

North Carolina Industrial Center
+/- 134,336 SF For Lease

NAI Piedmont Triad

Commercial Real Estate Services, World Wide

1023 CORPORATE PARK DR
M E B A N E , N C

PROPERTY *overview*

PROPERTY SUMMARY

TOTAL BUILDING SIZE +/-134,336 SF

CONDITIONED SPACE

Main office area in Blue - 7,364 SF

- Furniture in office can stay
- 9-10' clear ceiling height

Contract Area in Yellow - 6,308 SF

- 12' clear ceiling height

Maintenance Shop in Green - 14,017SF

- 26' clear ceiling height

WAREHOUSE SPACE

- +/- 106,647 SF heat only
- 952 SF (33'x26") office space with bathroom

Expansion: 100,000 SF expansion pad

Site Area: 15.75 Acres

Year Built: 2015 by Samet Corporation

Parking: 57 Surface Parking Spaces (expandable)

Access Points: S Third Street & Corporate Park Drive

ASKING PRICE

- \$7.50/SF NNN for full building user
- \$1.57/SF TICAM

BUILDING SPECIFICATIONS

Structure: Concrete & Steel

Ceiling Height: 26' Clear

Building Depth: 310'

Column Spacing: 50' x 54'

Floor Thickness: 6"

Fire Sprinkler System: ESFR

Lighting: T-5

Power: 3000 amp switch gear is available
1000 amps available with 750 kVA transformer

LOADING & LOGISTICS

Dock Doors: 21 (10'x9') with pit levelers

Drive-In Doors:

1 (14'x14') interior drive in door

1 (14'x12') exterior drive in door

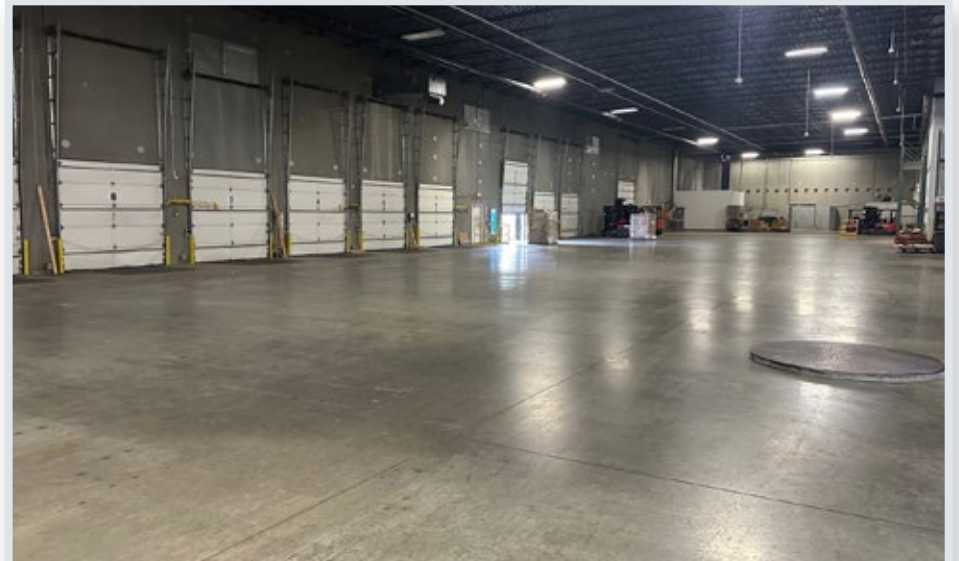
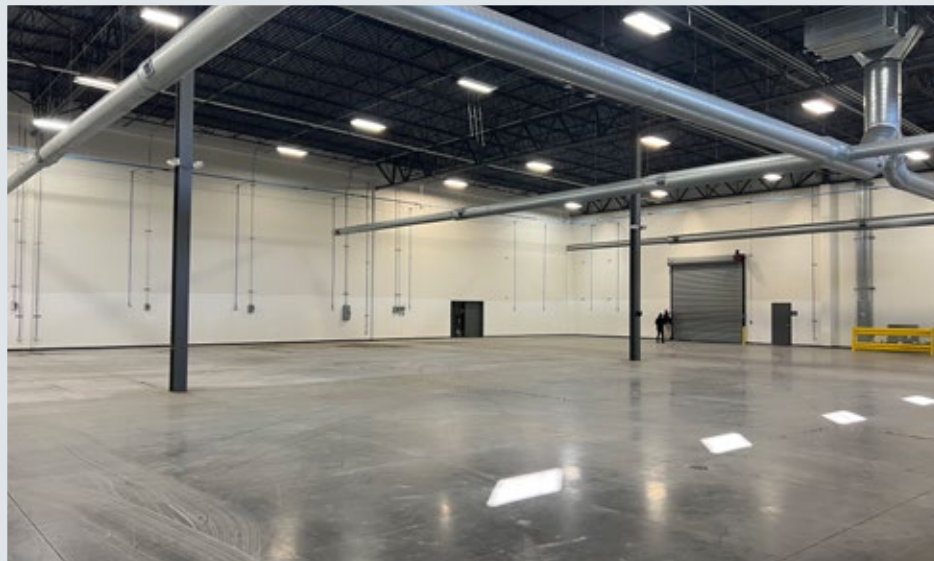
LOCATION & ADVANTAGES

