

WAREHOUSE FOR LEASE

OXFORD INDUSTRIAL PARK

OXFORD, NC 27565



NAI TRI PROPERTIES

PROPERTY OVERVIEW

OXFORD INDUSTRIAL PARK

100 Enterprise Court, Oxford, NC 27565

ADDRESS	100 Enterprise Court, Oxford, NC 27565
BUILDING SIZE	Approximately 122,085 RSF
AVAILABLE SPACE	59,197 RSF to 122,085 RSF Suite B - 59,197 RSF (100% HVAC) Suite C - 62,888 RSF
RENTAL RATE	\$6.50 RSF
TICAM	\$1.40 RSF
FOUNDATION	Concrete
BUILDING SYSTEM	8' Masonary Wainscot with pre-engineered metal above
ROOF	Insulated standing seam metal
BAY SIZES	Varies
SPRINKLER	100% wet system, ESFR in the rear warehouse and normal hazard wet system in the remainder
LIGHTING	LED
PHOTOS	Click here to view photos Click here to view photos
ZONING	Industrial I-2 Click here for use table
SERVICES	Gas: PSNC Energy Power: Duke Energy Water: City of Oxford Sewer: City of Oxford



PROPERTY OVERVIEW

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100 Enterprise Court, Oxford, NC 27565

SUITE B

59,197 RSF

HIGHLIGHTS

- ±4,439 SF total office space on two floors
- 6 sets of restrooms
- 100% HVAC - 135 Tons New AC units (2 - 30 tons, 3 - 25 tons)
- 2 Dock High Doors
- 2 Drive In Door 12'w x 14'h
- Ceiling height 24' on sides, 29' bottom of grider middle
- Kaeser Compressors
- 1600A Power

