

INDUSTRIAL FOR LEASE

5825 CLYDE RHYNE DRIVE

SANFORD, NORTH CAROLINA 27330

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PROPERTY SUMMARY

This ±28,135 SF industrial facility offers a versatile combination of warehouse, production, and operational space suitable for a wide range of industrial users. Positioned on a ±5.09-acre site, the property provides ample room for maneuvering, storage, and potential expansion. With functional infrastructure and strong regional accessibility, it represents an excellent opportunity for businesses seeking quality industrial space for lease.

LOCATION DESCRIPTION

Located near Sanford's Central Carolina Enterprise Park, 5825 Clyde Rhyne Drive sits among major industrial employers including Caterpillar, Pfizer, Abzena, and Astellas.

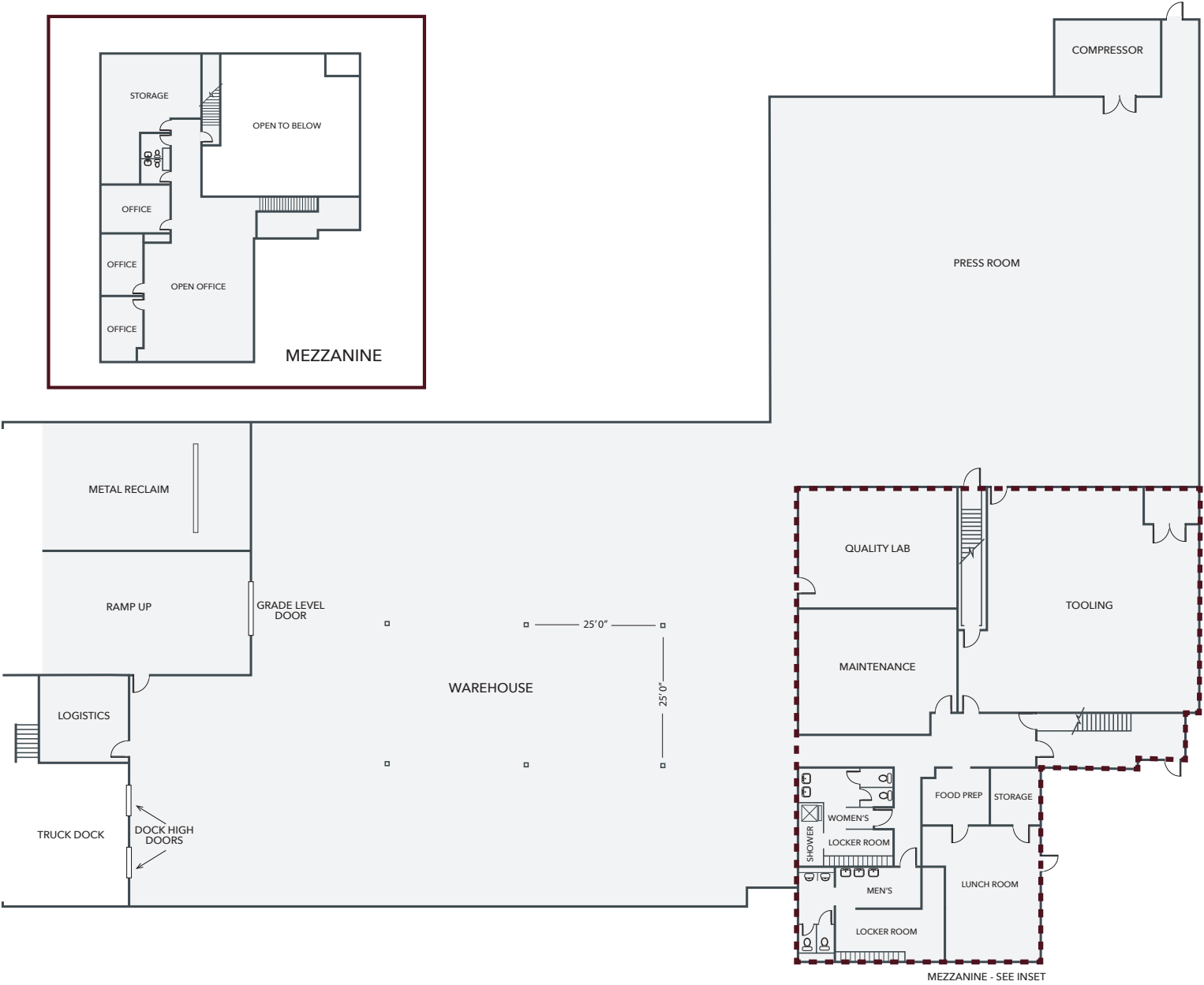
The property benefits from robust infrastructure and direct connectivity via US-421, US-1, and NC-87, offering efficient access to Raleigh, the Research Triangle, Fayetteville, and the Triad. Supported by a strong regional workforce and a well-established industrial base, this corridor offers an exceptional foundation for industrial operations.