- **Prime Positioning:** Located along the I-40/85 corridor between Greensboro and Raleigh-Durham
- Located 3 miles from **Mebane Transload Facility** (below)
- **Business Environment:** First-class business park setting in an established industrial park
- **Property Condition:** Very well-maintained

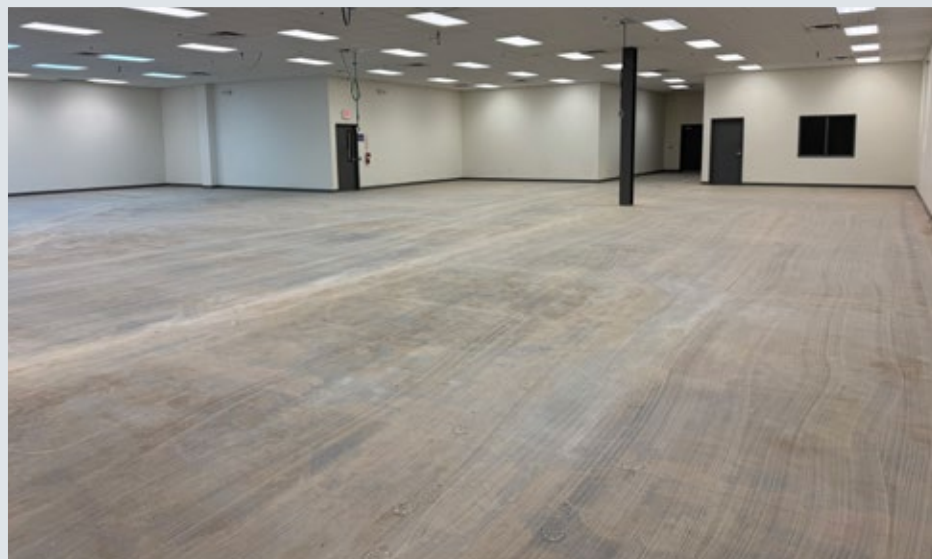
Mebane Transload Facility



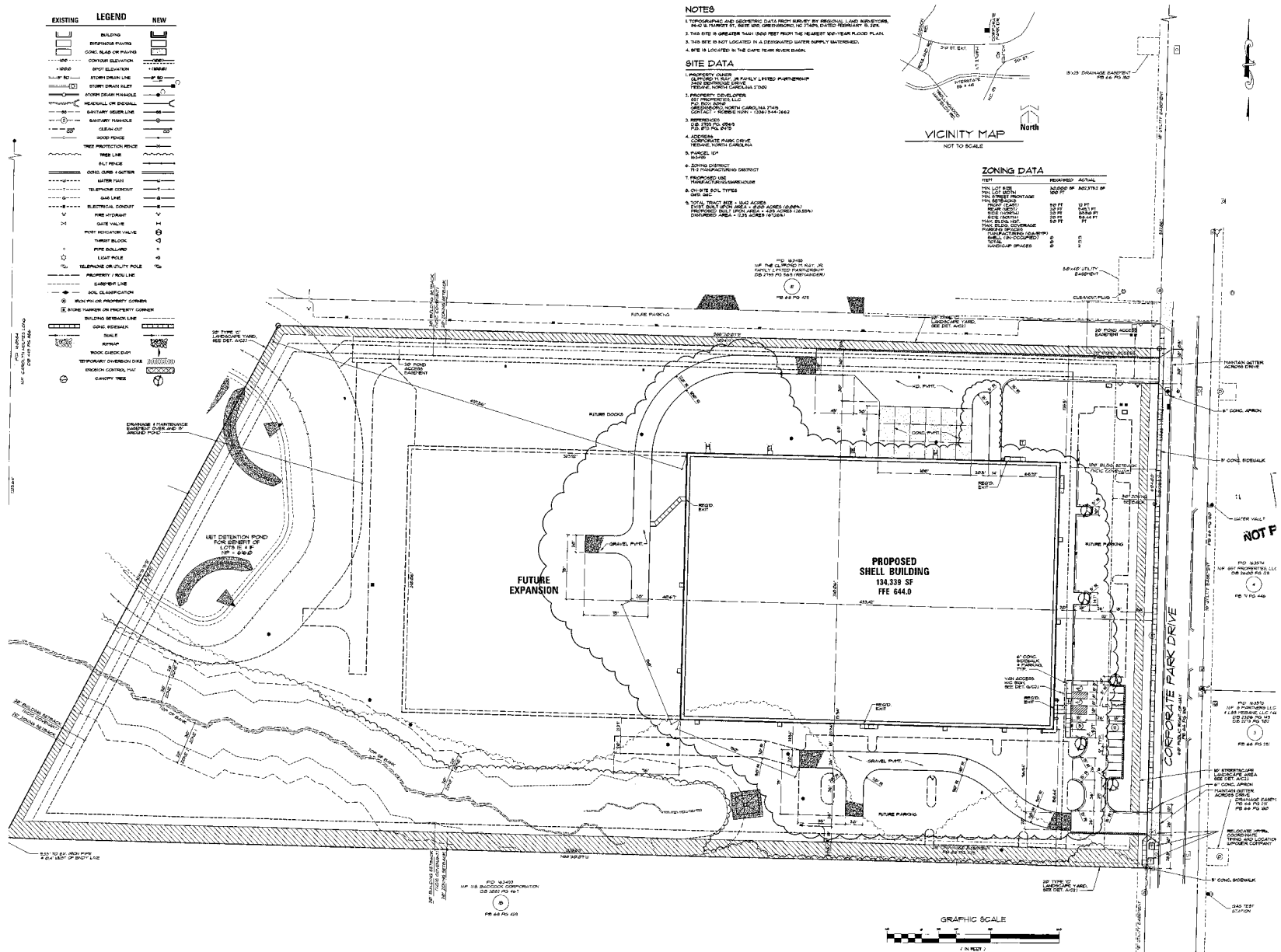
PROPERTY*photos*



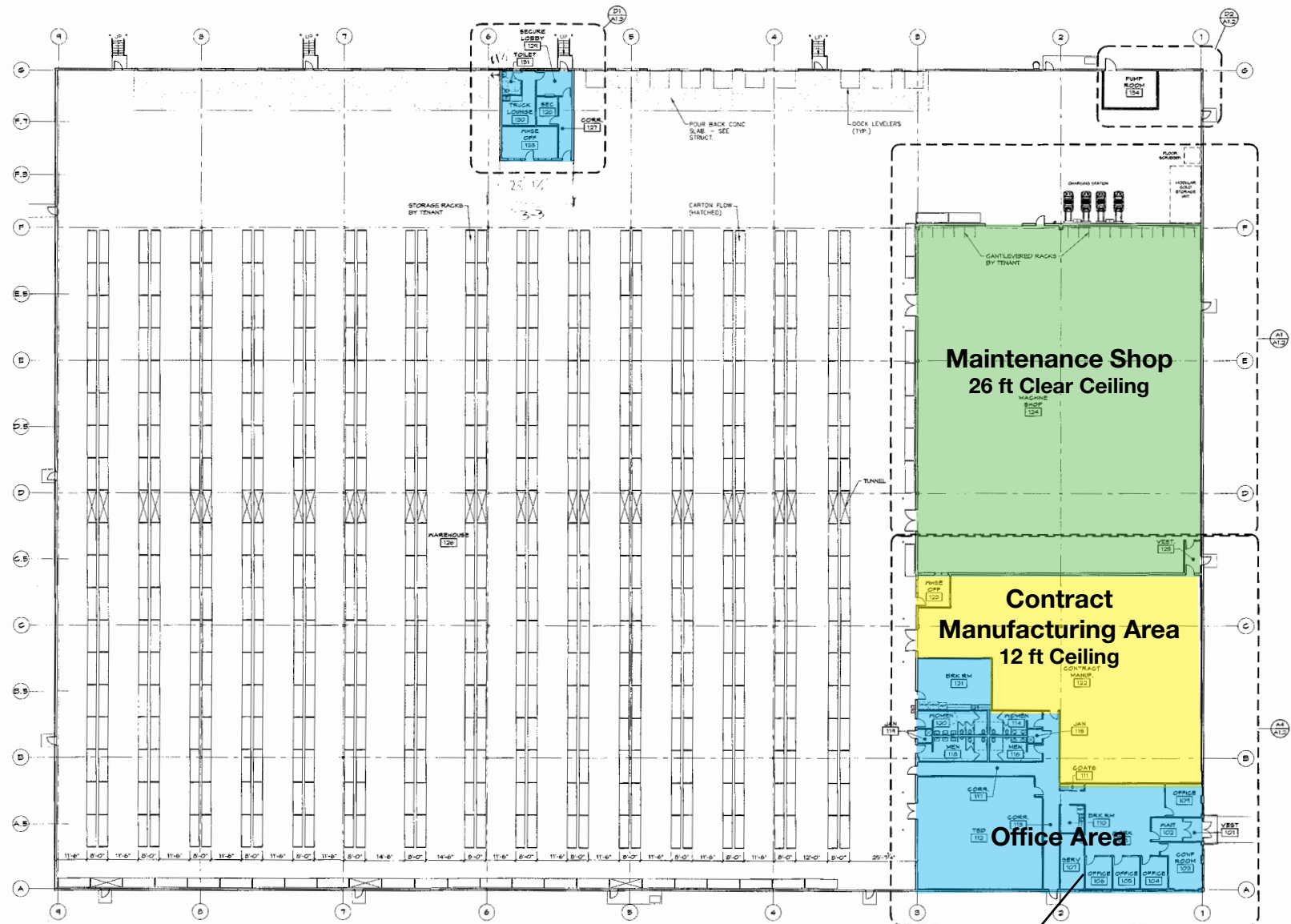
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SITEplan



SITEplan



Engineered to accommodate a structural mezzanine adding additional offices or a second story above the ground level offices

REGIONAL*map*



ABOUT *mebane*

CLOSE PROXIMITY TO MAJOR CITIES & HIGHWAYS

