



Colliers



OAKWOOD COMMERCE CENTER

7740 OAKWOOD STREET • MEBANE, NORTH CAROLINA

±244,400 SF Class A Industrial Space
Off I-85 / I-40 Corridor

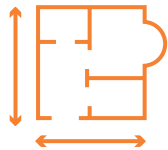
CONSTRUCTION PROGRESS

August 2026



BUILDING SPECIFICATIONS

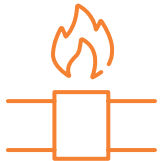
Delivering Q3 2026



BUILDING SIZE
244,400 SF



SITE SIZE
21.88 ACRES



NATURAL GAS PROVIDER
DOMINION ENERGY



ELECTRICAL SERVICES
DUKE ENERGY



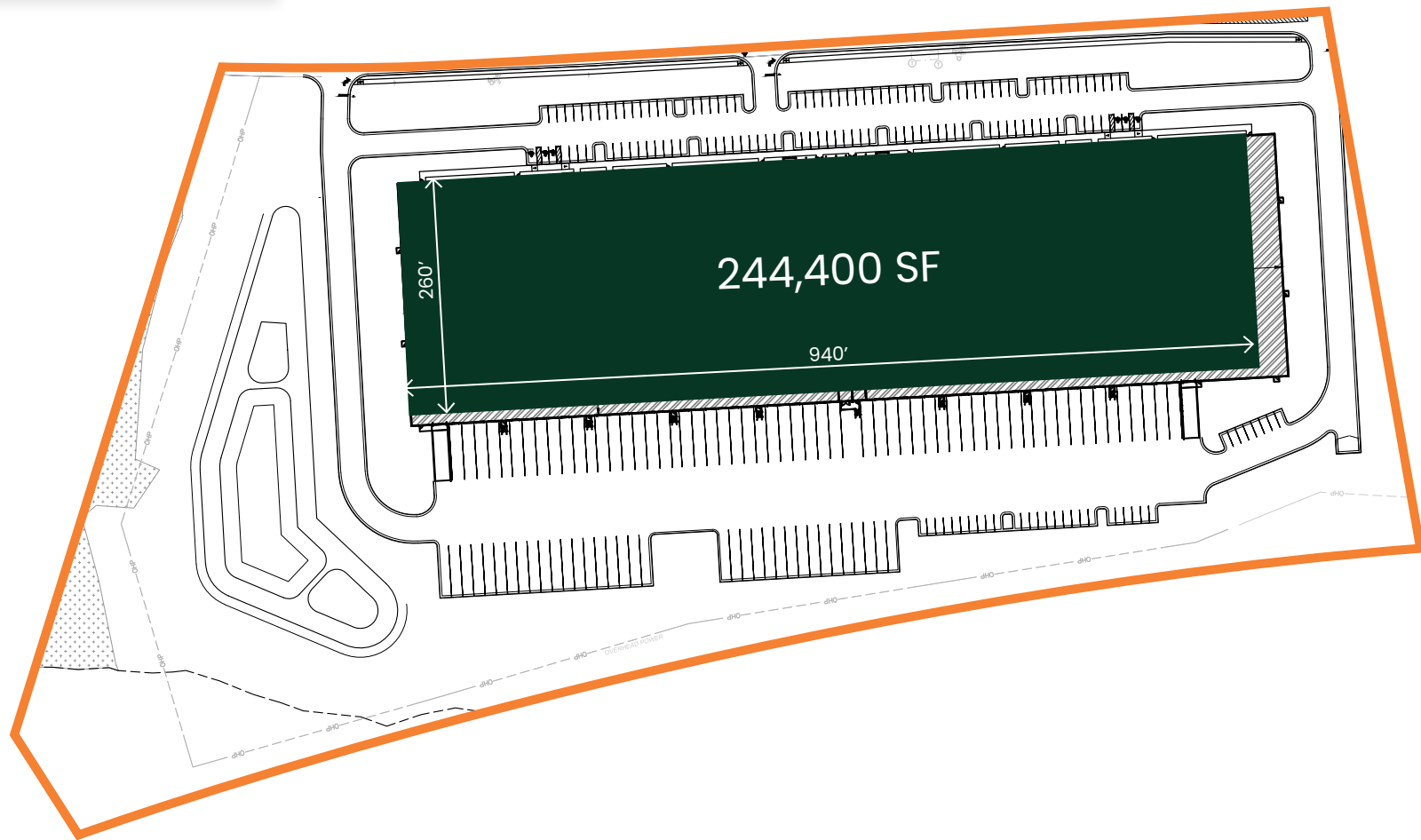
WATER & SEWER
CITY OF MEBANE



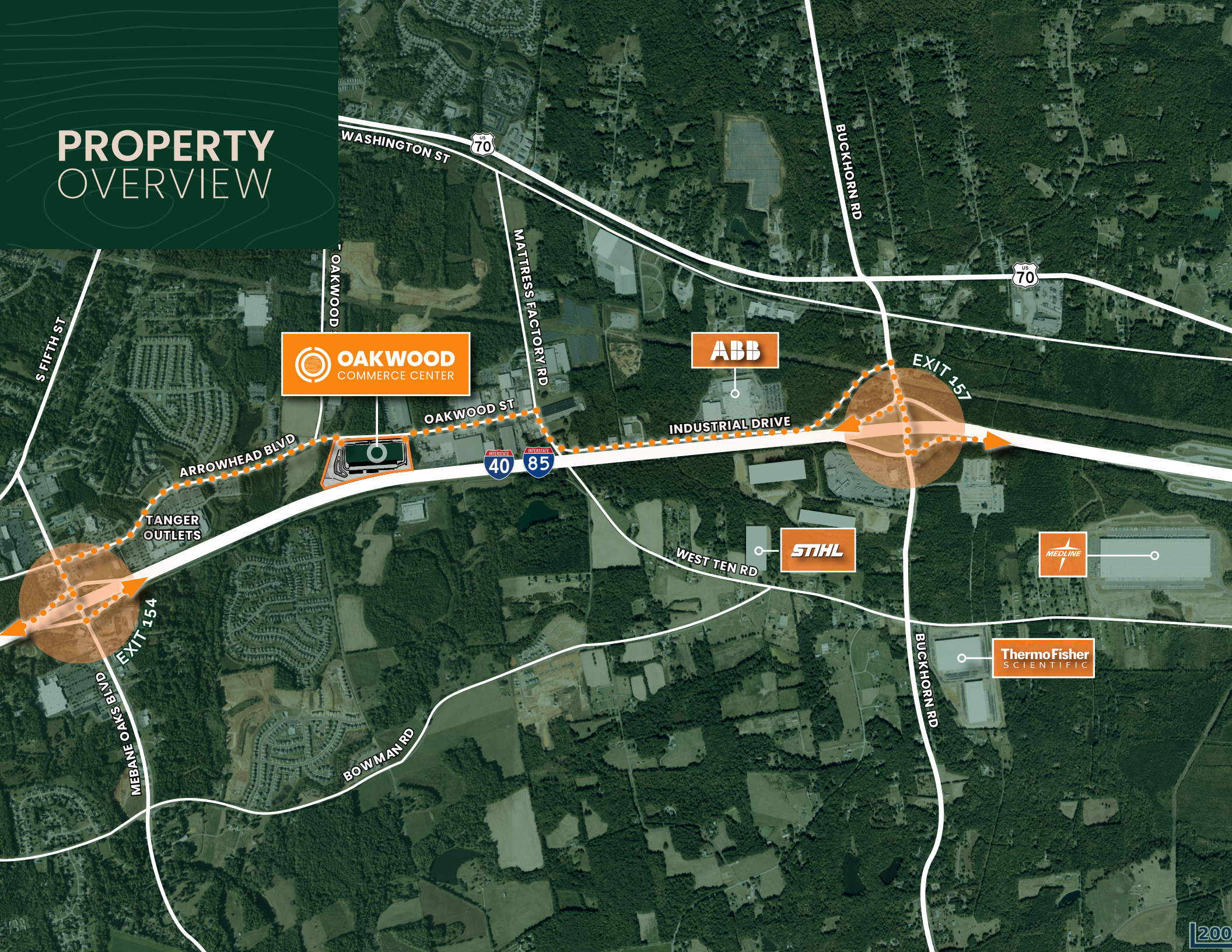
CITY OF MEBANE ZONING
HEAVY MANUFACTURING

Building Dimensions	940' wide x 260' deep
Tax Parcel ID	9824475450
Typical Bay Size	52' wide x 260' deep (13,520 SF)
Exterior Wall Material	Non-insulated load-bearing tilt-up concrete
Roofing Material	60 mil TPO with 20 year warranty
Paved Parking	159 spaces
Trailer Parking	35 spaces
Truck Court Depth	130' truck court depth with 55' trailer spaces
Ceiling Height	36'
Lighting	30 fc LED hi-bay fixtures
Column Spacing	52' x 50' bay spacing with 60' speed bay
Floor Thickness	7" unreinforced concrete slab
Sprinkler System	ESFR
Loading Dock	(25) 9' x 10' overhead doors equipped with 45,000 lb mechanical levelers, seals, and bumpers + (26) 9' x 10' knockouts
Electrical Capacity	4,000 amps
Heating	To 55 degrees when 18 degrees outside

