

INDUSTRIAL/MANUFACTURING FACILITY FOR SALE OR LEASE

2903 LEE AVE.

SANFORD, NC 27332



Landlord willing to subdivide and consider flexible lease terms!



AVAILABILITY

- » ±25,000 - 73,198 SF industrial manufacturing facility situated on ±4.45 acres, Can be subdivided
- » Flexible lease terms
- » Sale price: \$4,950,000
- » Lease rate: \$4.95 - \$8.50/SF, NNN

LOCATION

Located off Lee Avenue on the east side of Sanford, NC in Lee County, this property offers excellent connectivity within the regional road network. It provides quick and convenient access to Business 421 toward Lillington, as well as Hwy 87 leading to Fayetteville and I-95. The nearby 421 Bypass enables efficient travel to US 1 and onward to Wake County. Additionally, the property is located near Sanford's active retail corridor, featuring a wide variety of restaurants and major national retailers.

RYAN LAWLER

Senior Director
rlawler@lee-associates.com
O: 919.576.2511 C: 949.291.3896

WILL JUDY

Vice President, Principal
wjudy@lee-associates.com
O: 919.576.2513 C: 919.606.1956

PROPERTY HIGHLIGHTS

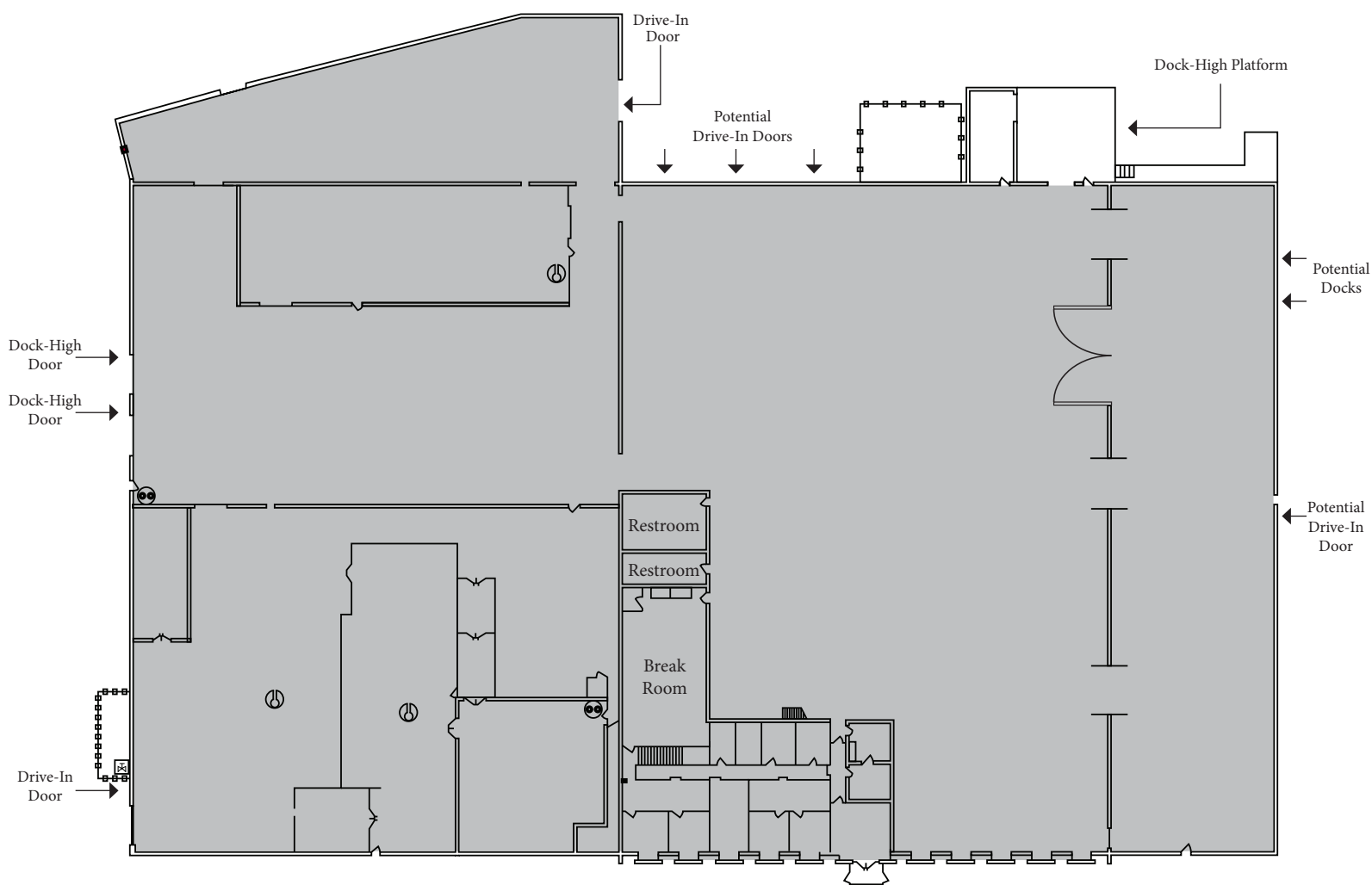
- » Block and steel construction
- » Two sets of loading docks located on opposite sides of the building and a grade level roll up door in the back with ability to add additional loading doors
- » Entire building has 2 wet sprinkler systems with glycol loops and a pipe scheduled system
- » Power: 5 main, 3 phase feed: 1- 2500 Amp, 1 - 2000 Amp & 3- 800, Amp disconnects
- » Interior walls that can be removed to expand the manufacturing area or expand the warehouse area.
- » Fenced Storage Area of 7,500 Sq. Ft in the rear of the property
- » Parking: 0.55 acres with 100 parking spaces
- » Additional 3.02 acres available for potential laydown/parking

