

Class A Industrial  
Space Available  
For Lease or Sale



# Creekside Logistics I & II

2080 & 2090 Creekside Industrial Drive | Mebane, NC 27302



GRIFFIN  
PARTNERS

CBRE

# Creekside Logistics I & II

±196,827 SF Class A Industrial Development

Strategically positioned in the heart of North Carolina, this two building industrial development boasts prime visibility along the I-40/I-85 corridor, just 30 minutes from the Raleigh-Durham International Airport. This convenient location offers unparalleled access to major industrial thoroughfares, ensuring seamless connectivity to major North Carolina markets including Raleigh and Charlotte. The development's proximity to key economic hubs further enhances its appeal, making it a premier choice for businesses looking to leverage the region's robust infrastructure and dynamic growth opportunities.



# Building Overview

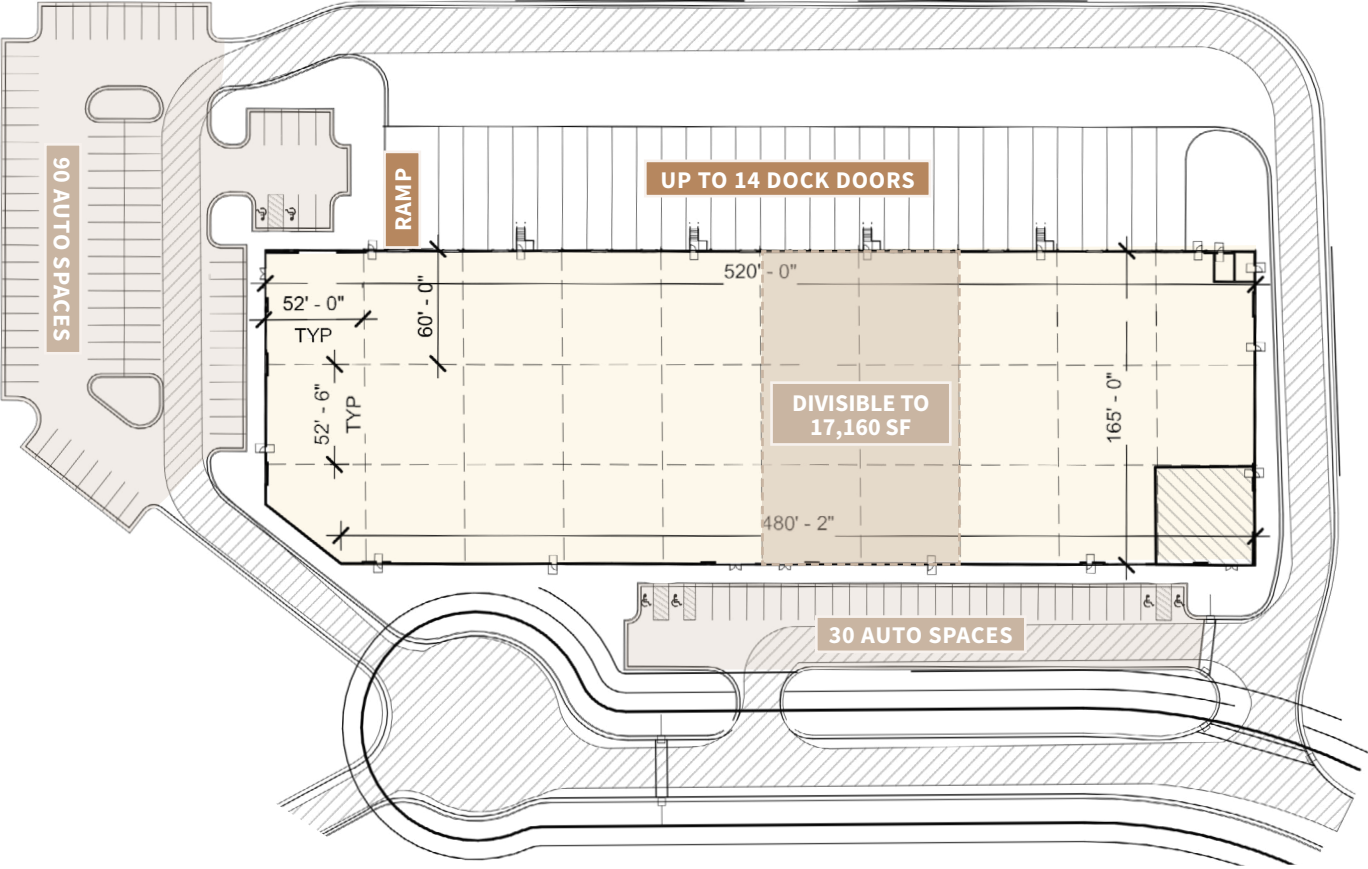
## Building I - Lot 5

<b>Address</b>	2080 Creekside Industrial Dr   Mebane, NC
<b>Building Size</b>	85,103 SF
