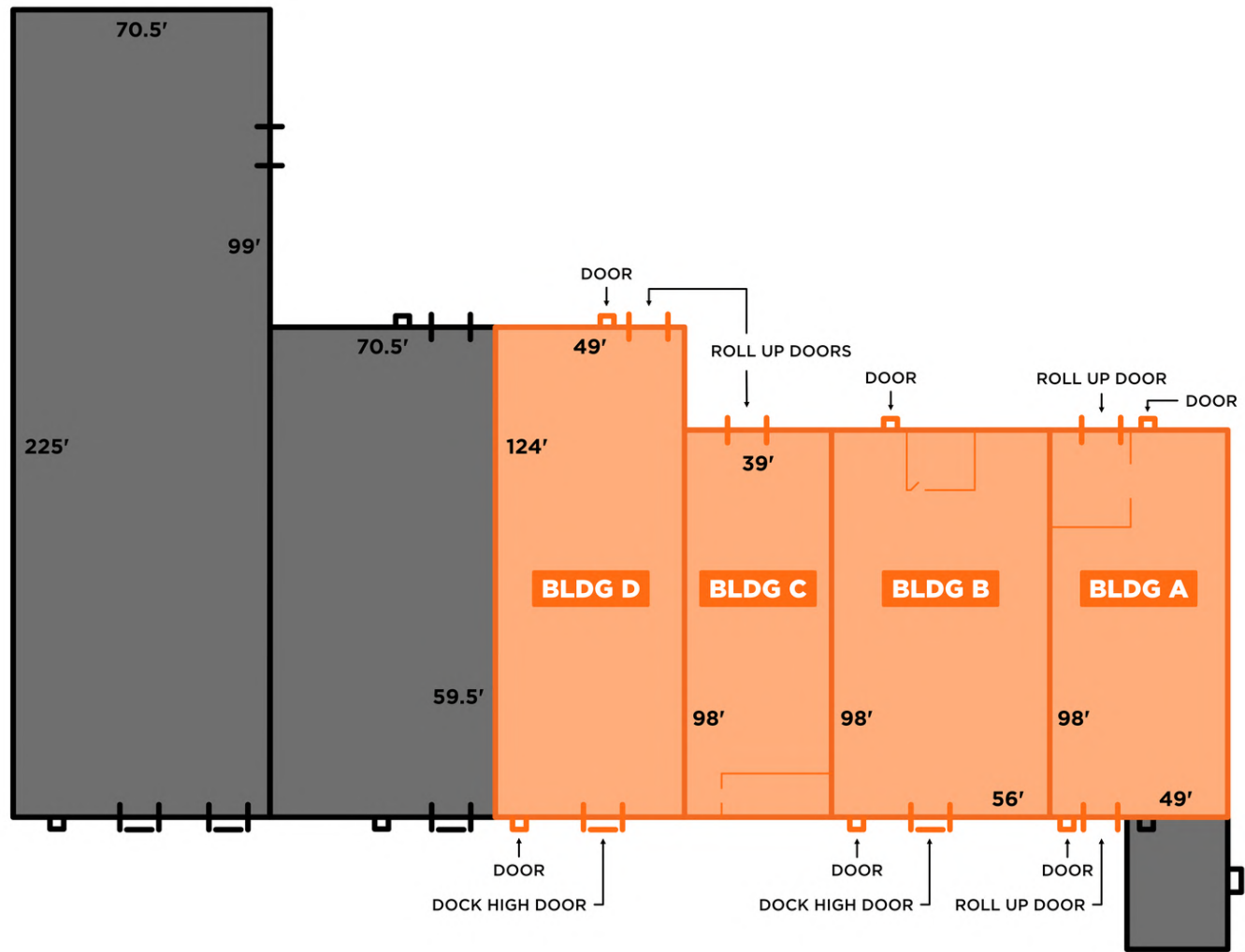
LEASABLE SPACE INFO CHART

BLDG	SIZE (SF)	LENGTH	WIDTH	CEILING HEIGHT	HVAC	DOOR TYPE	LIGHTING
A	±4,802	98 FT	49 FT	±10 FT	Heated & Cooled	1 Roll Up	Fluorescent & LED (Mixed)
B	±5,488	98 FT	56 FT	±14 FT	Heated & Cooled	1 Dock High	
C	±3,920	98 FT	39 FT	±10 FT	Gas Heat	None	
D	±6,076	124 FT	49 FT	±18 FT	Gas Heat	1 Dock High	

