

Flex/Office Space for Lease

633 Chatham Street, Sanford, NC 27330



Property Summary

AVAILABLE

7,300 - 19,600 SF

OUTSIDE STORAGE

Laydown space

LEASE RATE

\$6.00/SF NNN

ZONING

Light Industrial



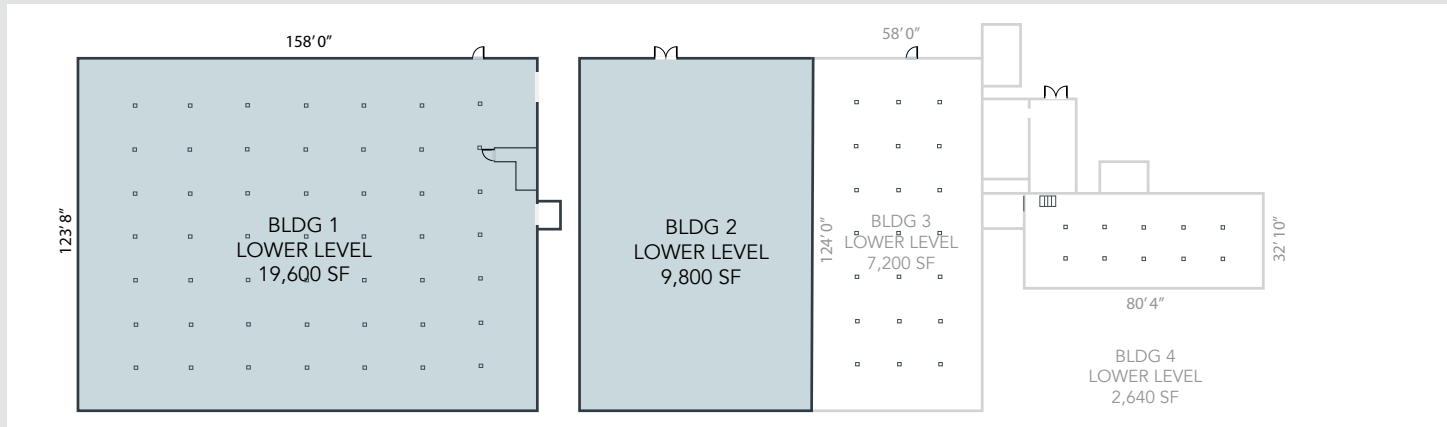
Light Industrial District: The LI district is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses. LI zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the LI district has been established prior to the adoption of this ordinance on a parcel subject to an application for rezoning.

