

North Carolina Commerce Park

1447 Trollingwood-Hawfields Road | Mebane, North Carolina



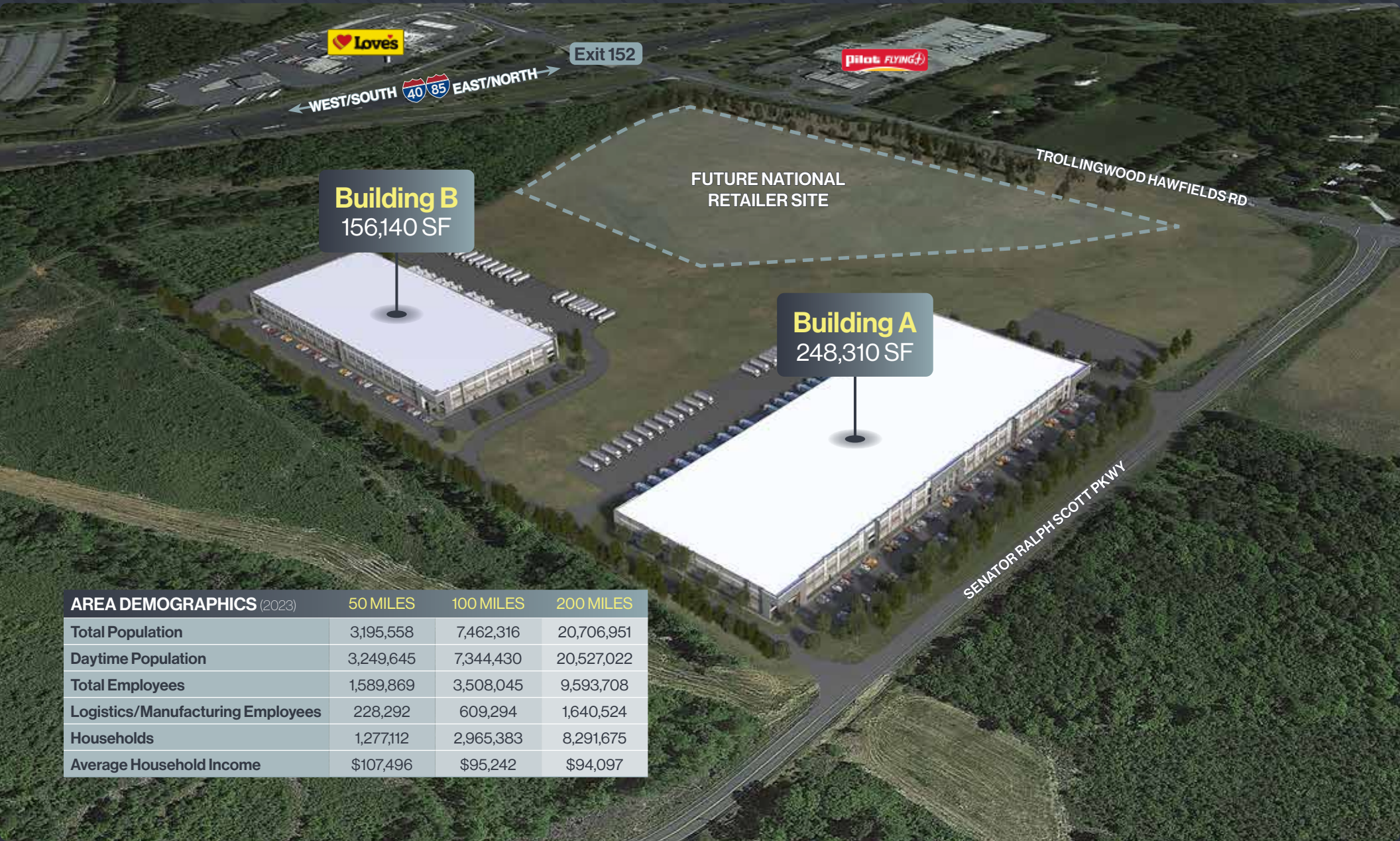
CONSTRUCTION UNDERWAY: Two Class A Industrial Buildings totaling 404,450 SF in the heart of North Carolina – Anticipated Delivery Mid-2024