<b>Available SF</b>	17,160 SF - 85,103 SF
<b>Office SF</b>	Build to Suit
<b>Building Dimensions</b>	520' x 165'
<b>Column Spacing</b>	52' x 52'6" (typ.)   60' Speed Bay
<b>Clear Height</b>	32' clear
<b>Sprinkler System</b>	ESFR
<b>Power</b>	1,600 amps per building
<b>Dock-High Doors</b>	Up to Fourteen (14) 9' x 10'
<b>Drive-in Doors</b>	One (1) 12' x 14' drive-in ramp
<b>Auto Parking</b>	120 auto spaces
<b>Zoning</b>	Mebane G-6
<b>Timing</b>	Q1 2026 anticipated delivery

## Building II - Lot 6

<b>Address</b>	2090 Creekside Industrial Dr   Mebane, NC
<b>Building Size</b>	111,724 SF
<b>Available SF</b>	22,360 SF - 111,724 SF
<b>Office SF</b>	Build to Suit
<b>Building Dimensions</b>	520' x 215'
<b>Column Spacing</b>	52' x 51'8" (typ.)   60' Speed Bay
<b>Clear Height</b>	32' clear
<b>Sprinkler System</b>	ESFR
<b>Power</b>	1,600 amps per building
<b>Dock-High Doors</b>	Fourteen (14) 9' x 10'
<b>Drive-in Doors</b>	One (1) 12' x 14' drive-in ramp
<b>Auto Parking</b>	117 auto spaces
<b>Zoning</b>	Mebane G-6
<b>Timing</b>	Q1 2026 anticipated delivery