Property Highlights

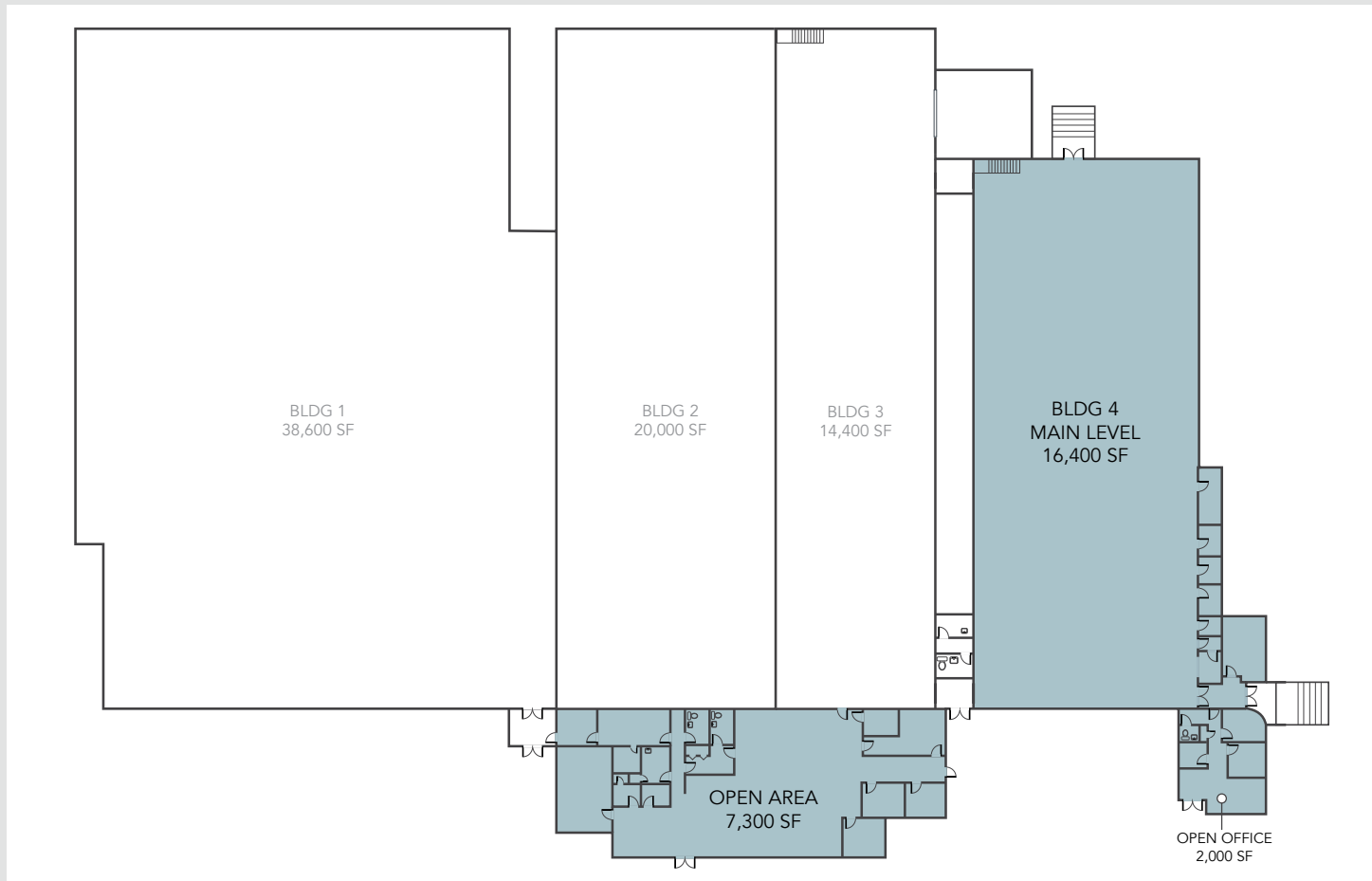
- Available spaces
 - » 19,600 SF: Building 1, Lower Level
 - » 16,400 SF: Building 4, Main Level
 - » 9,800 SF: Building 2, Lower Level
 - » 7,300 SF: Open Area, Main Level
- Zoned: Light Industrial (LI)
- [Zoning District Regulations](#)
- Recent improvements include all new mechanical, electrical and roof systems
- Parcel: 9642980025
- Abundant parking
- 8.63 Acres
- Opportunity for storage/laydown space
- 15' - 20' Ceiling heights
- Open floor plan
- Exposed brick
- Abundant lighting
- Convenient access to downtown Sanford
- Lease rate: \$6.00/SF NNN