SUITE C

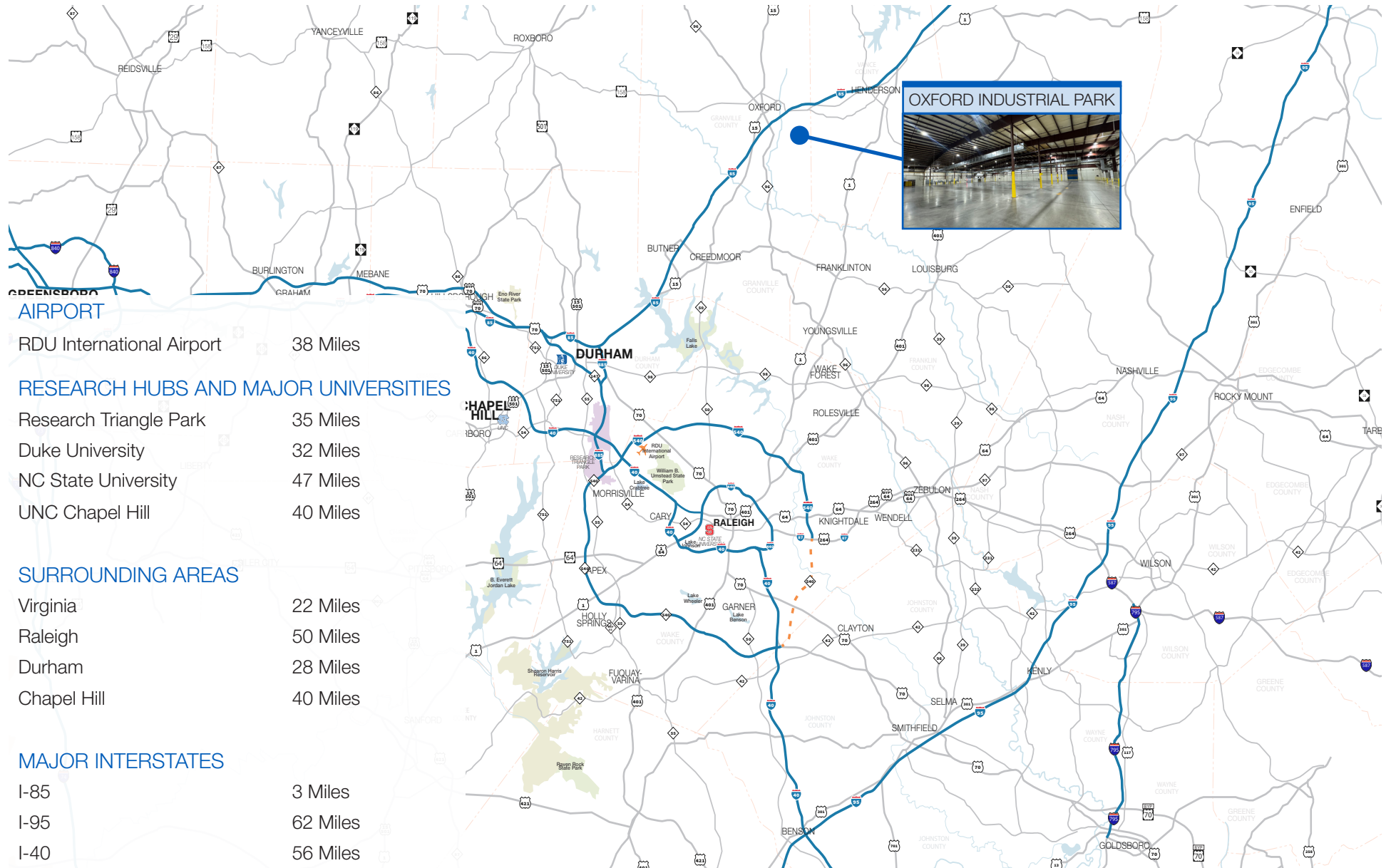
62,888 RSF

HIGHLIGHTS

- ±2,888 RSF Office space
- 4 Dock high doors
- 1 Drive in door (12's x 14'h)
- 22'-27.5' Ceiling height
- New LED motion
- 3 Sets of restrooms (2 with showers)
- 2 Big Ass fans
- 6 Ventilation Fans
- Colum spacing 24' x 49' (speed bay 58')
- 600 AMP 3 Phase 480 V (3 power panels)



