

WAREHOUSE FOR SALE OR LEASE

920 E RALEIGH STREET

SILER CITY, NC 27344



PROPERTY OVERVIEW

ADDRESS	920 E Raleigh St, Siler City, NC 27344
BUILDING SIZE	±122,000 RSF on 8.309 acres Will consider subdividing
CONSTRUCTION	Concrete slab with steel frame and metal warehouse built in 1976
LOADING DOCK DOORS	5 (10'x10')
DRIVE IN DOORS	2 (12'x14')
ELECTRICAL	800 amps (newly installed power panel)
LIGHTING	LED/Metal Halide/Strip Fluorescent Lighting
HVAC	<ul style="list-style-type: none">• Office 100% HVAC• Some areas of manufacturing have HVAC, with heat only in the remaining areas
CEILING HEIGHT	12' - 22' eave height
SPRINKLER	Wet Sprinkler with Fire Alarm System
UTILITIES	<ul style="list-style-type: none">• Water - Siler City (Allotment of 15,000 gallons per day)• Sewer - Siler City• Electric - Duke Energy• Natural Gas - Dominion Energy
ZONING	LI / Light Industrial - Siler City ETJ Link to Table of Permitted Uses
PARKING	110 paved spaces, asphalt parking areas, chain link fencing with automated gates
RENTAL RATE	\$3.75/SF, NNN
SALE PRICE	\$5,650,000

CONTACT

ED BROWN, SIOR, CCIM | 919.345.5939 | ebrown@triprop.com



REGIONAL OVERVIEW



AIRPORT

Piedmont Triad International Airport 46.1 Miles
 RDU International Airport 47.7 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

UNC Chapel Hill 30.5 Miles
 Duke University 41.0 Miles
 NC State University 46.3 Miles
 Research Triangle Park 46.6 Miles

SURROUNDING AREAS

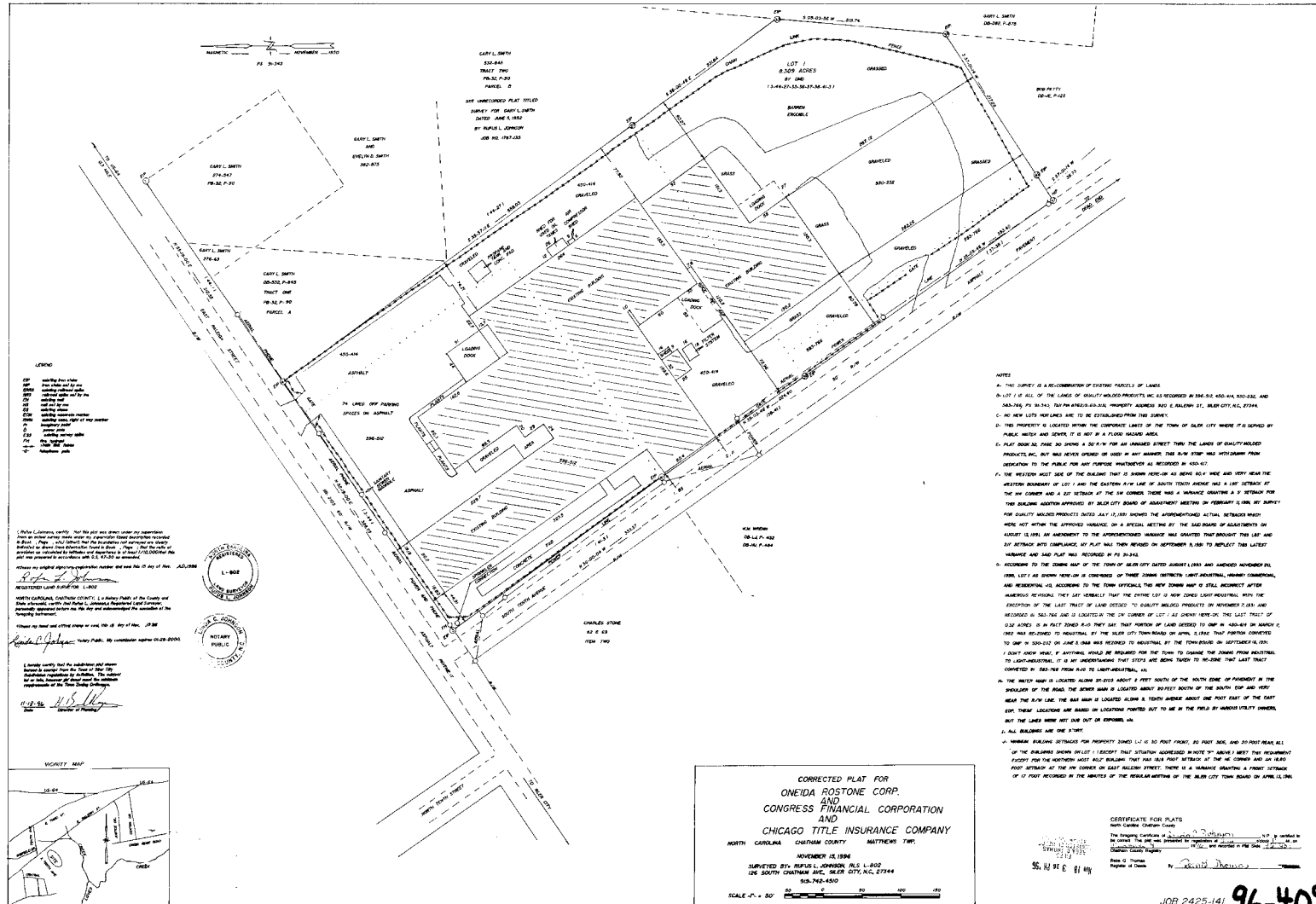
Chapel Hill 31.5 Miles
 Greensboro 33.3 Miles
 Raleigh 50.7 Miles
 Durham 53.1 Miles