Floorplans

Lower Level



Main Level



Property Photos

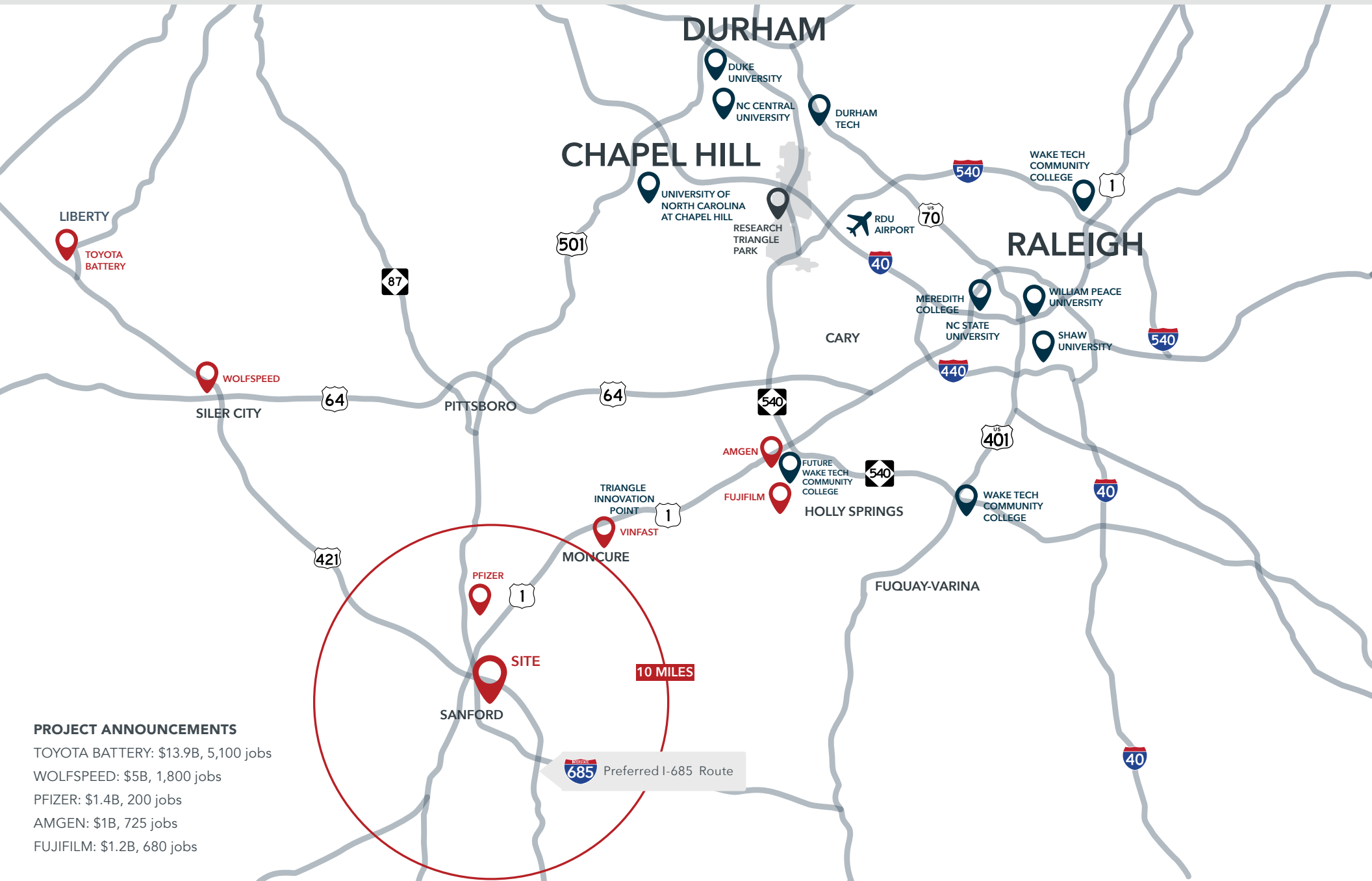
Building 1, Lower Level



Building 4 - Main Level



Raleigh Durham Area Information



PROJECT ANNOUNCEMENTS

- TOYOTA BATTERY: \$13.9B, 5,100 jobs
- WOLFSPEED: \$5B, 1,800 jobs
- PFIZER: \$1.4B, 200 jobs
- AMGEN: \$1B, 725 jobs
- FUJIFILM: \$1.2B, 680 jobs

Area Information



Downtown Sanford Attractions

RESTAURANTS, RETAIL, BREWERIES AND MORE IN DOWNTOWN SANFORD:

RESTAURANTS & CAFES

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

BREWERIES & BARS

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

RETAIL

1. Sanford Antique Mall
2. High Cotton Couture
3. Southern Jewelers
4. A Few Nice Things
5. 2nd Glances Consignment
6. Nunnery's Shoe Shop
7. Gown & Tux
8. Added Accents
9. Books at a Steal
10. Sweet Southern Charm

ARTS, ENTERTAINMENT & PARKS

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



633 CHATHAM

Lee County Overview

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.



807K

Labor Force

Raleigh-Durham-Cary CSA
(2024)

2.3M

Population

Raleigh-Durham-Cary CSA
(2024)

50.1%

Bachelor's Degree or
Higher



The Raleigh-Durham market is one of the leading locations for life science clusters in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth-largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.