REGIONAL OVERVIEW



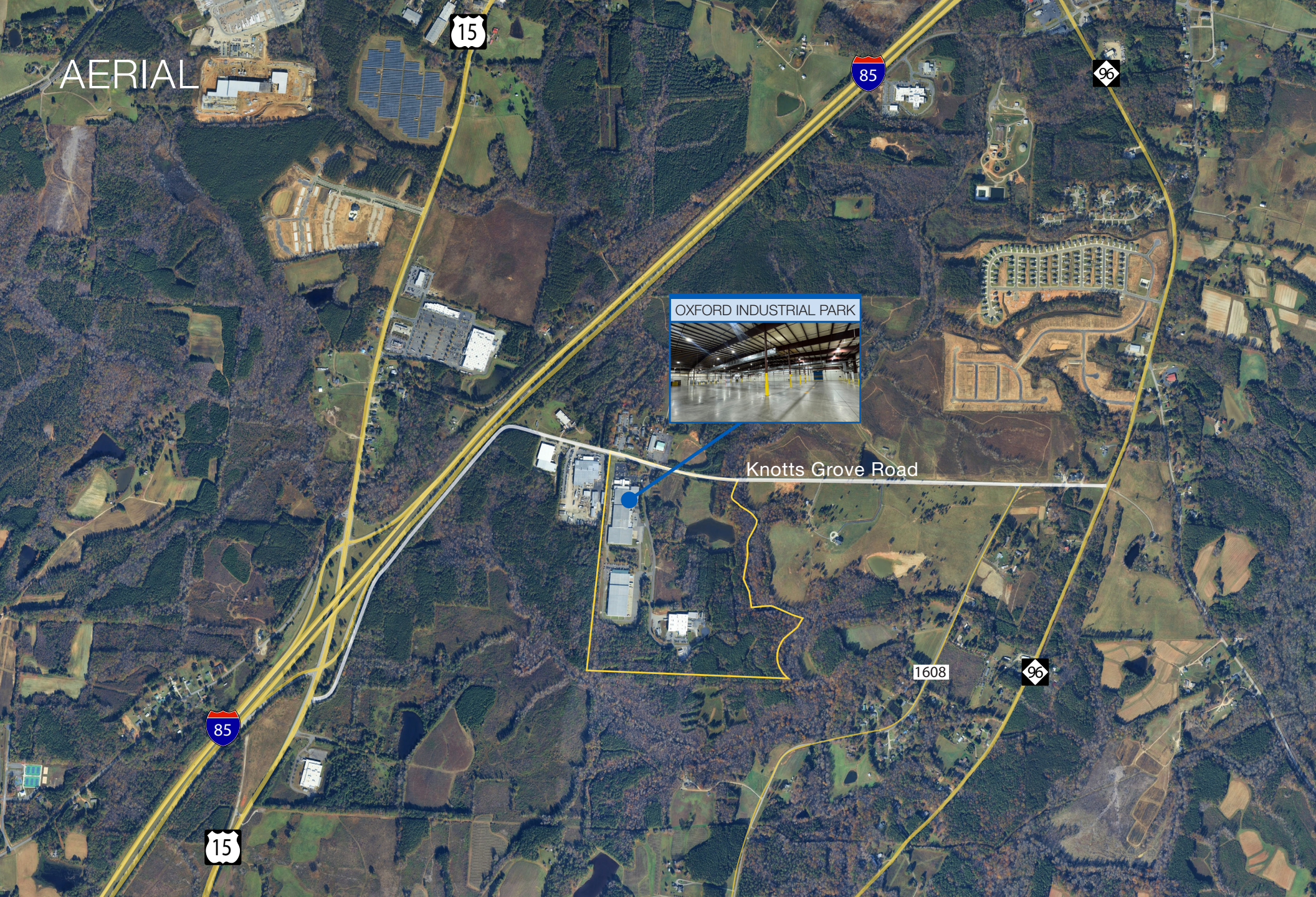
CONTACT

ED BROWN | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