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FLOOR PLAN



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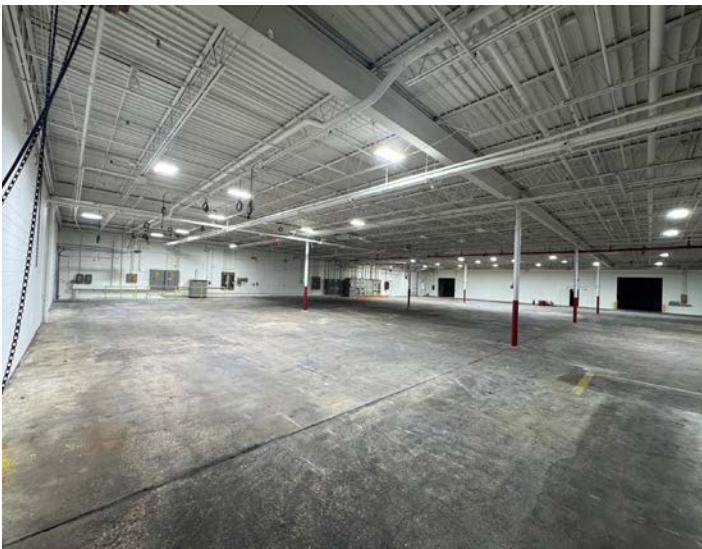


