

Industrial Space for Lease

2050 Willow Springs Lane, Unit 103, Burlington, NC 27215



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Hunter Stewart, SIOR, MBA
hstewart@lee-associates.com
D 919.576.2507
C 919.548.3172

Ryan Lawler
rlawler@lee-associates.com
D 919.576.2511
C 949.291.3896

Property Summary

AVAILABLE

±84,506 SF

ACCESS

Quick access to I-40/I-85

FULLY CONDITIONED

Six 100-ton Units

ELECTRICAL

Heavy Power



Property Overview

| | |
|-----------------|--|
| Address | 2050 Willow Springs Ln, Unit 103 Burlington, NC 27215 |
| Space Available | ±84,506 SF Total ±3,000 SF Office ±81,506 SF Warehouse |
| PIN #s | 8853-68-8049, 8853-68-9035 |
| County | Alamance County |
| Zoning | Light Industrial |
| Construction | Brick Exterior |
| Parking | Additional parking lot north of the space |
| Outside Storage | Potential for 3 - 4 acres of paved storage |
| Roof | Metal |
| Acreage | ±5.17 |
| Column Spacing | 27' x 54' |
| Loading | 5 Dock high doors; 1 Drive in door |
| Electrical | 3-phase / 2,500+ AMPS / 480 V |
| Clear Height | 26' clear in front; 20' clear in rear |
| Sprinklers | Wet |
| Truck Court | Shared truck court & trailer parking |
| Year Built | 1990 |
| Lease Rate | Call brokers |
| Lease Type | NNN |

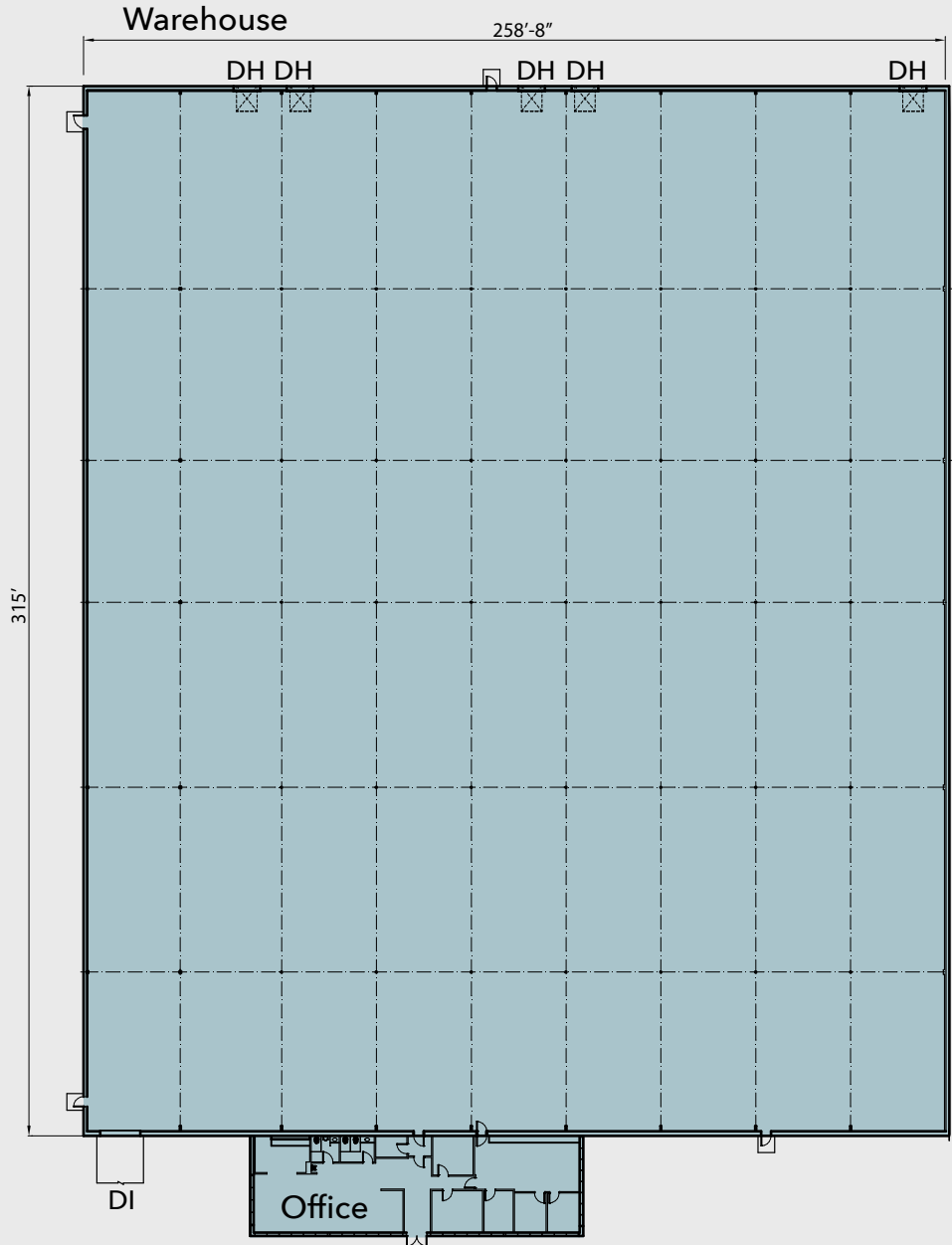
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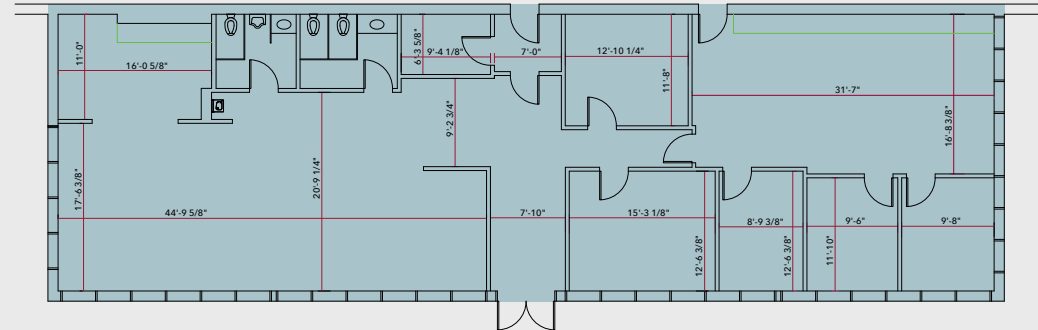
UNIT 103

