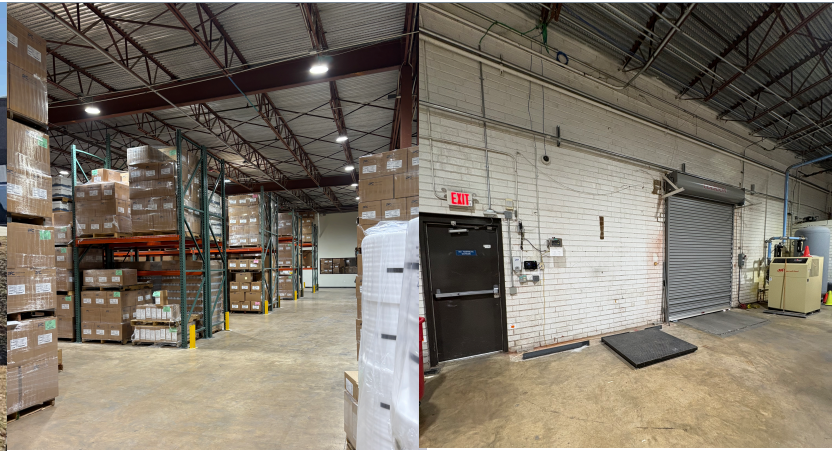


FOR SUBLEASE

# Rare Industrial Availability in Mebane

Carolina Central Industrial Center | 1403 S. Third Street | Mebane, NC 27302



## PROPERTY HIGHLIGHTS

### Warehouse/Industrial for Sublease in Mebane

Rare Warehouse/Industrial availability located within Carolina Central Industrial Center. Establish your business in an advantageous location with proximity to I-40.

- Located within Carolina Central Industrial Center
- Ceiling Height: 16'4" (front) - 18' (rear)
- Fully conditioned warehouse
- Reinforced concrete flooring
- 3 dock-high doors
- Power: 1,300 AMP 480/277V 3 Phase
- Less than 1 mile from I-40

## DEMOGRAPHICS

MILE RADIUS	2 MI	5 MI	10 MI
POPULATION	13,596	51,768	143,520
NO. OF HOUSEHOLDS	5,672	21,186	58,838
AVG. HH INCOME	\$96,631	\$97,355	\$87,160

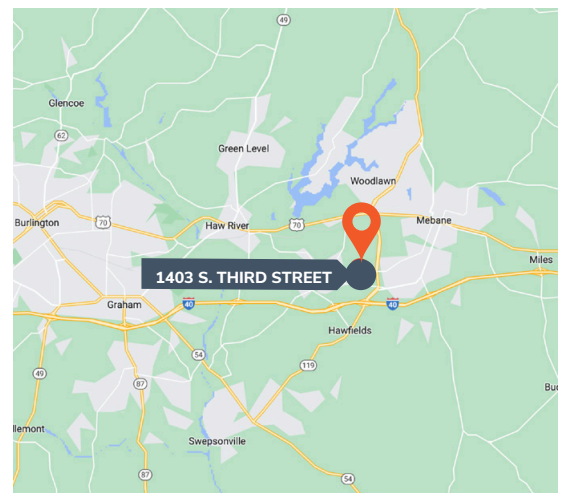
## AT A GLANCE

**Size:** +/- 42,794 RSF

**Master Lease Expiration Date:** December 31, 2031

**Rate:** Call for Pricing

## LOCATION



FOR SUBLEASE

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## INTERIOR PHOTOS



## FLOOR PLAN