With a strong economy and a pro-business climate, Mebane is a strategic choice for companies looking to expand or relocate. The city offers a highly skilled workforce, with 36,000 graduates annually from 20 nearby colleges and a labor force of 1.5 million within a 45-minute drive. Businesses benefit from Mebane's advanced infrastructure, including access to two international airports—Raleigh-Durham to the east and Greensboro to the west—both just 40 minutes away. The city is well-connected by major highways, rail transport via the North Carolina Railroad, and fast-moving data supported by five fiber and wireless service providers. Additionally, Mebane offers reliable utilities, with a 12 million gallon-per-day water plant, a planned expansion of its wastewater treatment capacity, and ongoing infrastructure improvements to support business growth. Companies can also take advantage of economic incentives, including grants, infrastructure upgrades, and performance-based benefits designed to encourage investment and job creation.



LOCATION & ACCESSIBILITY	
	INTERSTATE 70..... 1 MILE
	INTERSTATE 40..... 4.3 MILES
	INTERSTATE 85..... 11 MILES



NC CAROLINAcore

MARKET MAP

THINK IT.
MAKE IT.
MOVE IT.



The **Carolina Core** is a 120+ mile stretch of central North Carolina from west of Winston-Salem to Fayetteville encompassing Greensboro and High Point and in close proximity to Charlotte and the Research Triangle, all along future Interstate 685.

