

±131,458 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

2300 OLD DURHAM ROAD

ROXBORO, NC 27573

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

Will Judy
Vice President, Principal
D 919.576.2513
C 919.606.1956
wjudy@lee-associates.com

Ryan Lawler
Senior Director
O 919.576.2511
D 949.291.3896
rlawler@lee-associates.com

Property Overview

2300 Old Durham Road is a **±131,458 SF** industrial facility available for sale or lease. The property features flexible manufacturing, warehouse, and distribution capabilities. The building offers multiple loading areas, heavy power, and adaptable space configurations suitable for a variety of industrial users.

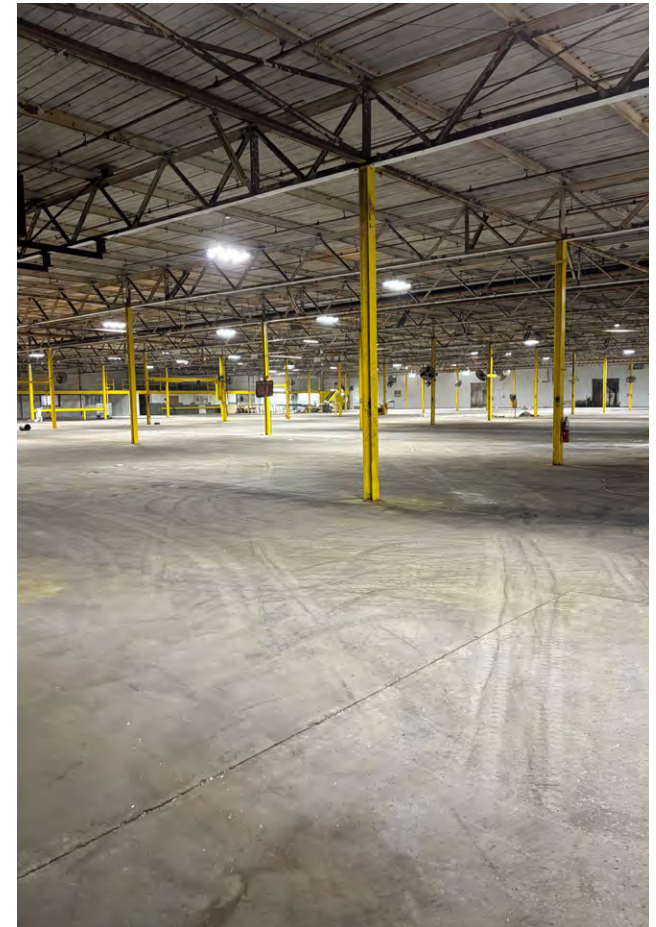
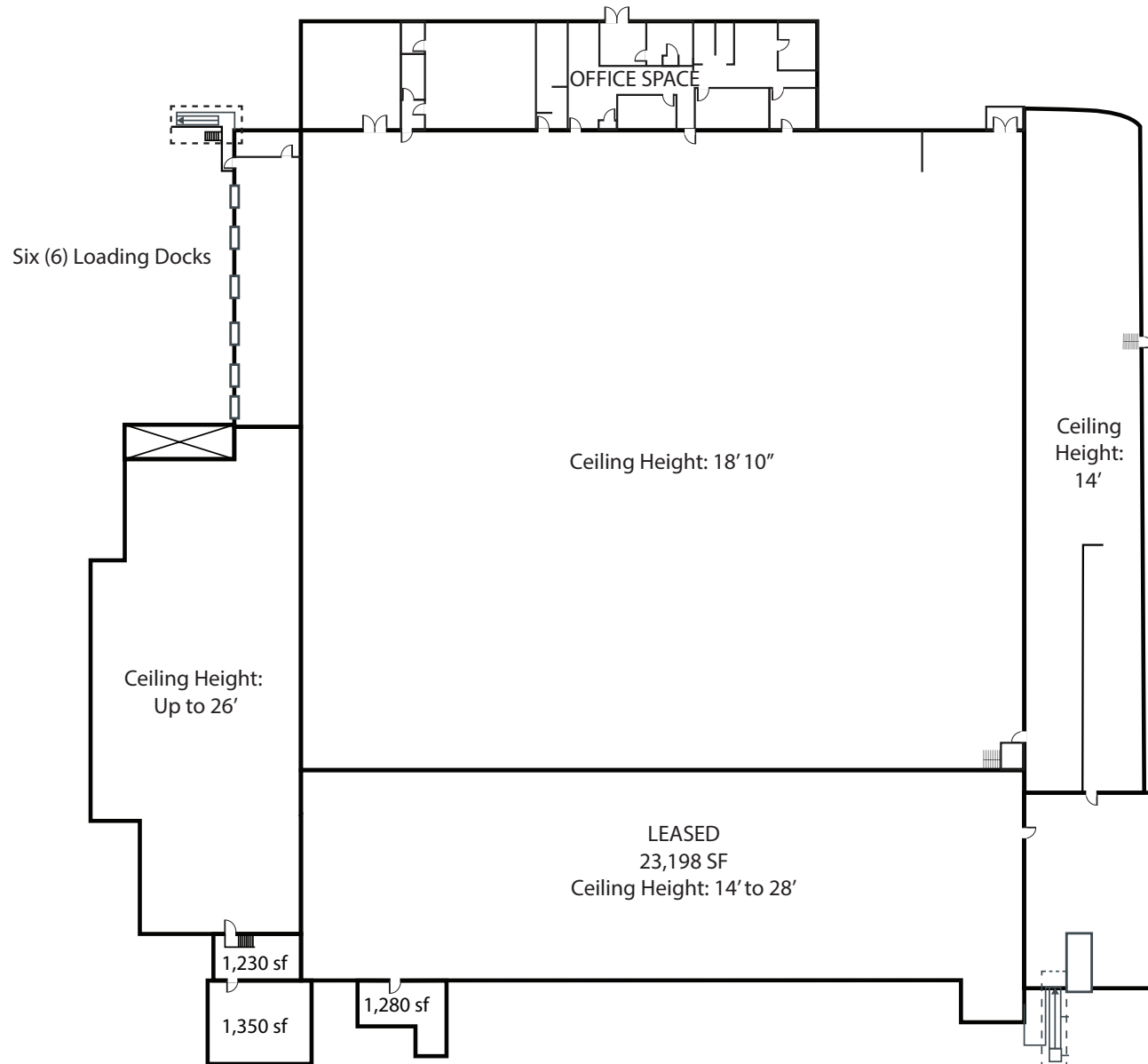
Located in Roxboro's industrial corridor with direct access to US Highway 501, 2300 Old Durham Road provides efficient connectivity to Durham, Raleigh, Greensboro, and the greater Triangle region.