AERIAL



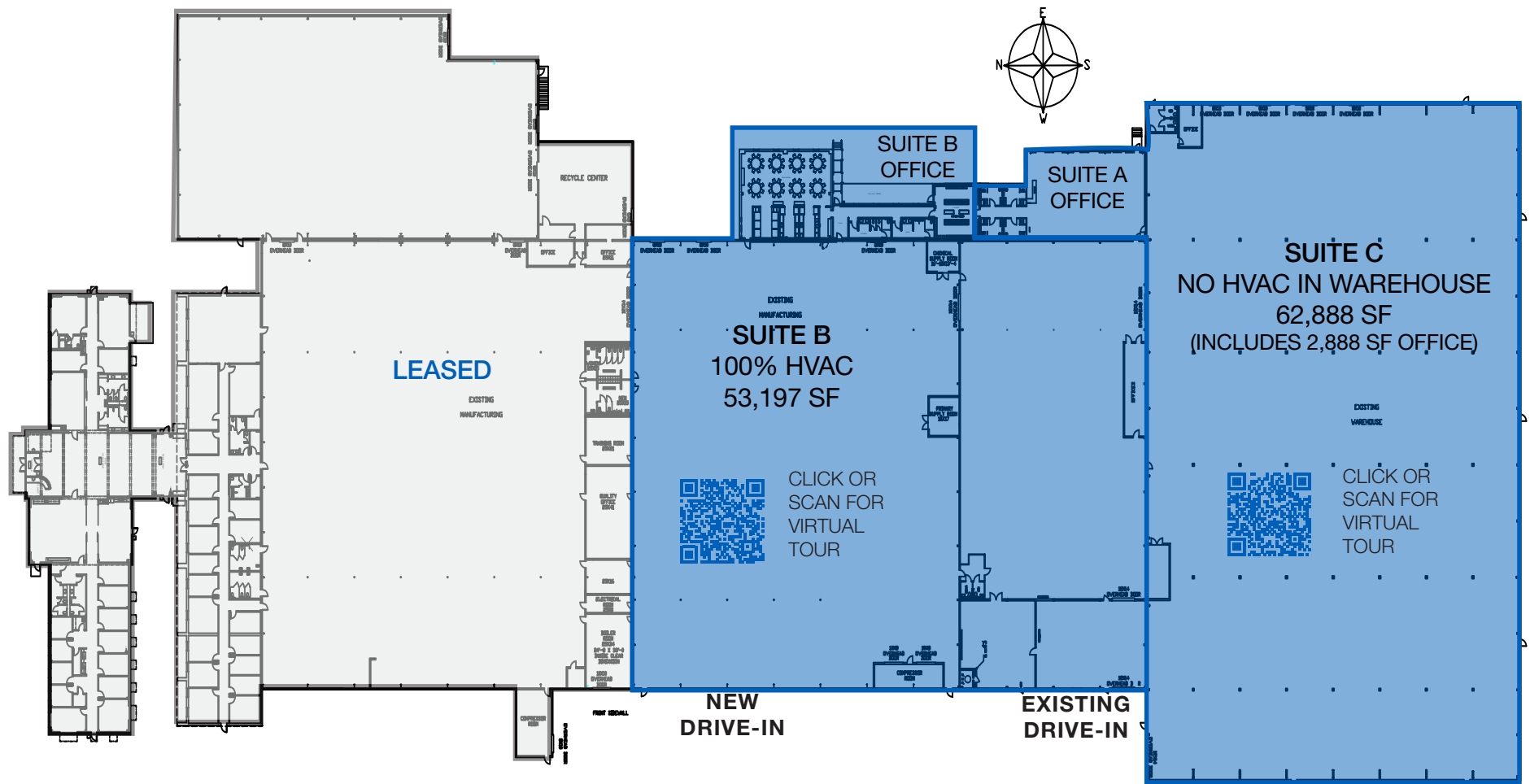
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FLOORPLAN