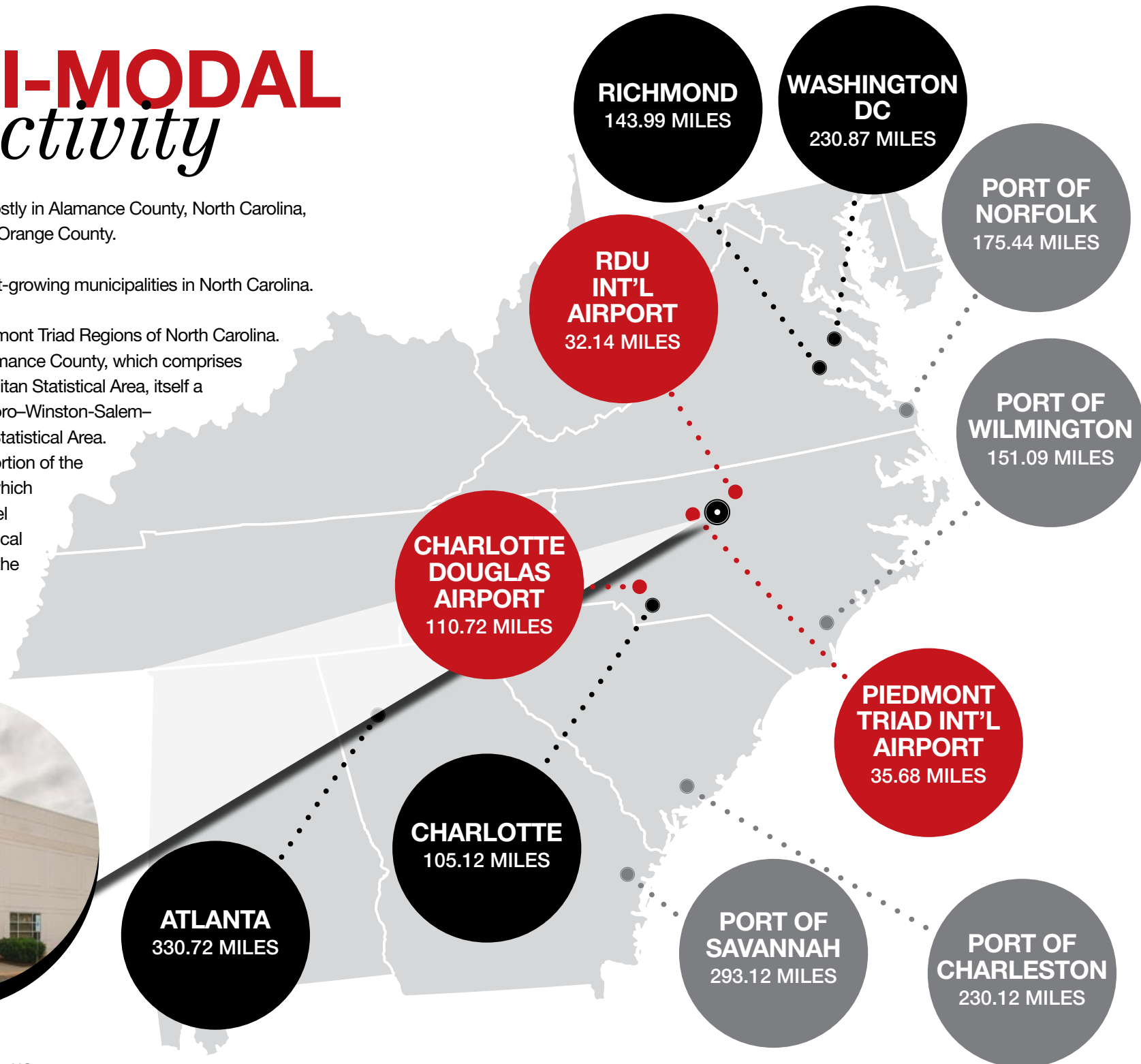
The **Carolina Core** is home to four strategically-located megasites that offer advanced manufacturers room to grow. Companies like Amazon and Publix have made plans to make the **Carolina Core** their next big move.