LOCATION	2300 Old Durham Road Roxboro, NC 27573 Person County
ASKING PRICE	\$6,500,000
LEASE RATE	\$4.00 - \$4.50 PSF, NNN
AVAILABILITY	±30,000 - ±131,458 SF
EXTERIOR STORAGE	±1 Fenced storage, ±2 acres of total outdoor storage
LOADING	• 7+ Dock doors with ability to add additional loading positions • 1 Oversized drive-in door (24' x 14") • 5 Exterior levelers
CEILING HEIGHTS	14' - 28'
POWER	• 480V / 3-phase / 800 amp power 1,500 kVA transformer
ZONING	Heavy Industrial (I-2) - View Table of Uses
MISCELLANEOUS	• Recently upgraded with new roof sections, fire suppression system, gas heating, and renovated restrooms • ±30,000 SF tenant can remain in place or vacate for full-building occupancy

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Floor Plan



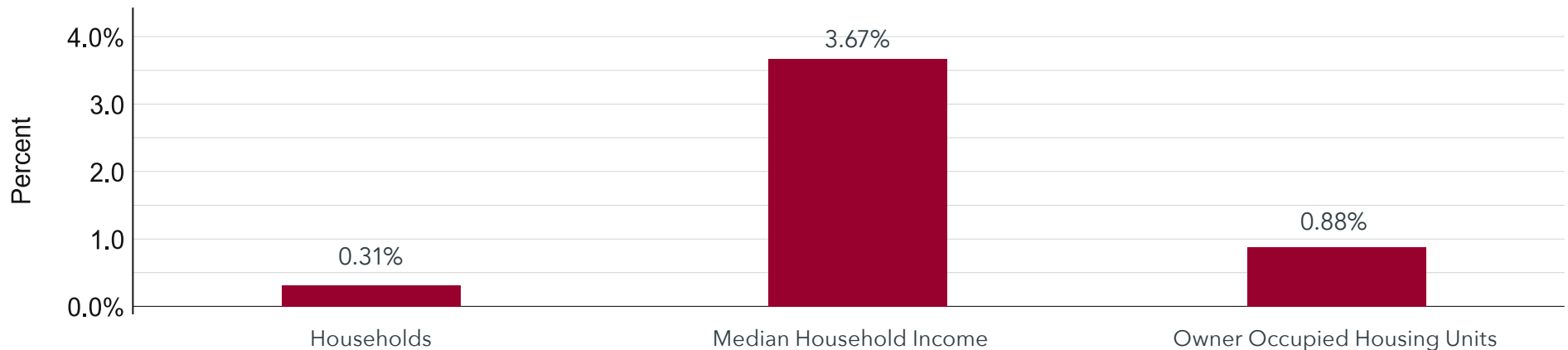
Roxboro, NC



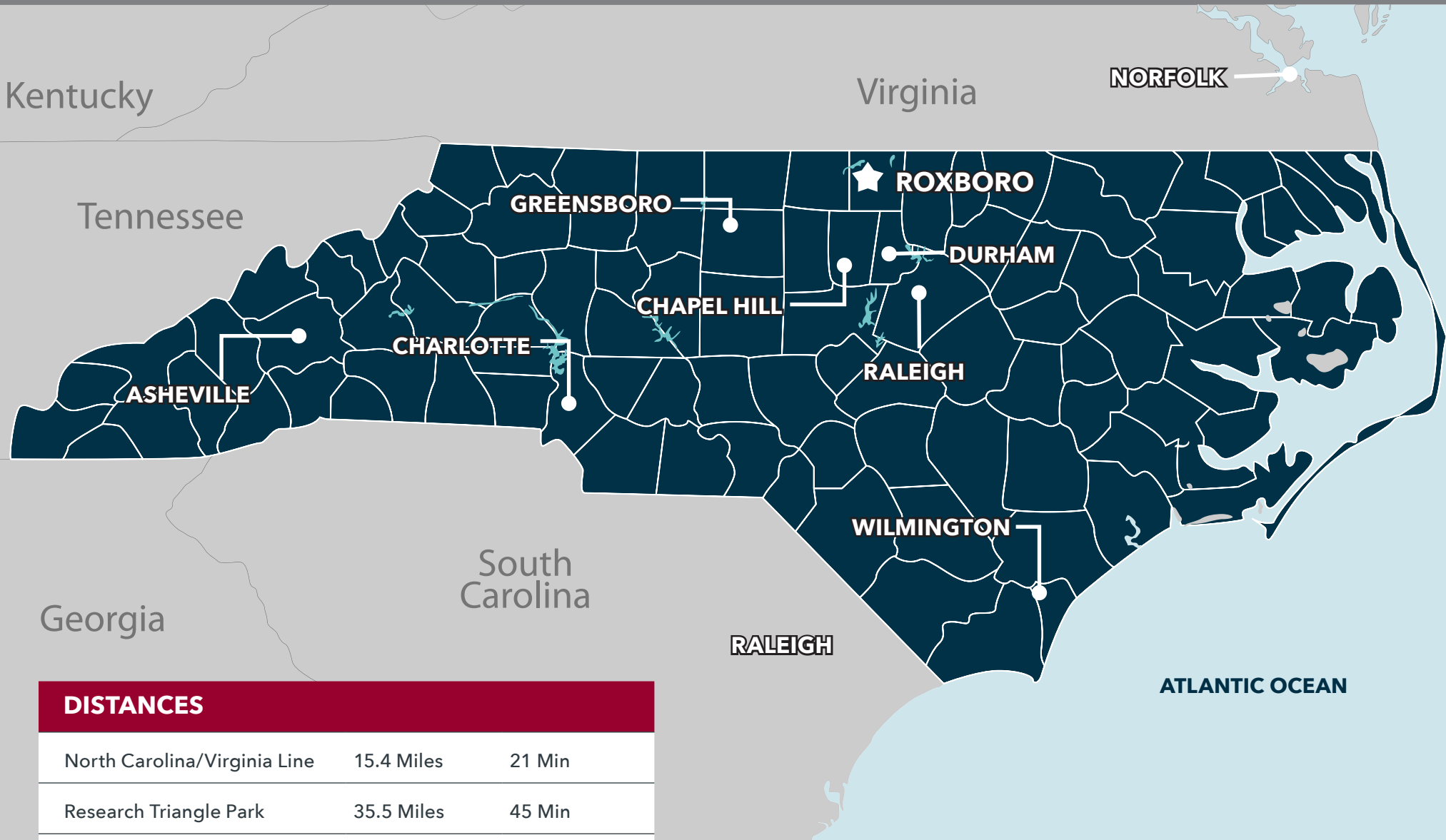
Roxboro, NC, is the county seat of Person County and serves as an important regional hub in north-central North Carolina. The city's population is just over 8,000 residents, and recent estimates suggest modest growth after remaining relatively stable for several years. Roxboro benefits from its proximity to the Research Triangle while maintaining a more rural and affordable character. Its location between Raleigh, Durham, and southern Virginia makes it attractive for residents seeking small-town living with access to larger employment centers. While growth has been slower than other Triangle-area communities, Roxboro continues to attract residents because of its lower housing costs and quality-of-life advantages.

Roxboro's economy is anchored by several major employers in manufacturing, energy, healthcare, and education. Key employers include Duke Energy, Eaton Corporation, Georgia-Pacific, Person County Schools, Person Memorial Hospital, Polywood, and Spuntech. Manufacturing remains a significant part of the local economy, while healthcare and education provide steady employment opportunities for residents. The city also benefits from its connection to nearby industrial parks and economic development projects throughout Person County.

2024 - 2029 Annual Growth Rate



Regional Overview



DISTANCES

North Carolina/Virginia Line	15.4 Miles	21 Min
Research Triangle Park	35.5 Miles	45 Min
RDU International Airport	40.4 Miles	48 Min.
Greensboro, NC	58.5 Miles	1.7 Hrs.
Port of Wilmington	187 Miles	2.55 Hrs.

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100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | LEERALEIGH.COM