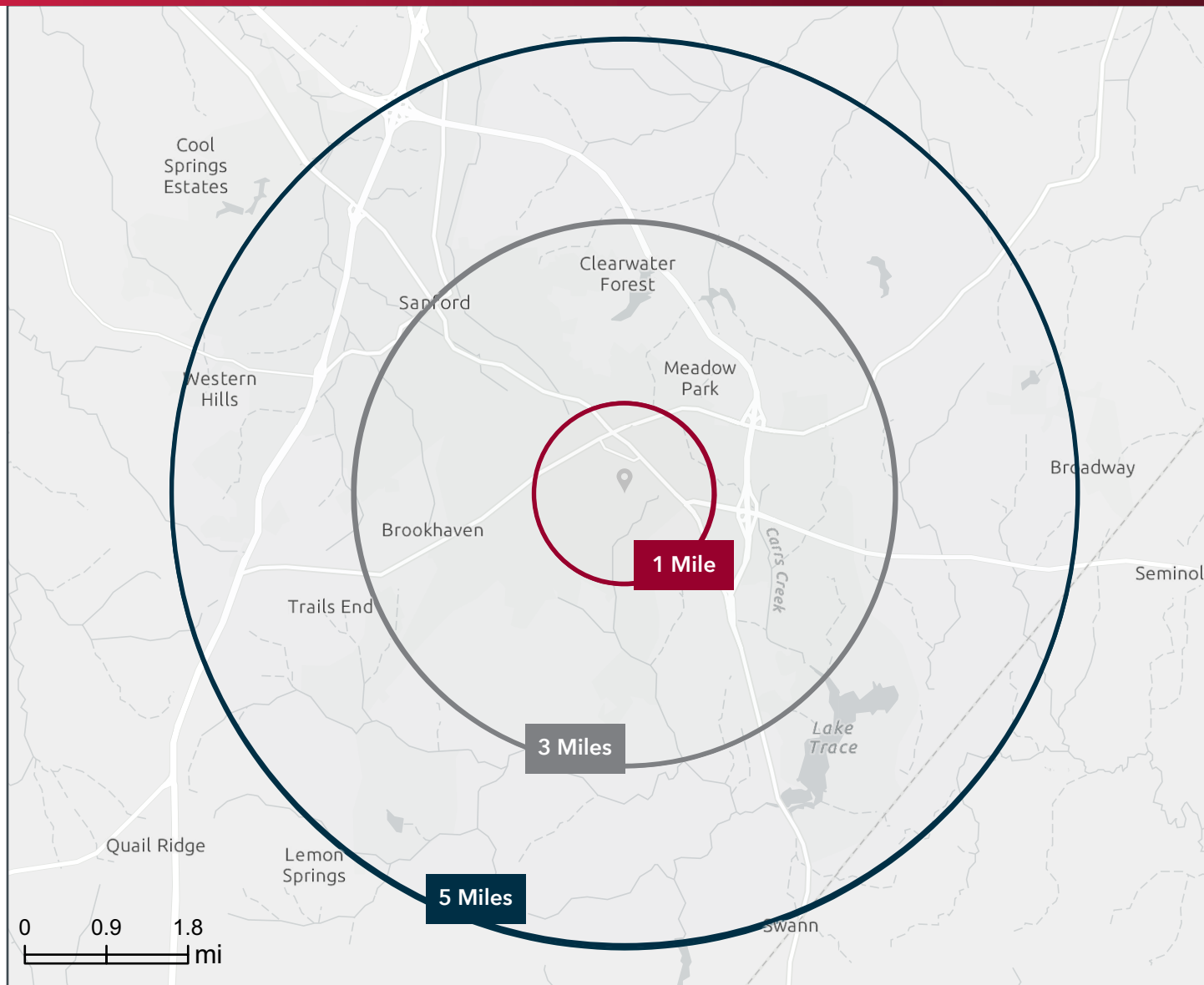
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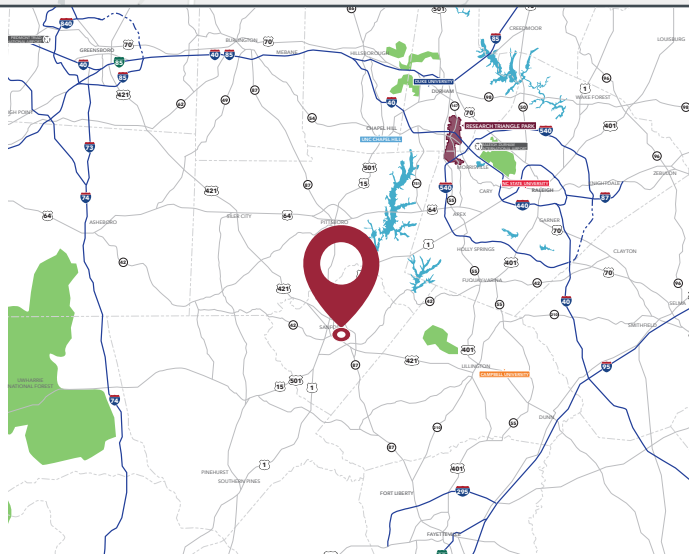




DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,669	21,945	42,844
Avg. HH Income	\$61,395	\$71,987	\$84,901
No. of Businesses	386	1,140	1,741
No. of Employees	5,471	12,834	19,455
Total Daytime Population	8,519	28,815	47,293