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SITE PLAN



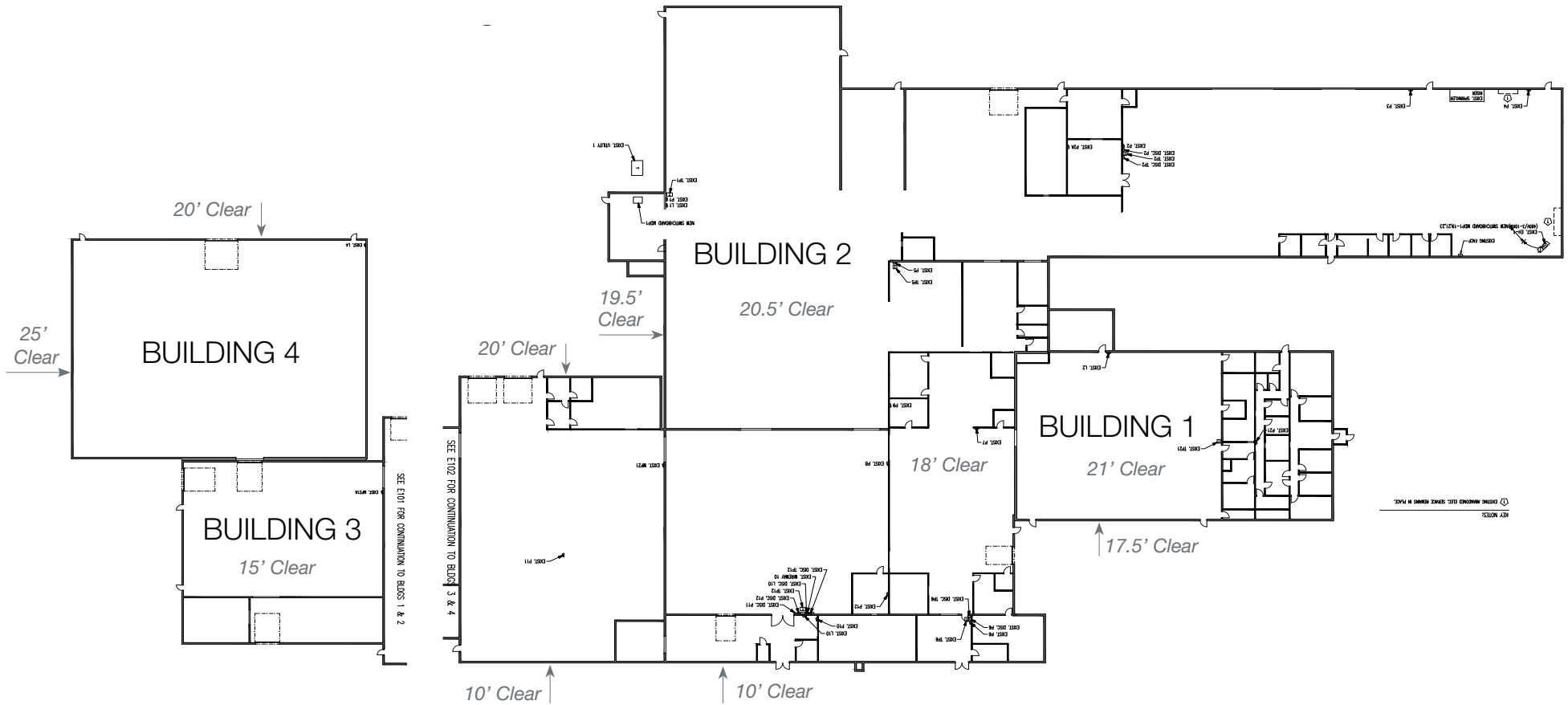
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FLOOR PLAN