PROPERTY HIGHLIGHTS

Address	5825 Clyde Rhyne Drive Sanford, NC 27330
Type	Industrial
APN	964576075600
Parcel Size	5.09 acres
Building Size	28,135 SF (27,754 heated SF)
County	Lee County
Zoning	LI - Light Industrial
Availability	For Lease
Lease Rate	Call Broker



FLOOR PLAN



FEATURES / GALLERY

LOADING / ACCESS

- » (2) Dock-high doors – 10' H x 8' W, automatic levelers, electric lift
- » (1) Grade-level door – 16' H x 12' W, electric lift
- » ±150' truck court depth
- » 2-ton crane
- » Compressed air lines
- » Natural gas service

BUILDING DETAILS

- » 25' x 25' column grid
- » 21' clear height to bottom of beam
- » Original roof
- » Sprinklered: ½" pendant and ¾" upright heads (standard response)
- » HVAC: 9 units installed 1990–2019 (mixed condition)

ELECTRICAL

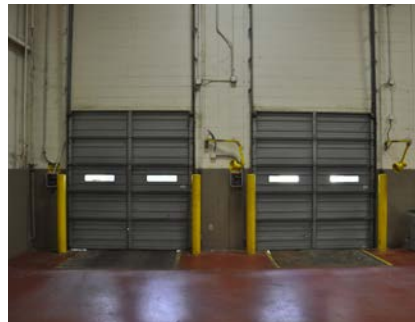
- » Three-phase power
- » 277/480V service
- » 240V AC electric
- » 480V 3-phase
- » Insulated 3-phase transformer

INTERIOR IMPROVEMENTS

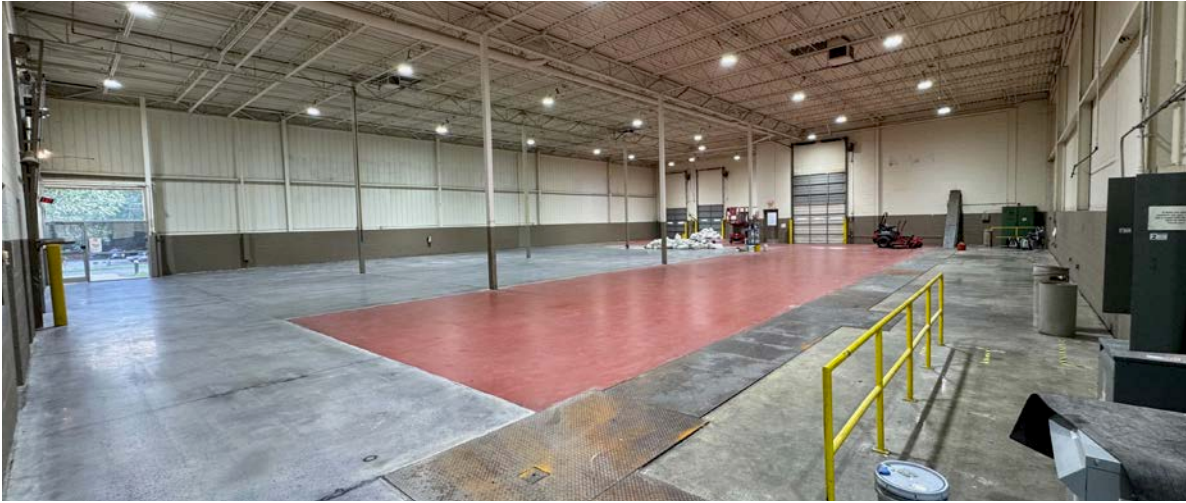
- » Classroom/lab areas
- » Break room with kitchen
- » Restrooms on primary level + 2 second-floor restrooms
- » 3 Offices & conference area on second-floor/mezzanine
- » Small second-floor storage space