CROW HOLDINGS
DEVELOPMENT

CBRE | Raleigh CBRE | Triad

North Carolina Commerce Park

Conveniently situated in the heart of North Carolina, the two building industrial park boasts an enviable location adjacent to the Interstate 40/85 corridor. The dynamic corridor links major North Carolina markets including Charlotte and Raleigh and is indisputably the major transportation and logistics corridor in the region. From **North Carolina Commerce Park**, occupants will be able to easily reach Atlanta to the south and Washington D.C. to the north, as well as points beyond, within a day's drive.



AREA DEMOGRAPHICS (2023)	50 MILES	100 MILES	200 MILES
Total Population	3,195,558	7,462,316	20,706,951
Daytime Population	3,249,645	7,344,430	20,527,022
Total Employees	1,589,869	3,508,045	9,593,708
Logistics/Manufacturing Employees	228,292	609,294	1,640,524
Households	1,277,112	2,965,383	8,291,675
Average Household Income	\$107,496	\$95,242	\$94,097

Property Overview



BUILDING A

248,310 SF

- **Building Size:** 248,310 SF
- **Building Dimensions:** 310' x 800'
- **Column Spacing:** 54' x 50' typical, 60' speed bay
- **Clear Height:** 36'
- **Truck Court Depth:** 185'
- **Dock Doors:** 36 total, 9' x 10'
- **Drive-in Doors:** 4 total, 14' x 16'
- **Trailer Parking:** 70 spaces
- **Auto Parking:** 183 spaces
- **Electrical:** two (2) 2,500 amp services
- **Anticipated Delivery:** September 2024