# Building I



**85,103 SF**

Available SF

**32'**

Clear Height

**Up to 14**

Dock-High Doors

**1**

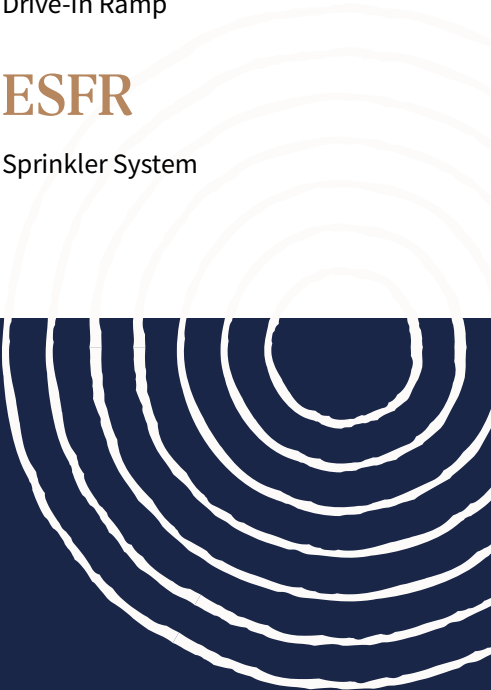
Drive-In Ramp

**ESFR**

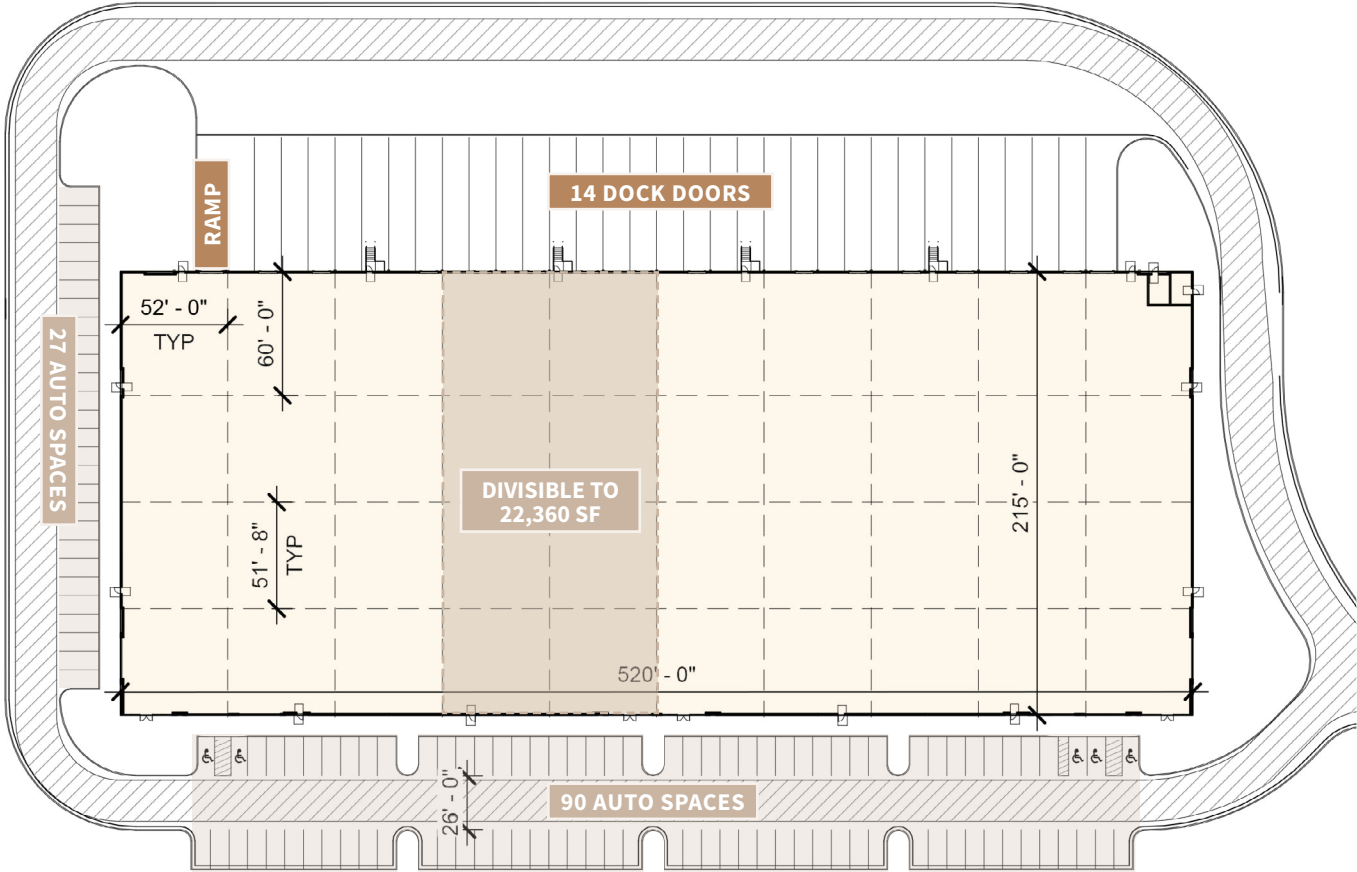
Sprinkler System

**FLOOR PLAN - LOT 5**

17,160 SF - 85,103 SF



# Building II



**111,724 SF**

Available SF

**32'**

Clear Height

**14**

Dock-High Doors

**1**

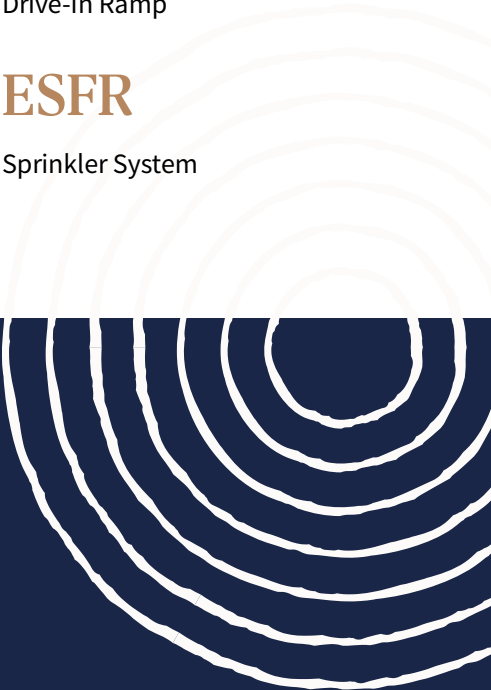
Drive-In Ramp

**ESFR**

Sprinkler System

**FLOOR PLAN - LOT 6**

22,360 SF - 111,724 SF



# Master Site Plan

25.6

Site Acreage

G-6

Mebane Zoning

197K

Total SF Available

237

Auto Parking



# Perfectly Positioned

## Backbone of the Southeast

Renowned as the “backbone of the southeast,” the I-40/I-85 corridor is the region’s premier transportation and logistics hub. Occupiers can enjoy unparalleled access to major cities like Atlanta to the south and Washington DC to the north, all within a day’s drive.

The region is home to a labor force of 1.5 million within a 45-minute drive, along with 36,000 graduates annually from 20 area colleges and universities. The advantages of easy global travel, economic incentives, an abundant supply of highly skilled workers, and advanced infrastructure create an optimal business climate.

