

INDUSTRIAL PROPERTY FOR LEASE

# 2105-B MAPLE AVE

2105 Maple Ave | Burlington, NC 27215

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**CITYPLAT**  
COMMERCIAL REAL ESTATE

# 2105-B MAPLE AVE

Burlington, NC 27215

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TABLE OF CONTENTS	
PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
LOCATION MAP	5
REGIONAL MAP	6
CONFIDENTIALITY & DISCLAIMER	7

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### PROPERTY DESCRIPTION

Discover the potential of investing in the vibrant industrial and manufacturing hub of Burlington, NC. Nestled in the heart of Alamance County, the area offers convenient access to major highways and transportation networks, including being less than a mile off of I-40. This makes it an ideal location for businesses in the industrial sector.

### PROPERTY HIGHLIGHTS

- 20,000 sqft building with 16' ceilings
- Two covered dock doors and one large drive-in bay
- Fenced in acre lot
- Ample parking for tenants and customers

### OFFERING SUMMARY

Lease Rate:	\$8 SF/yr (NNN)
Ceiling Height	16'
Dock Doors	2
Drive In Doors	1
Lot Size:	Fenced 1.08 ACRES
Building Size	20,000 SQFT

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	641	2,334
Total Population	469	1,546	5,736

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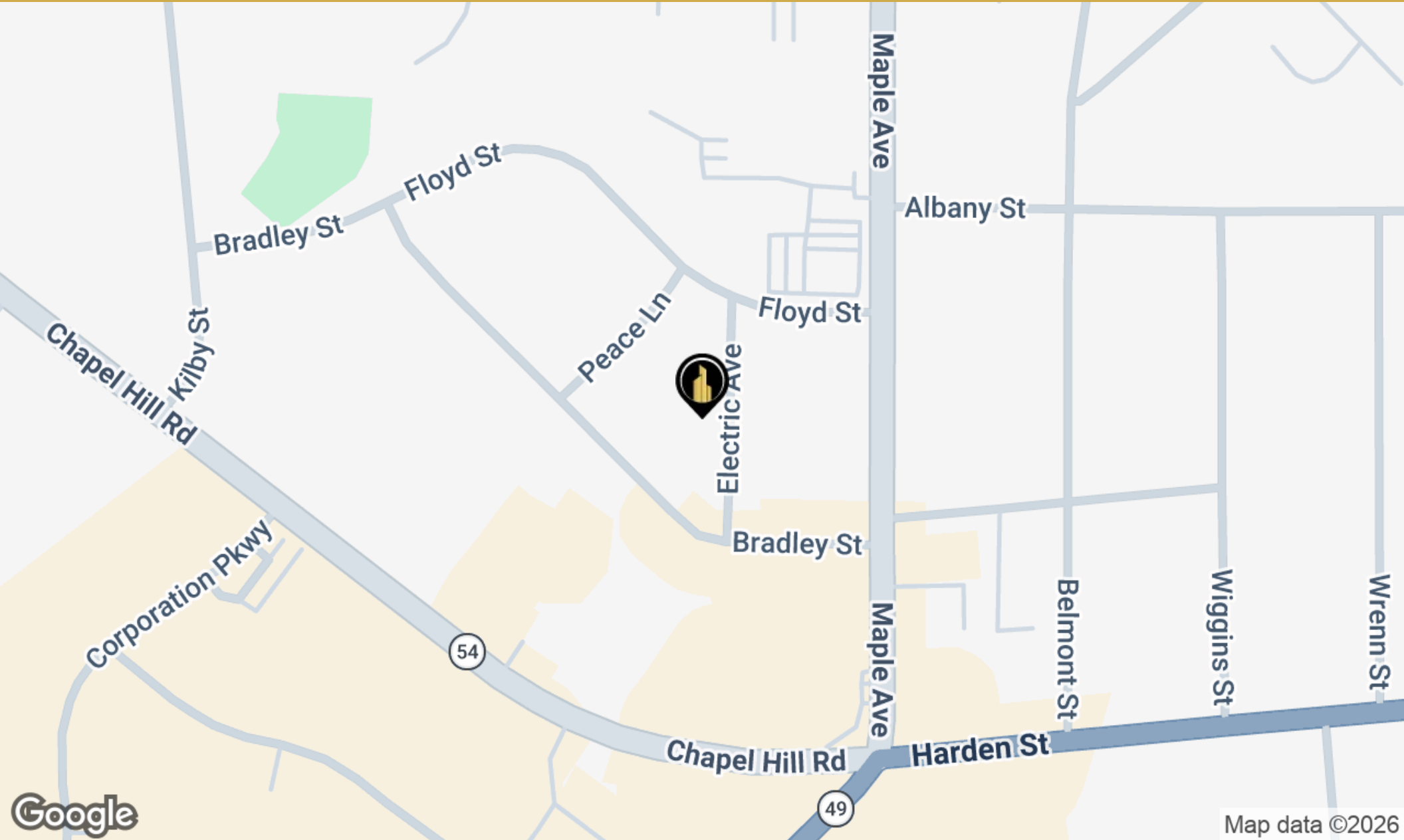
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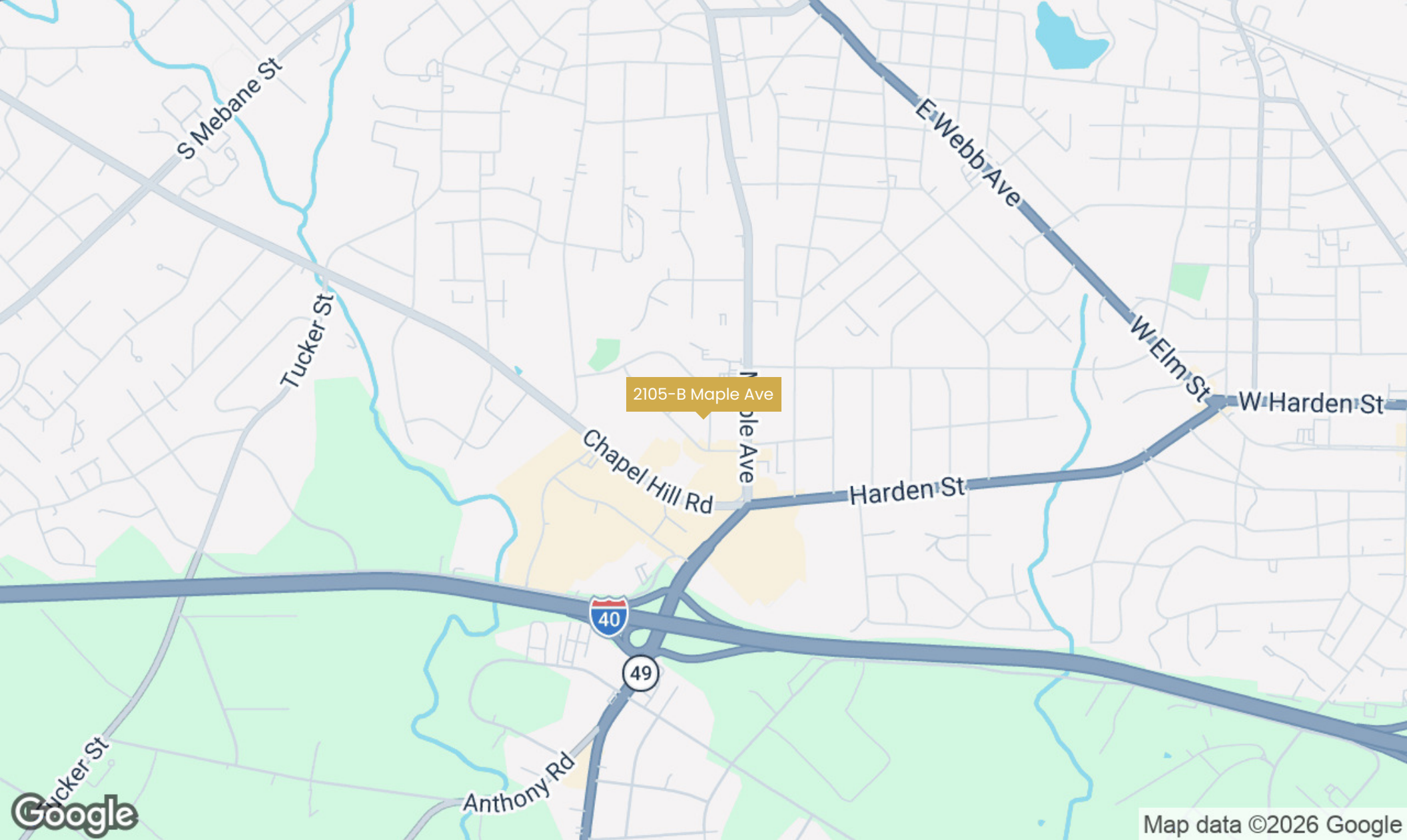
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.