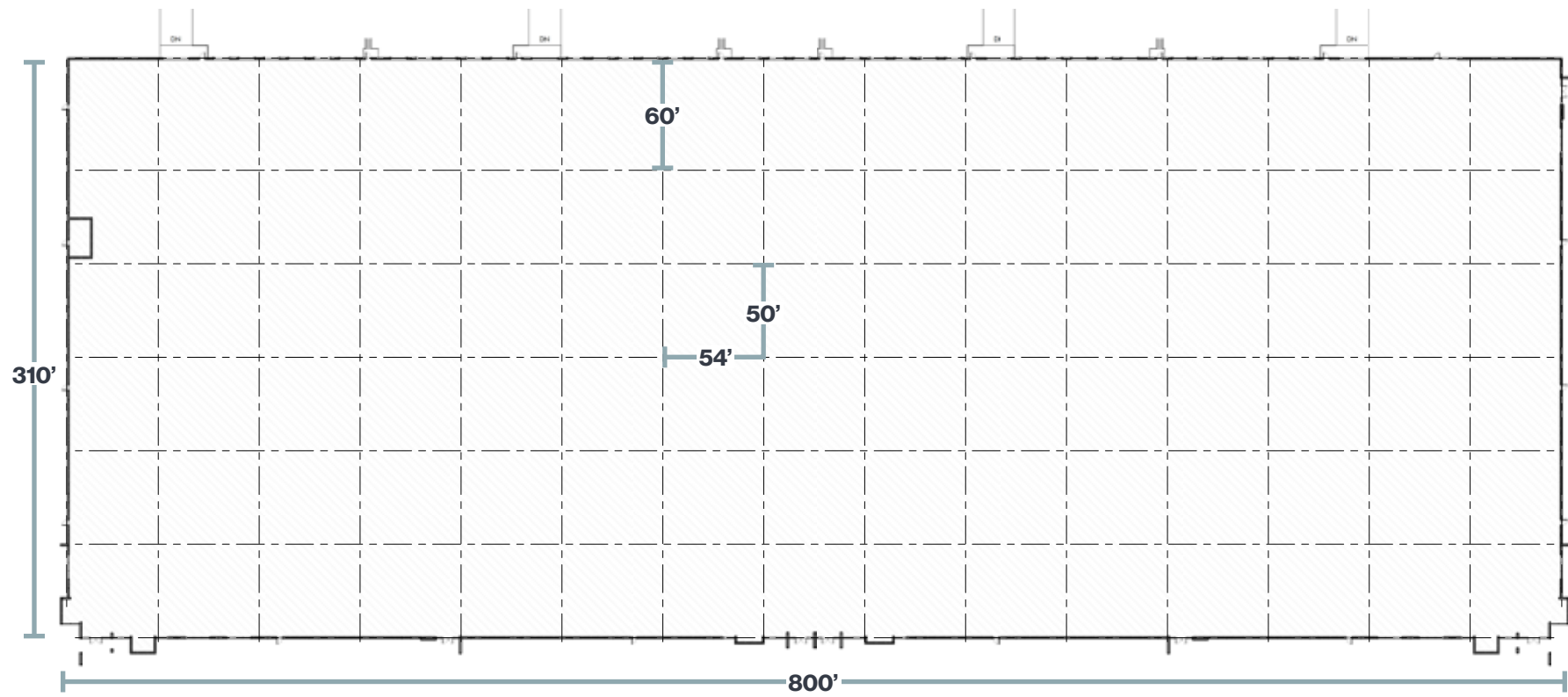
BUILDING B

156,140 SF

- **Building Size:** 156,140 SF
- **Building Dimensions:** 260' x 600'
- **Column Spacing:** 54' x 50' typical, 60' speed bay
- **Clear Height:** 32'
- **Truck Court Depth:** 185'
- **Dock Doors:** 29 total, 9' x 10'
- **Drive-in Doors:** 2 total, 14' x 16'
- **Trailer Parking:** 69 spaces
- **Auto Parking:** 119 spaces
- **Electrical:** two (2) 2,500 amp services
- **Anticipated Delivery:** July 2024