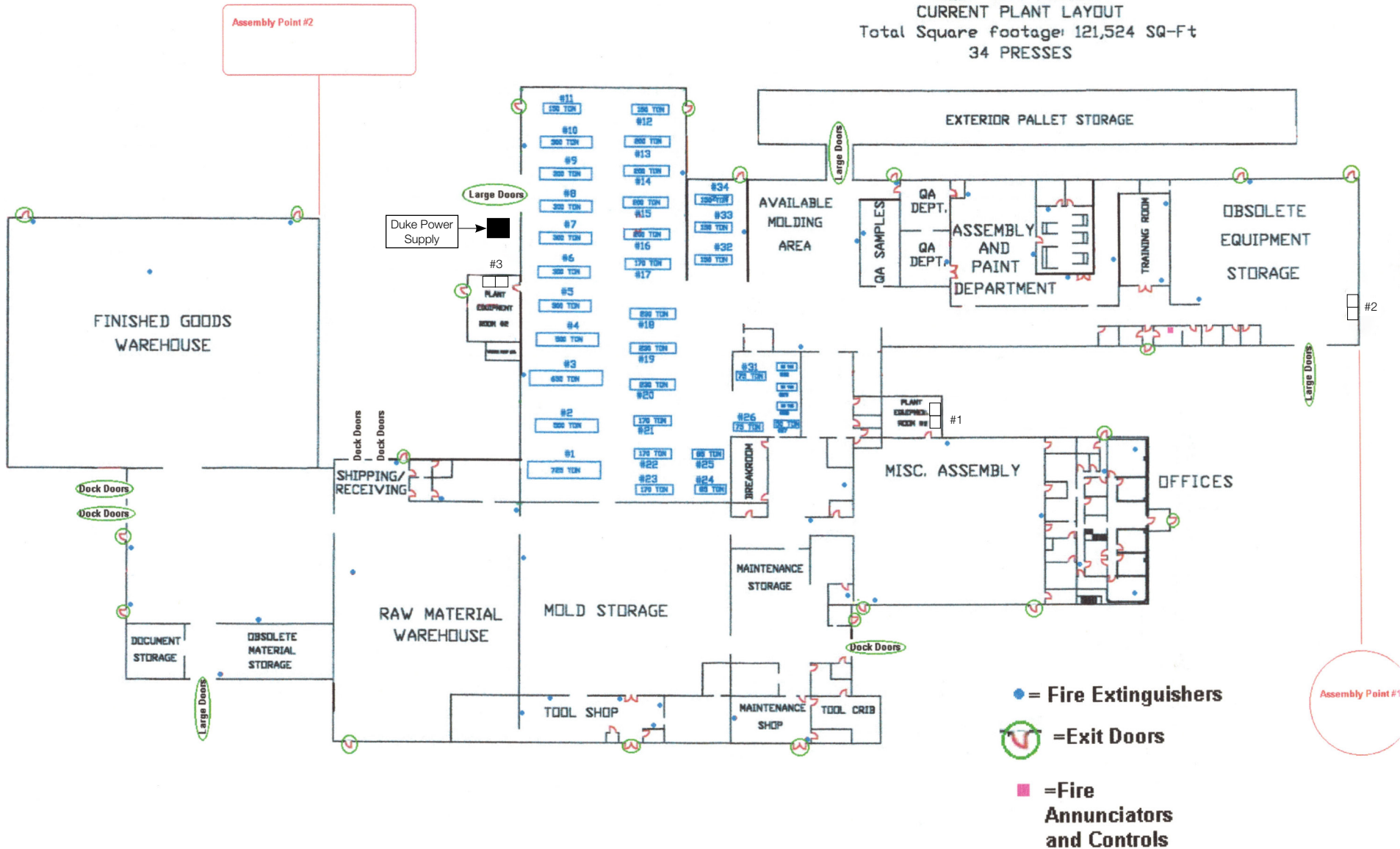
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FLOOR LAYOUT