115K

vehicles per day on I-40/I-85

48%

of the U.S. population within 600 miles

10.7M

total population in the state of NC

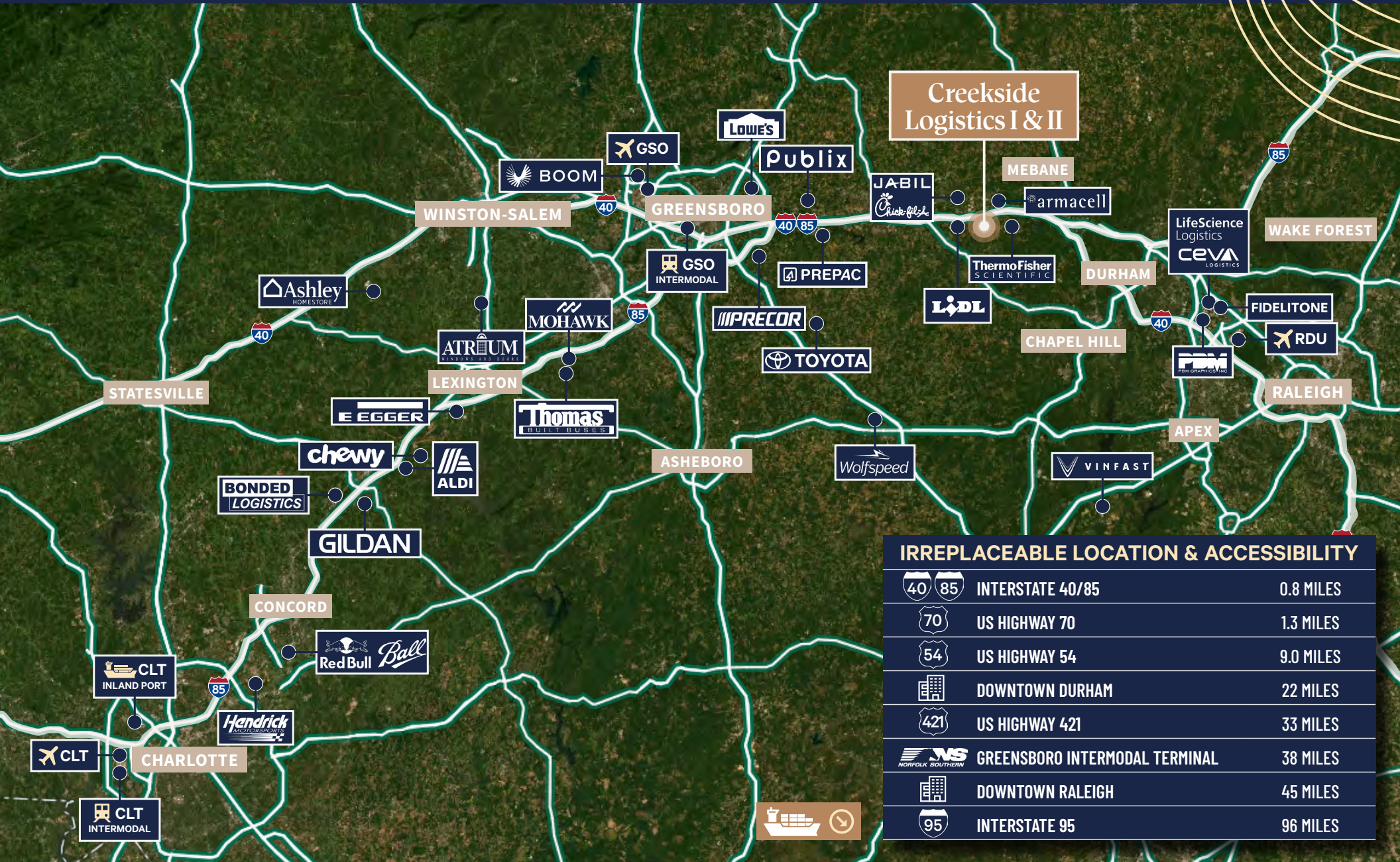
#1

best business climate in the U.S.



# Location is Everything

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



IRREPLACEABLE LOCATION & ACCESSIBILITY		
	INTERSTATE 40/85	0.8 MILES
	US HIGHWAY 70	1.3 MILES
	US HIGHWAY 54	9.0 MILES
	DOWNTOWN DURHAM	22 MILES
	US HIGHWAY 421	33 MILES
	GREENSBORO INTERMODAL TERMINAL	38 MILES
	DOWNTOWN RALEIGH	45 MILES
	INTERSTATE 95	96 MILES