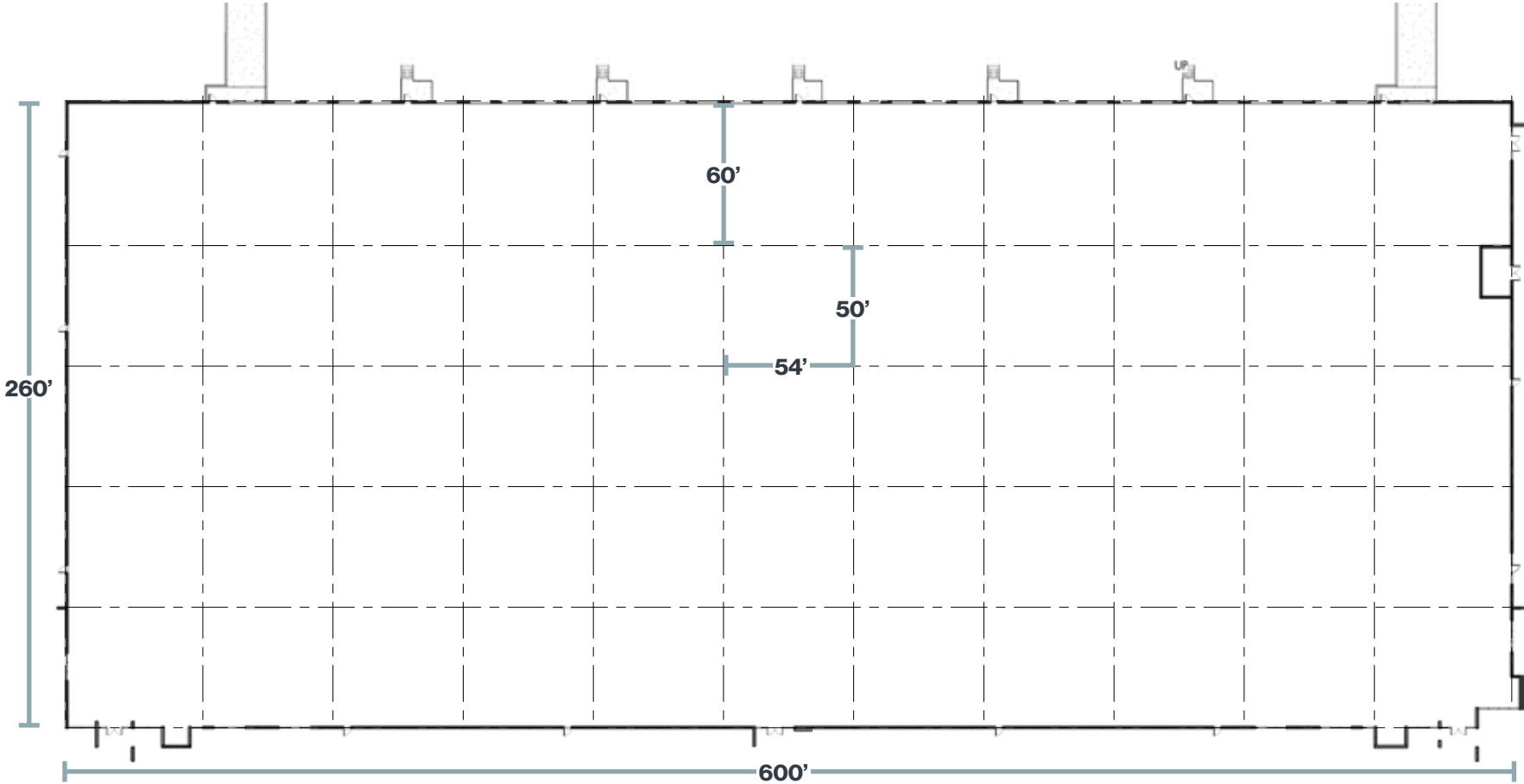
Floor Plan

Building A – 248,310 SF



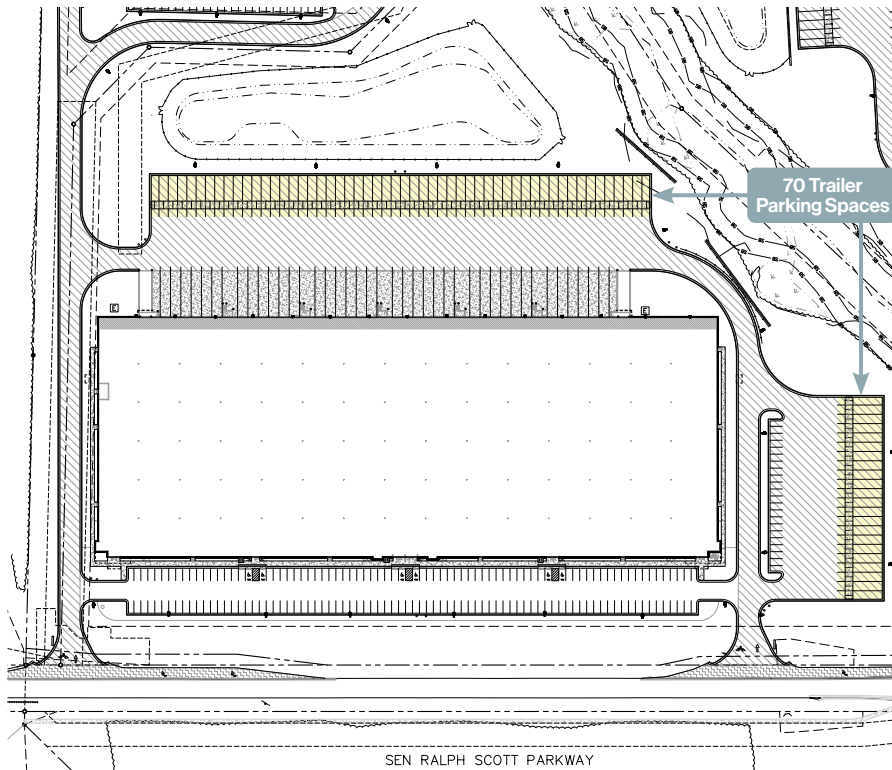
Floor Plan

Building B – 156,140 SF

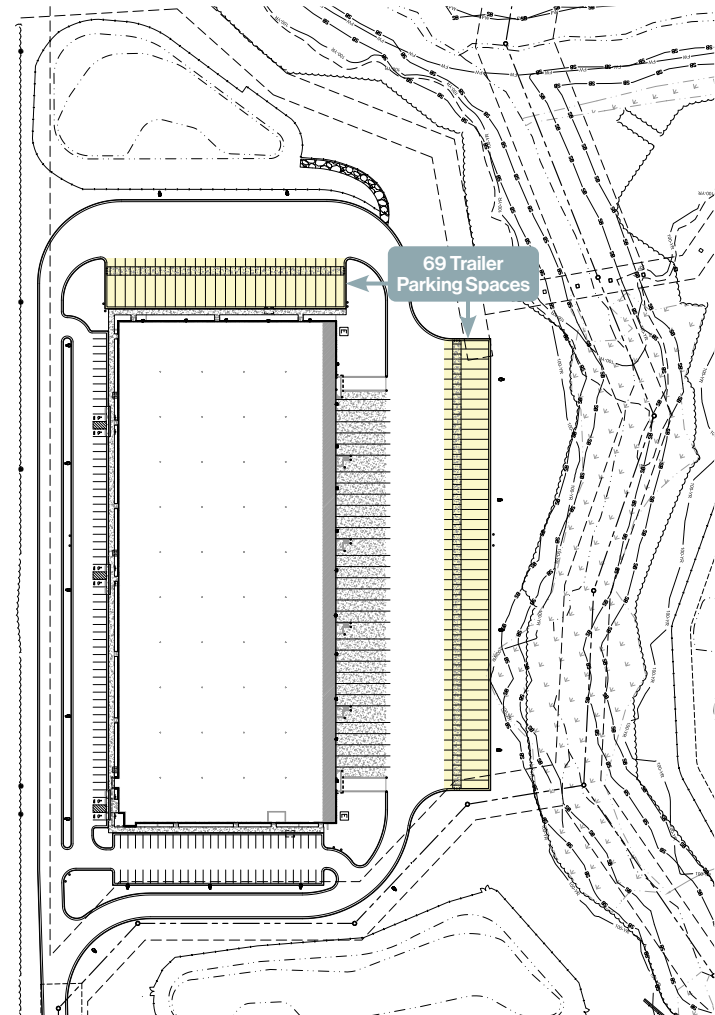


Site Plan