SITE / PARKING

- » 25 paved parking spaces + gravel overflow
- » Outdoor tables/eating area



GALLERY



AREA OVERVIEW

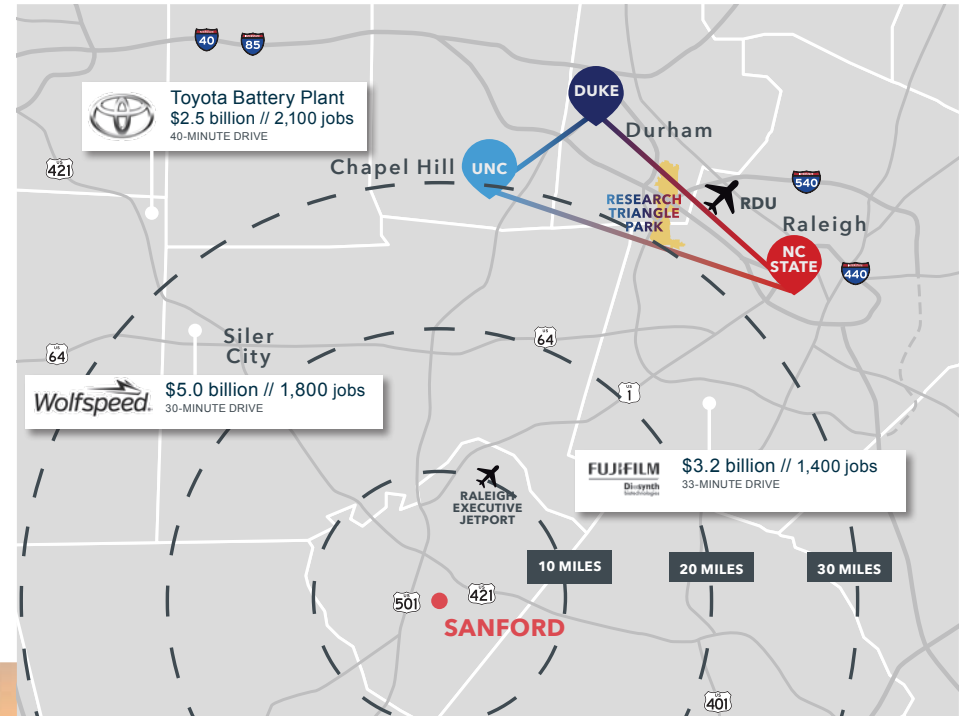


LEE COUNTY OVERVIEW

Lee County is home to some of the nation's best-known companies, including Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, and Astellas. Frontier Yarns and Static Control Components, two global industry leaders, were also founded here. Static began as an entrepreneurial startup in a basement workshop and has since grown to employ well over a thousand people.

The county offers worldwide access through a strong transportation network, supported by a highly skilled workforce and exceptional industrial training programs. This foundation positions businesses to achieve results quickly and efficiently.

Lee County also provides an outstanding quality of life, blending the conveniences of small-town living with easy access to Raleigh, Durham, and the broader Research Triangle region.



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