Source: ESRI 2026



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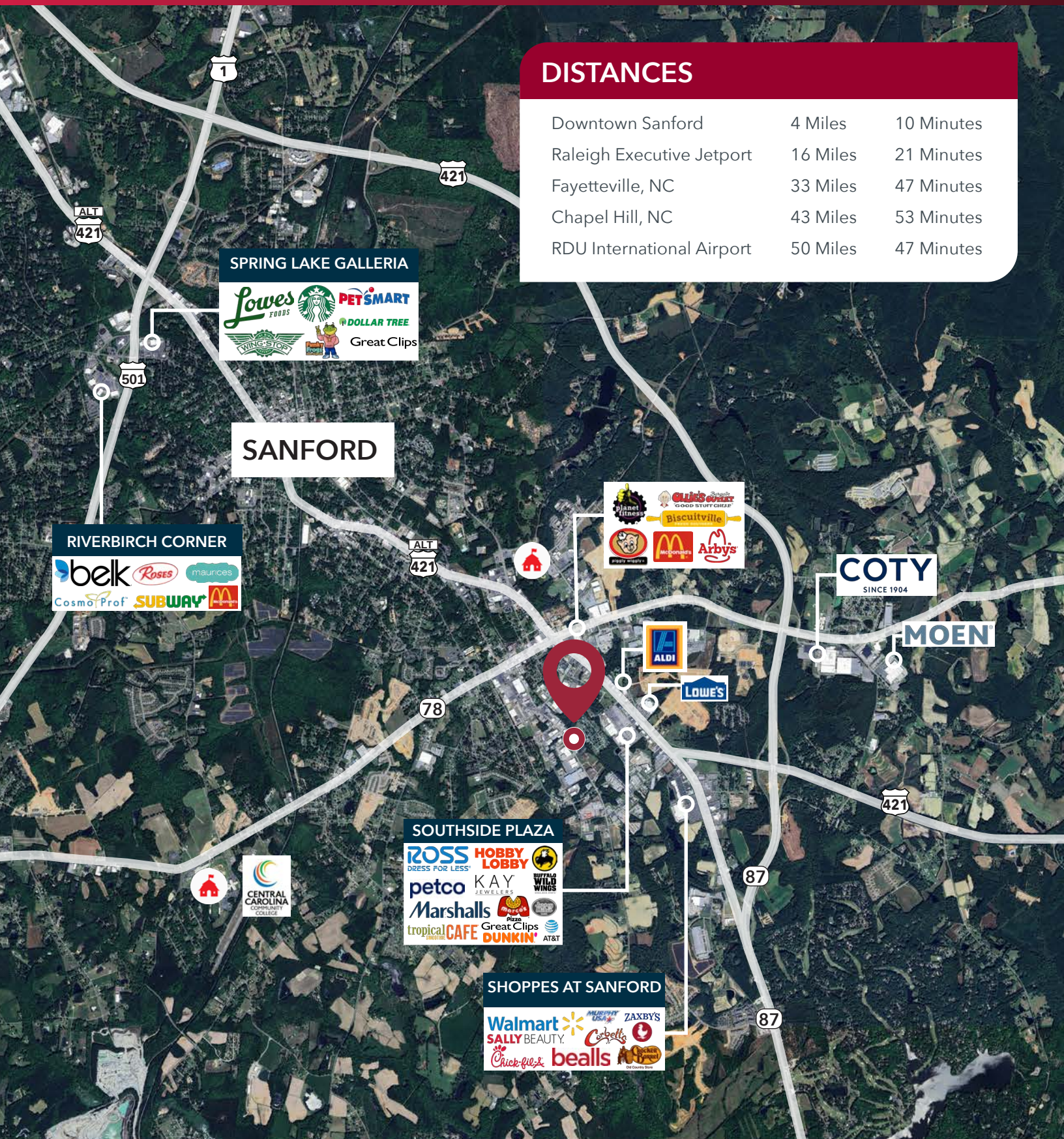
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DISTANCES

Downtown Sanford	4 Miles	10 Minutes
Raleigh Executive Jetport	16 Miles	21 Minutes
Fayetteville, NC	33 Miles	47 Minutes
Chapel Hill, NC	43 Miles	53 Minutes
RDU International Airport	50 Miles	47 Minutes



Presented by:

Ryan Lawler
Senior Director
rlawler@lee-associates.com
D 919-576-2511
C 949-291-3896

Will Judy
Vice President, Principal
wjudy@lee-associates.com
D 919-576-2513
C 919-606-1956



100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh

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