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FLOOR PLAN



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BUILDING A



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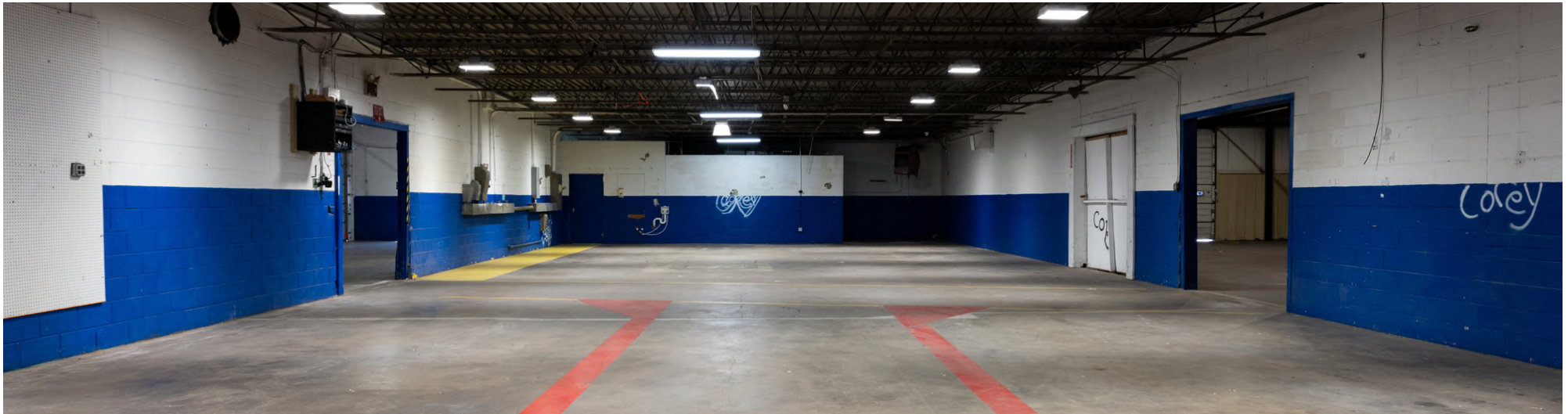
BUILDING B



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BUILDING C



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BUILDING D



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EXTERIOR PHOTOS



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NEARBY RETAILERS (SOUTH ON US 70)



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ADVISOR BIO



BRIAN ALONSO

Advisor

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Direct: 919.287.3217

PROFESSIONAL BACKGROUND

Brian brings lengthy experience in real estate and community building to SVN | REA. A native of Miami, FL, he started his career as an engineer with Ford Motor Company before joining his family's business in South Florida. Housed in an historic downtown Miami property, Brian co-led his family's retail operation for 13 years. During this time, Brian also served as President of Dade Heritage Trust and as co-chair of the Flagler Street Taskforce of the Miami Downtown Development Authority. Both organizations are dedicated to improving the community by focusing on historic properties and revitalizing downtown streets.

Since returning to Durham, where he spent his undergraduate years, Brian launched a startup and continued to invest in commercial real estate. He lives with his wife and three children and is an avid outdoorsman and off-road racer outside of work.

EDUCATION

- Masters of Science, Civil and Environmental Engineering, The George Washington University (2007)
- Bachelor of Science in Engineering, Duke University (2001)

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Board Member, Duke Engineering Alumni Council

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PROFESSIONAL BACKGROUND

Carey is a Senior Vice President at SVN | Real Estate Associates with 20 years of commercial real estate experience. A native of Miami, Florida, he is a long-time Durham resident with degrees from two of the area’s universities with very different shades of blue. Carey completed his undergraduate studies at Duke University, graduating summa cum laude. He later earned his MBA with a concentration in real estate from the University of North Carolina at Chapel Hill’s Kenan-Flagler Business School, where he made the dean’s list, was a Premier Fellow, and a recipient of the Leonard Wood scholarship award.

In 2022, Carey formed the Ascend Industrial Team to focus exclusively on industrial advisory work in the Greater Triangle and Triad regions of North Carolina. Having worked two decades in CRE - including 15 as a broker - Carey took his many years of experience working on industrial transactions and his passion for working with family-owned/non-profit businesses to dedicate his brokerage practice full-time to industrial real estate services. In this role, he focuses heavily on advising property owners with leasing, sales, and long-term decision-making strategies to maximize the value of their assets. He also works with buyers and tenants on industrial acquisitions and leasing. Steeped in a reputation for hard work and integrity, Carey’s many clients and relationship partners continue to put their trust in him by sending repeat business and referrals.

In addition to industrial brokerage, he also has broad experience in urban infill, covered land and investment sales transactions and has been a leader in sales and leasing work in downtown Durham. From 2018 to 2023, her served as Managing Director at SVN | REA, guiding and supporting the commercial brokerage team and was involved in overall strategy and business development efforts. In 2024, Carey moved back into solely focusing on client work.

Outside of brokerage, Carey has worked in property management and has also participated in a sponsor role in adaptive reuse and rehabilitation projects. These include the renovation of the circa 1931 historic Snow Building, and most recently, the adaptive-reuse of the 1968 Home Savings & Loan office building into the boutique 53-room The Durham hotel. Both properties are in downtown Durham. Carey and his wife have two children and two rescue dogs. You may find him “rucking” around Durham’s many walking trails or on the baseball field where he coaches his son’s South Durham Little League team.

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