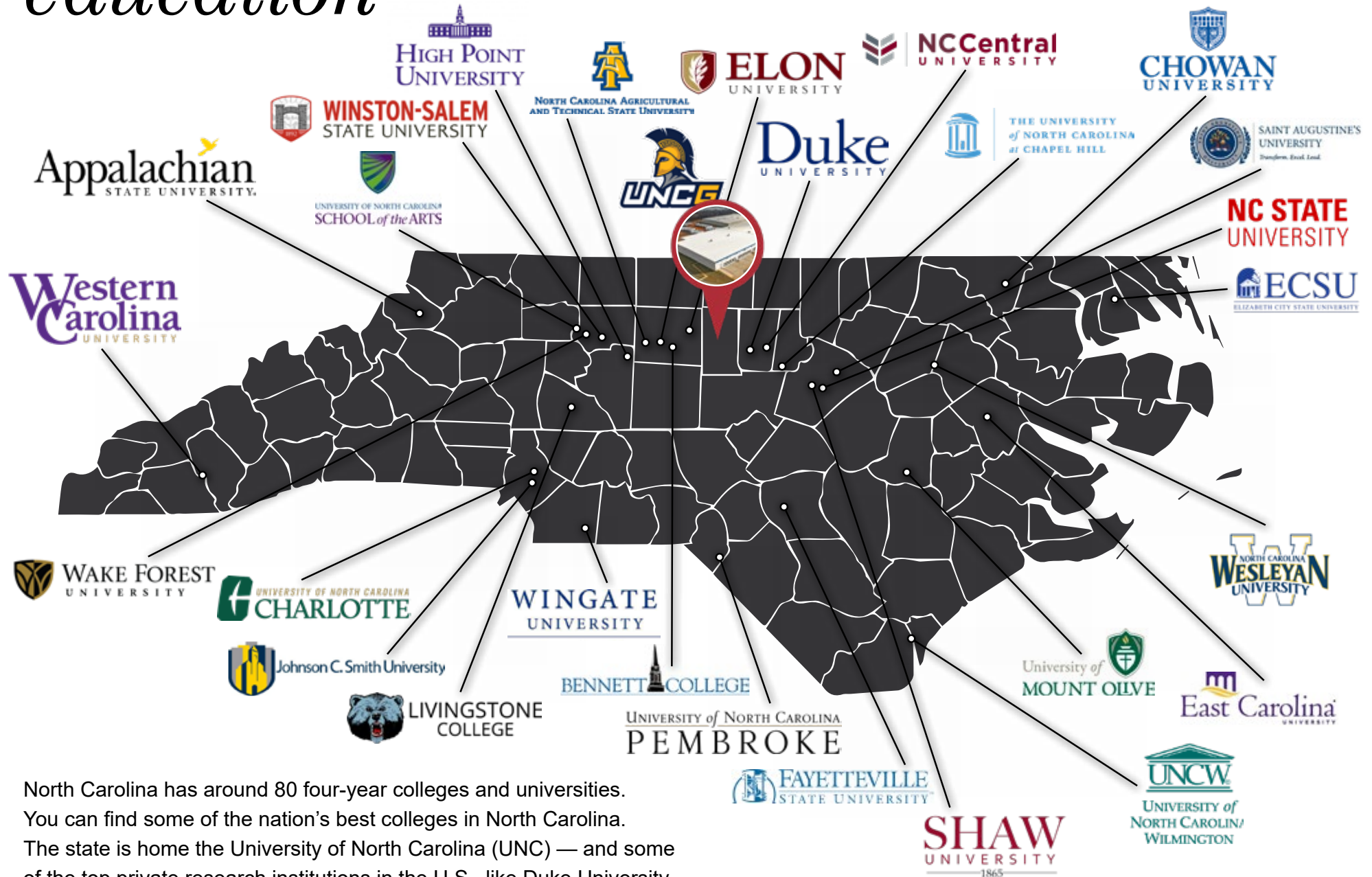
MULTI-MODAL *connectivity*

Mebane is a city located mostly in Alamance County, North Carolina, United States, and partly in Orange County.

Mebane is one of the fastest-growing municipalities in North Carolina. Mebane straddles the Research Triangle and Piedmont Triad Regions of North Carolina. The bulk of the city is in Alamance County, which comprises the Burlington, NC Metropolitan Statistical Area, itself a component of the Greensboro–Winston-Salem–High Point, NC Combined Statistical Area. Two slivers in the eastern portion of the city are in Orange County, which is part of the Durham–Chapel Hill, NC Metropolitan Statistical Area, itself a component of the Raleigh–Durham–Cary, NC Combined Statistical Area.



REGIONAL *education*



North Carolina has around 80 four-year colleges and universities. You can find some of the nation's best colleges in North Carolina. The state is home the University of North Carolina (UNC) — and some of the top private research institutions in the U.S., like Duke University.

BROKERAGE DEVELOPMENT INVESTMENTS

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