Total: ±84,506 SF

Office: ±3,000 SF

Warehouse: ±81,506 SF

Office

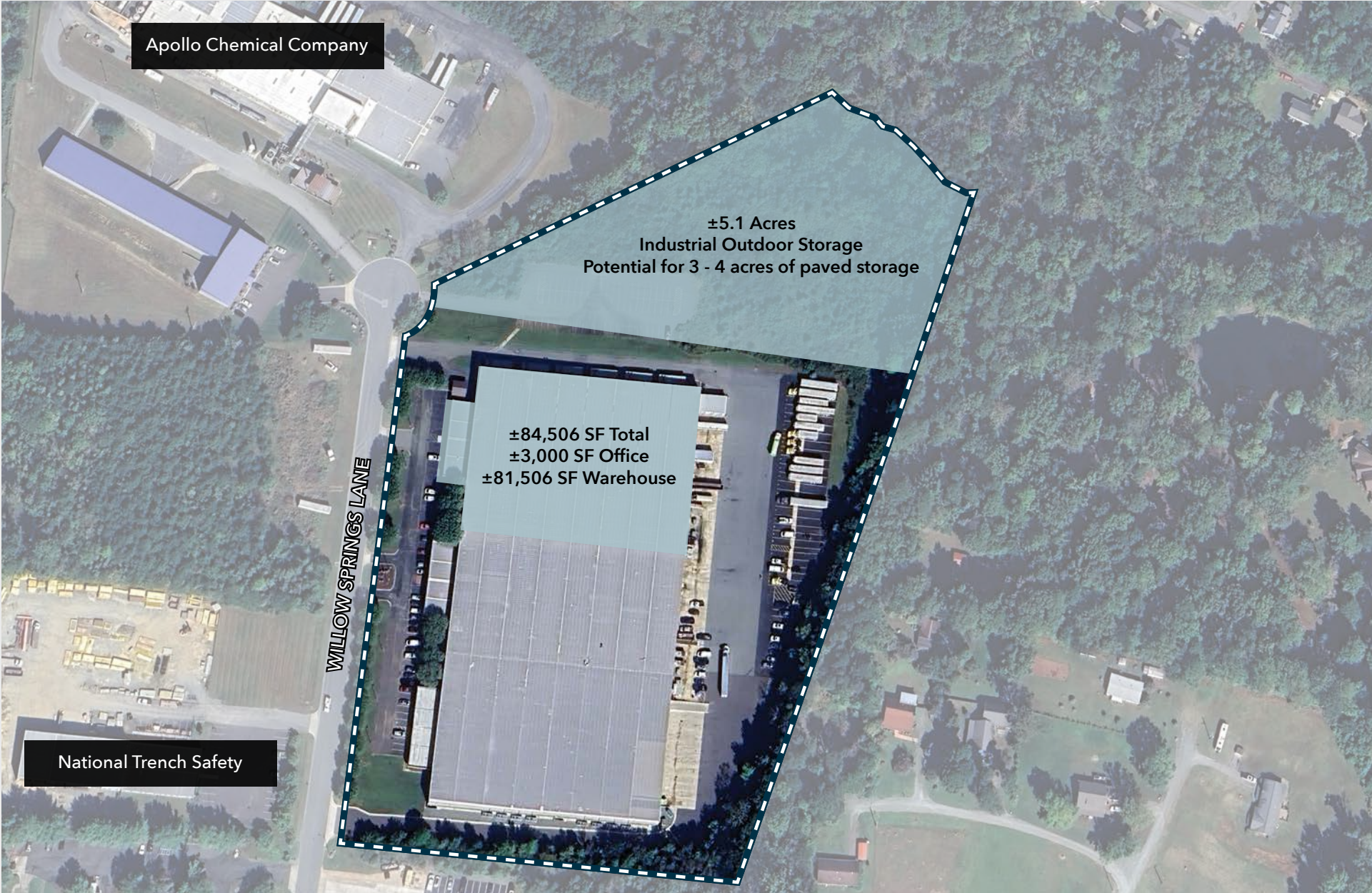


DH - Dock High Door

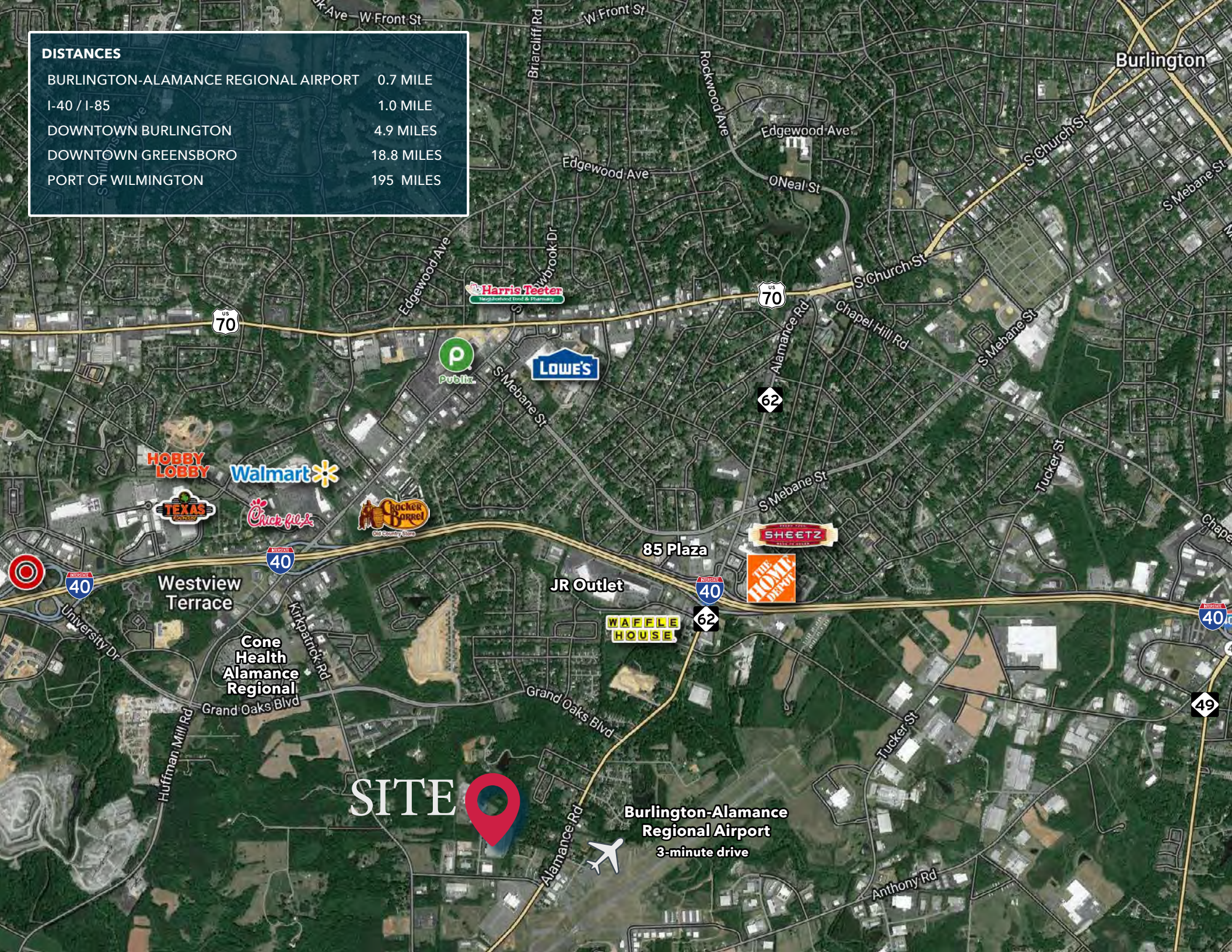
DI - Drive In Door

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| DISTANCES | |
|--------------------------------------|------------|
| BURLINGTON-ALAMANCE REGIONAL AIRPORT | 0.7 MILE |
| I-40 / I-85 | 1.0 MILE |
| DOWNTOWN BURLINGTON | 4.9 MILES |
| DOWNTOWN GREENSBORO | 18.8 MILES |
| PORT OF WILMINGTON | 195 MILES |



SITE 



Burlington-Alamance Regional Airport
3-minute drive

Walmart

LOWE'S

Publix

HOBBY LOBBY

TEXAS ROADHOUSE

Chick-fil-A

Crocker Barrel

SHEETZ

THE HOME DEPOT

WAFLE HOUSE

JR Outlet

85 Plaza

Westview Terrace

Cone Health Alamance Regional

Burlington

Alamance County Overview

Alamance County is centrally located in North Carolina, linking the Research Triangle and the Piedmont Triad metro regions. This location, combined with excellent transportation infrastructure and a business-friendly atmosphere, creates exceptional opportunities for expanding and relocating companies.

The area's major employers include LabCorps of America, Alamance-Burlington School System, Cone Health Alamance Regional, Elon University, Wal-Mart Stores Inc, City of Burlington, Alamance County, Honda Power Equipment, GKN Driveline North America, Alamance County Community College, and Glen Raven, Inc.



1.6M
Alamance Area
Total Labor Force
(2022)

176K
Population
(2022)

#7
Top Ten Best
Metros for New
Project Announcements
(Site Selection Magazine | 2023)



Burlington is indeed at the center of North Carolina's white-hot economic development win streak, both geographically and figuratively. Situated between the Piedmont Triad and the Research Triangle regions, The Burlington MSA draws from a 3.6 million regional population base and a 1.7-million-person workforce - of which, 40% hold a bachelor's degree or higher degree. This workforce and the industries they power are supported by excellent transportation infrastructure; Burlington is bisected by Interstate 40-85 and offers Class I rail, intermodal facilities, two nearby international airports and a full-service general aviation airport.