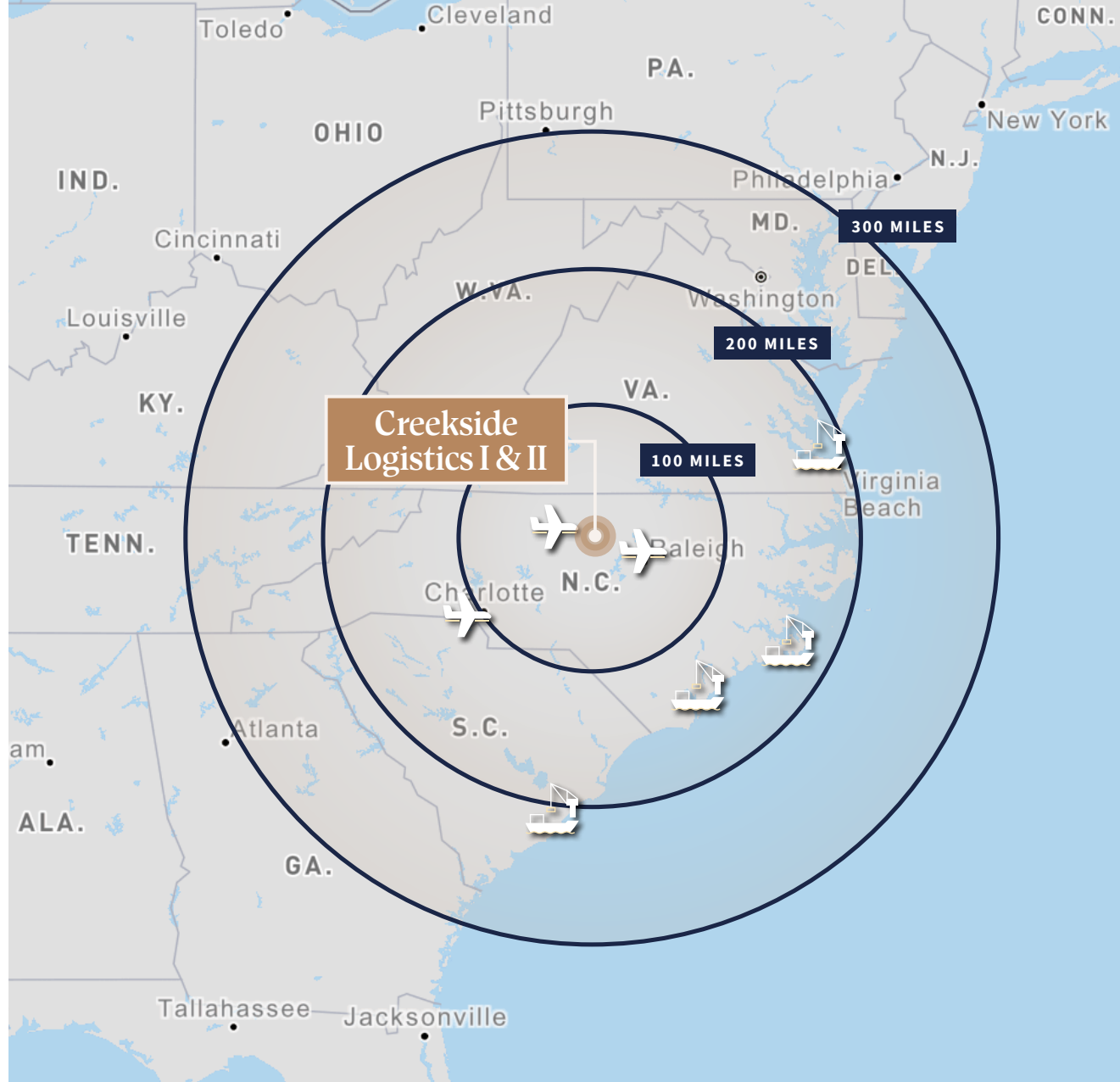
# Prime East Coast Connectivity

## Airports

<b>Raleigh-Durham Int'l Airport</b>	35 Miles
<b>Piedmont Triad Int'l Airport</b>	48 Miles
<b>Charlotte Douglas Int'l Airport</b>	127 Miles

## Seaports

<b>Port of Wilmington, NC</b>	180 Miles
<b>Port of Morehead City, NC</b>	195 Miles
<b>Port of Norfolk, VA</b>	209 Miles
<b>Port of Charleston, SC</b>	313 Miles



# Creekside Logistics I & II

Creekside Industrial Drive | Mebane, NC 27302

## CONTACTS

**Austin Nagy**  
Senior Vice President  
+1 919 831 8197  
austin.nagy@cbre.com

**John Hogan, III**  
Senior Associate  
+1 919 831 8264  
john.hogan@cbre.com

**Dodson Schenck**  
Executive Vice President  
+1 336 478 0234  
dodson.schenck@cbre.com

**Will Henderson**  
Executive Vice President  
+1 336 544 2745  
will.henderson@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.