SITE PLAN



PROPERTY OVERVIEW



OAKWOOD
COMMERCE CENTER

ABB

STIHL



ThermoFisher
SCIENTIFIC

LOCATION OVERVIEW



Proximity to major MSAs and ports



Airports

- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 35 miles |
| 2 | Piedmont Triad International | 46 miles |
| 3 | Charlotte Douglas International | 125 miles |



Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 205 miles |
| 2 | Morehead City, NC | 196 miles |
| 3 | Wilmington, NC | 181 miles |
| 4 | Charleston, SC | 303 miles |
| 5 | Savannah, GA | 349 miles |
| 6 | Jacksonville, FL | 486 miles |



STRATEGIC LOCATION



Accessibility

Situated directly off I-85,
Oakwood Commerce
Center offers quick access
to the highway.



#1 Top State for Business
CNBC 2023

#1 Best Large Metro for Homeownership
LENDING TREE 2023

#2 Top State for Best Business Climate
BUSINESS FACILITIES 2023

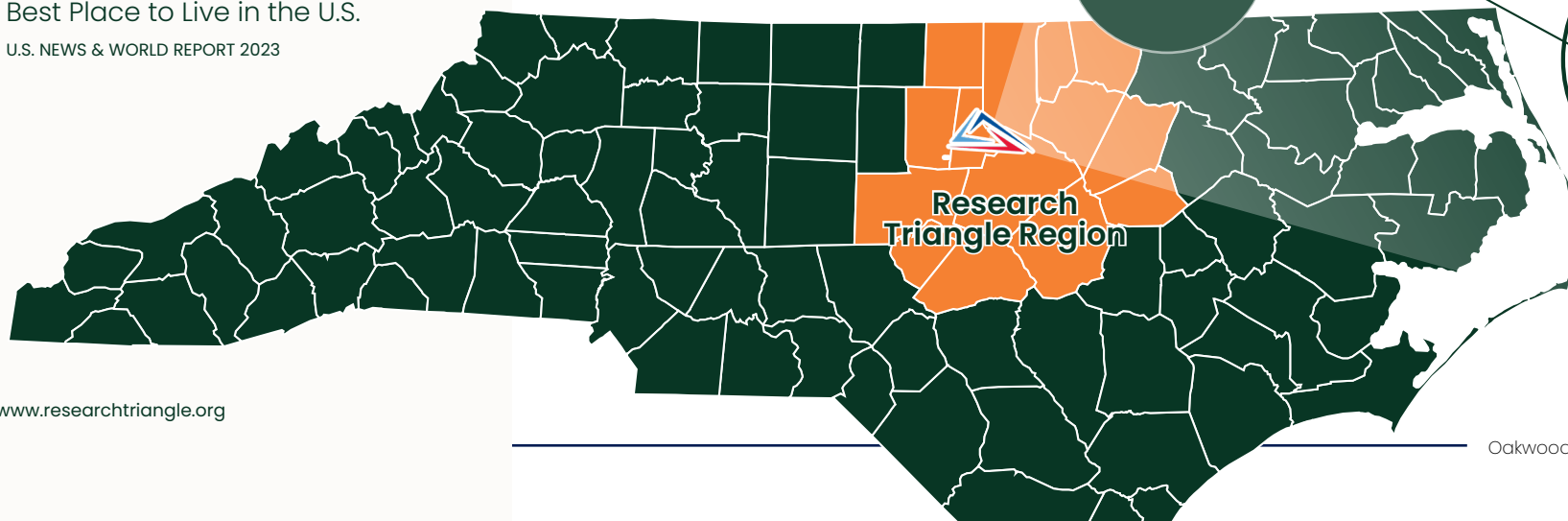
#3 Best Place to Live in the U.S.
U.S. NEWS & WORLD REPORT 2023

2M+
Residents

7,000+
Companies

700+
International
Companies

76
People Move
Here Daily



DUKE

15,892
TOTAL STUDENTS
#8
BEST UNIVERSITY IN
THE NATION

The Research
Triangle



UNC

30,011
TOTAL STUDENTS
#5
BEST PUBLIC UNIVERSITY
IN THE NATION



NC
STATE

35,479
TOTAL STUDENTS
\$6.5B
ANNUAL STATEWIDE
ECONOMIC IMPACT

A property developed by:



OAKWOOD COMMERCE CENTER

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