59,197 - 122,085 SF Available

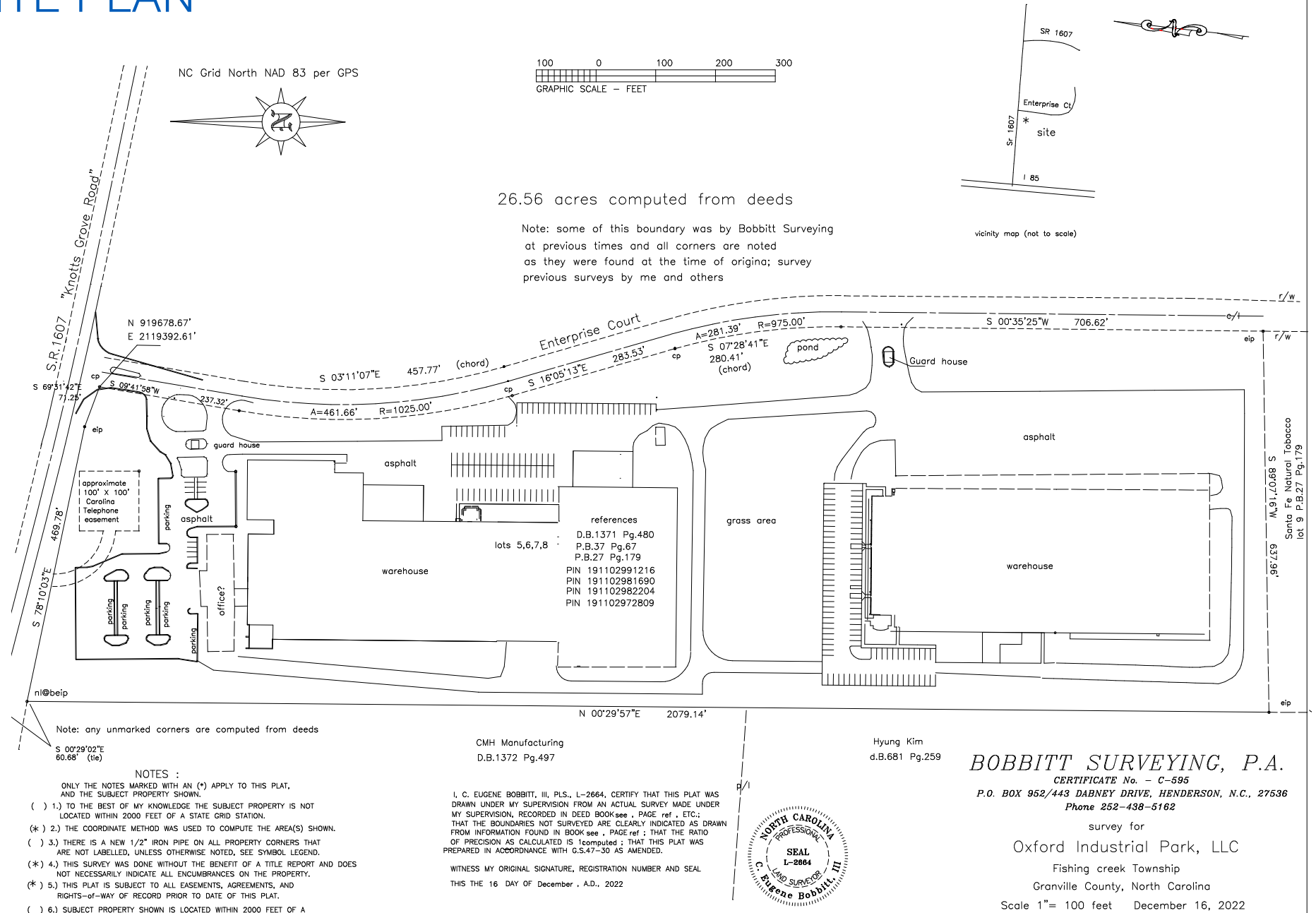
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NAITRI PROPERTIES

SITE PLAN



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AMENITIES

Below are some of the amenities that can be reached within a short 10 minute drive or less. Within 5 minutes one can enjoy downtown Oxford's plethora of foodie finds, breweries, entertainment options.

FOOD

Bojangles
Cookout
Deep South Bar & Grill
Family Diner
George's Oxford Village Family Restaurant
Hardee's
Harvest Restaurant
Hwy 55 Burgers, Shakes, & Fries
KFC
Main St Oasis
Mi Tierra Mexican Food
Milano's Restaurant
Popeyes Louisiana Kitchen
Snack Shack
Soul Serving C'lthen
Speed Grill & Deli
Tita Mexican and Salvadorian Food
Tobacco Wood Brewing Company
Toros Cantina
Uptown Bar & Restaurant
Wendy's

SERVICES

Advance Auto Parts
Black's Tire & Auto Service
Bobo's Menswear
Comfort Inn & Suites Oxford South
Days Inn and Suites by Wyndham Oxford
Drivers License Office
Duke Primary Care Oxford
Exxon
Family Dollar
First Horizon Bank
Food Lion
Fred's Towing & Transport
Granville County ABC Board
Granville Health System
Granville Primary Care & OB/GYN
Mobil
Oxford Credit Union
PNC Bank
Richard H Thornton Library
Robert M Currin PA
Rosemart Food Stores

Shell
Speedway
Truist
Union Bank
United States Postal Service
Valero
Walgreens
Walmart Supercenter
Water Department
Z Mart Gas Station

PARKS & REC

Granville Athletic Park
Oxford Parks & Recreation
Hix Complex
Rucker Park Pool

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