Building A – 248,310 SF

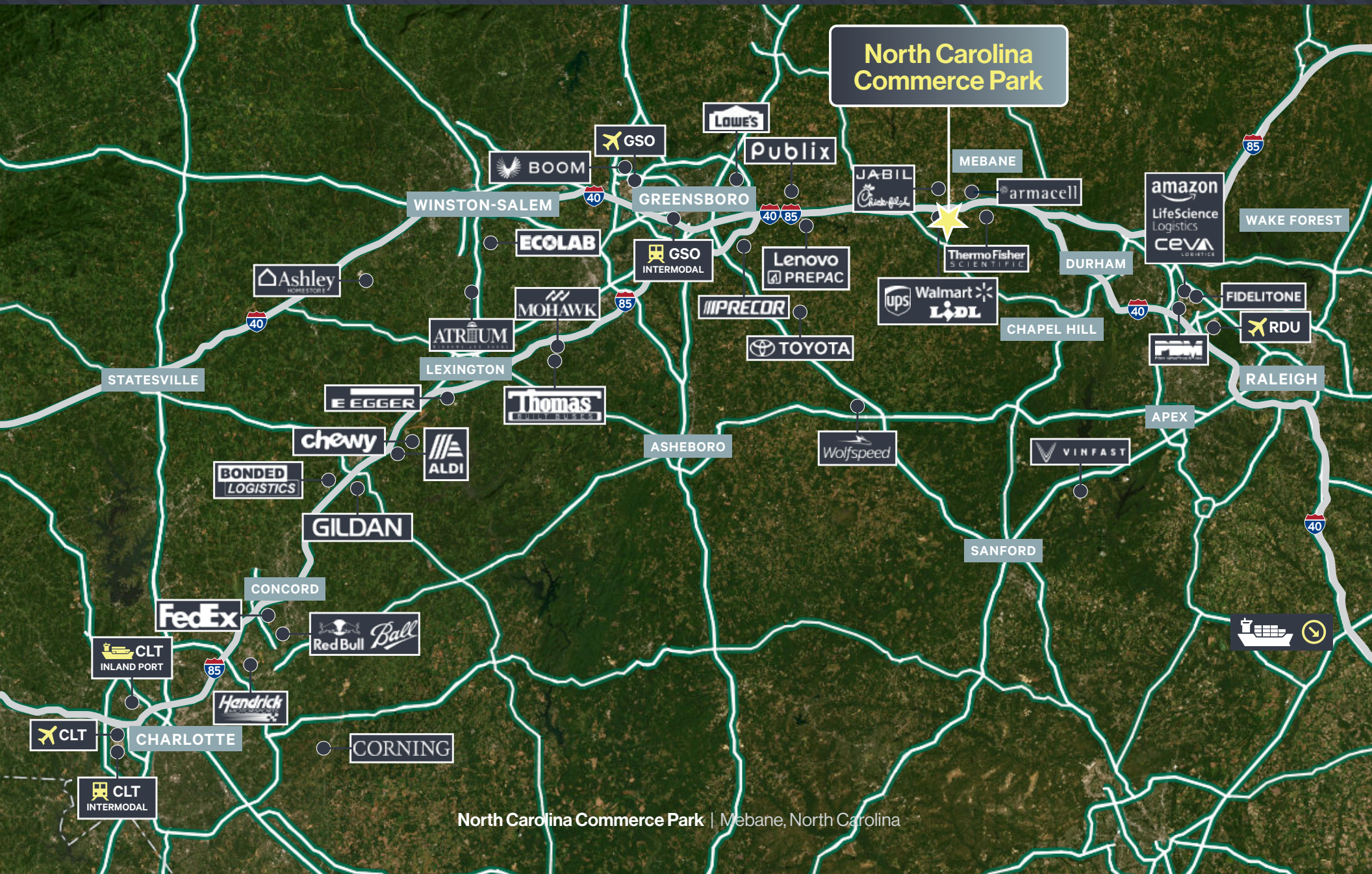


Building B – 156,140 SF



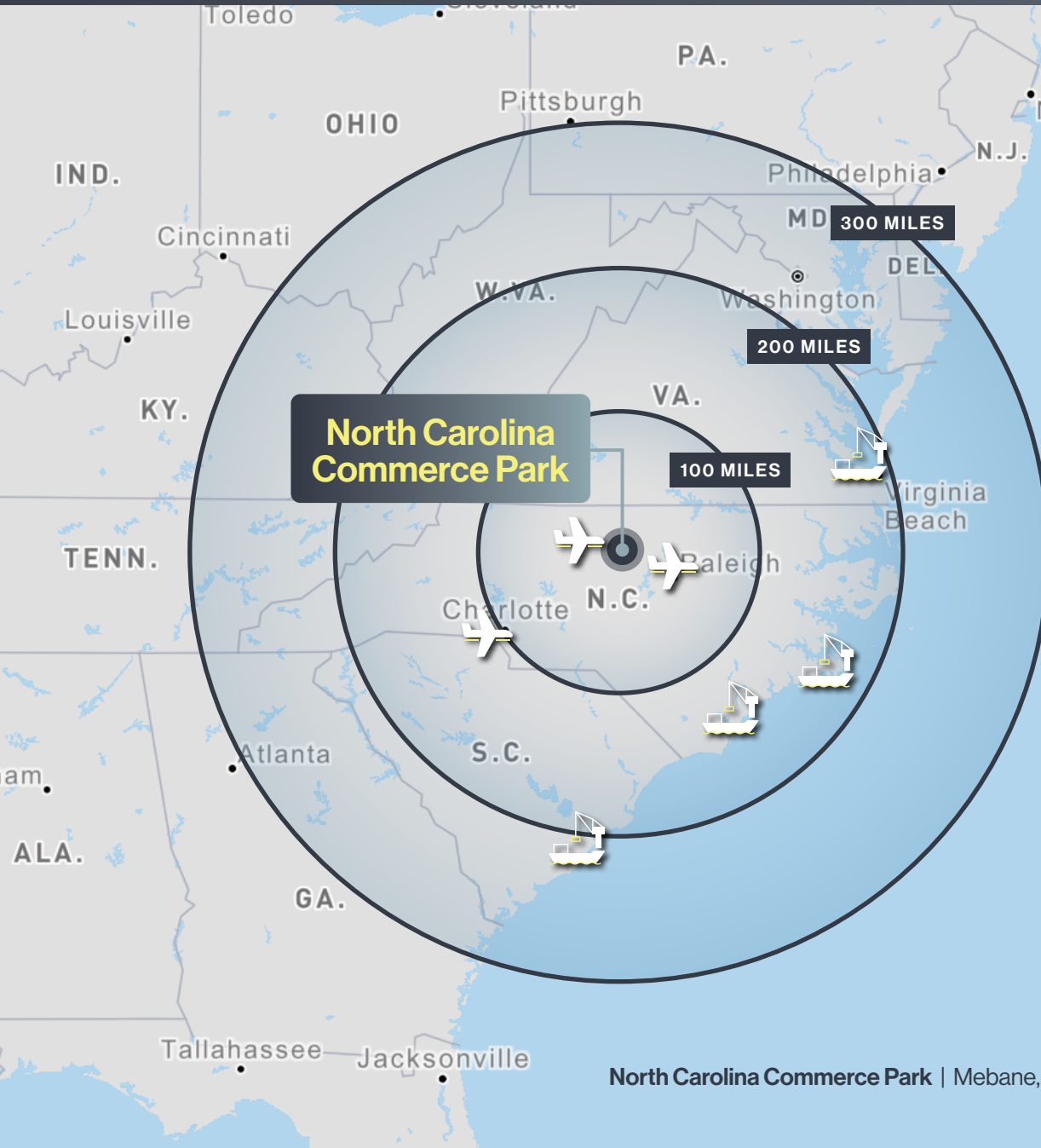
Location Overview

Major North Carolina Distributors & Manufacturers along the I-40/85 Corridor



Aerial Overview

Convenient Accessibility to Airports & Seaports along the East Coast



AIRPORTS

RALEIGH DURHAM INT'L AIRPORT	40 Miles
PIEDMONT TRIAD INT'L AIRPORT	42 Miles
CHARLOTTE DOUGLAS INT'L AIRPORT	122 Miles

SEAPORTS

PORT OF WILMINGTON, NC	184 Miles
PORT OF MOREHEAD CITY, NC	200 Miles
PORT OF NORFOLK, VA	209 Miles
PORT OF CHARLESTON, SC	311 Miles

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