SILER CITY FACILITY
 CURRENT PLANT LAYOUT
 Total Square footage: 121,524 SQ-Ft
 34 PRESSES



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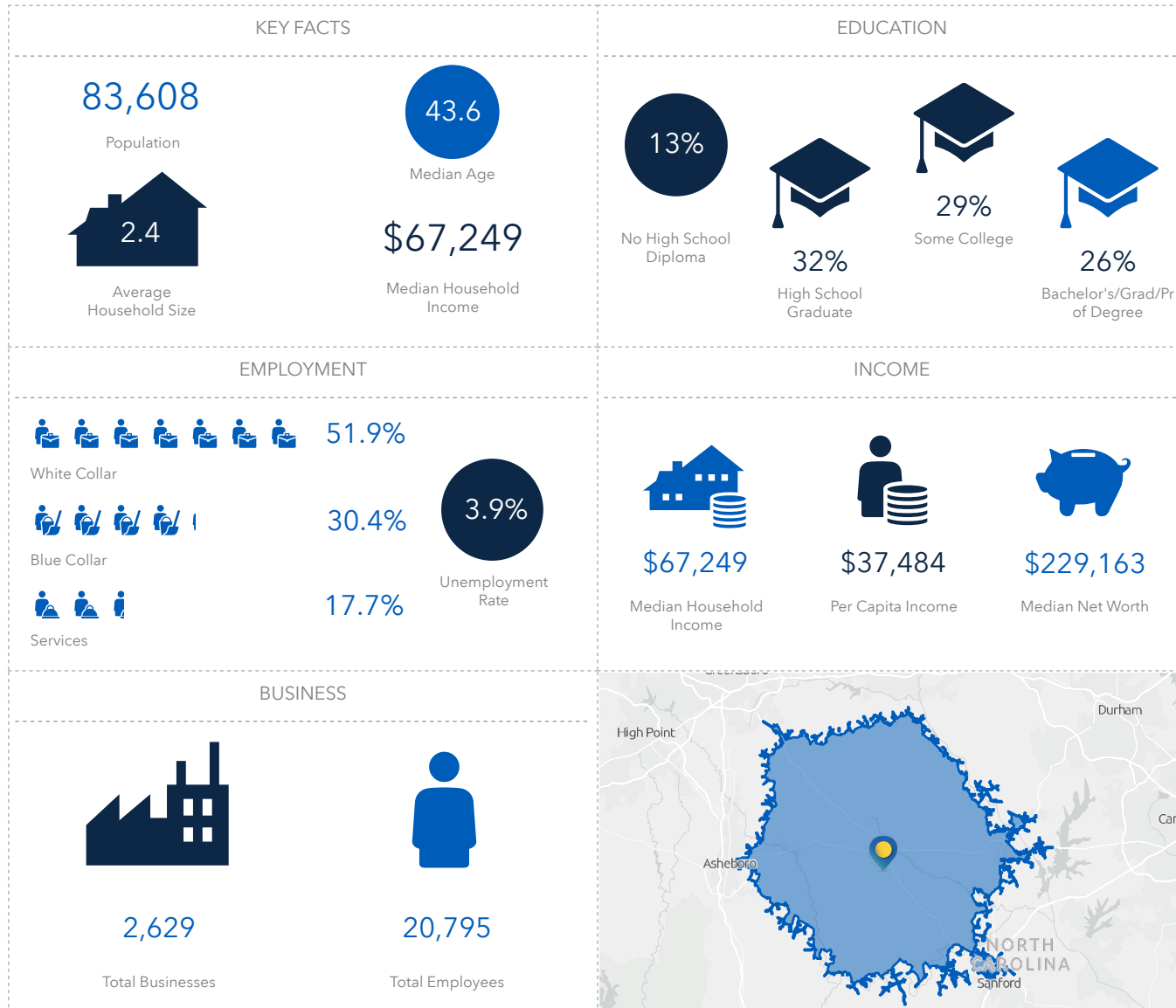
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NAI TRI PROPERTIES

DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE



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