

18,000 SF | ±4.76 ACRES



INDUSTRIAL FOR LEASE

840 WHITE HILL RD

SANFORD, NC 27332

HUNTER STEWART, SIOR, MBA

D 919.576.2512

C 919.482.0660

hstewart@lee-associates.com

AIMEE GIBBS, J.D.

D 919.591.2279

C 919.548.9649

agibbs@lee-associates.com

 LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES  
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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

## PROPERTY DESCRIPTION

Well-maintained industrial property offering 18,000 SF of warehouse and 2,500 SF office space for lease. Positioned on 4.76 acres, this site has a unique ability for outdoor storage. Easy access to US-1 and just ten minutes from downtown Sanford's award-winning restaurants, breweries, boutique shopping, and year-round events.

## HIGHLIGHTS

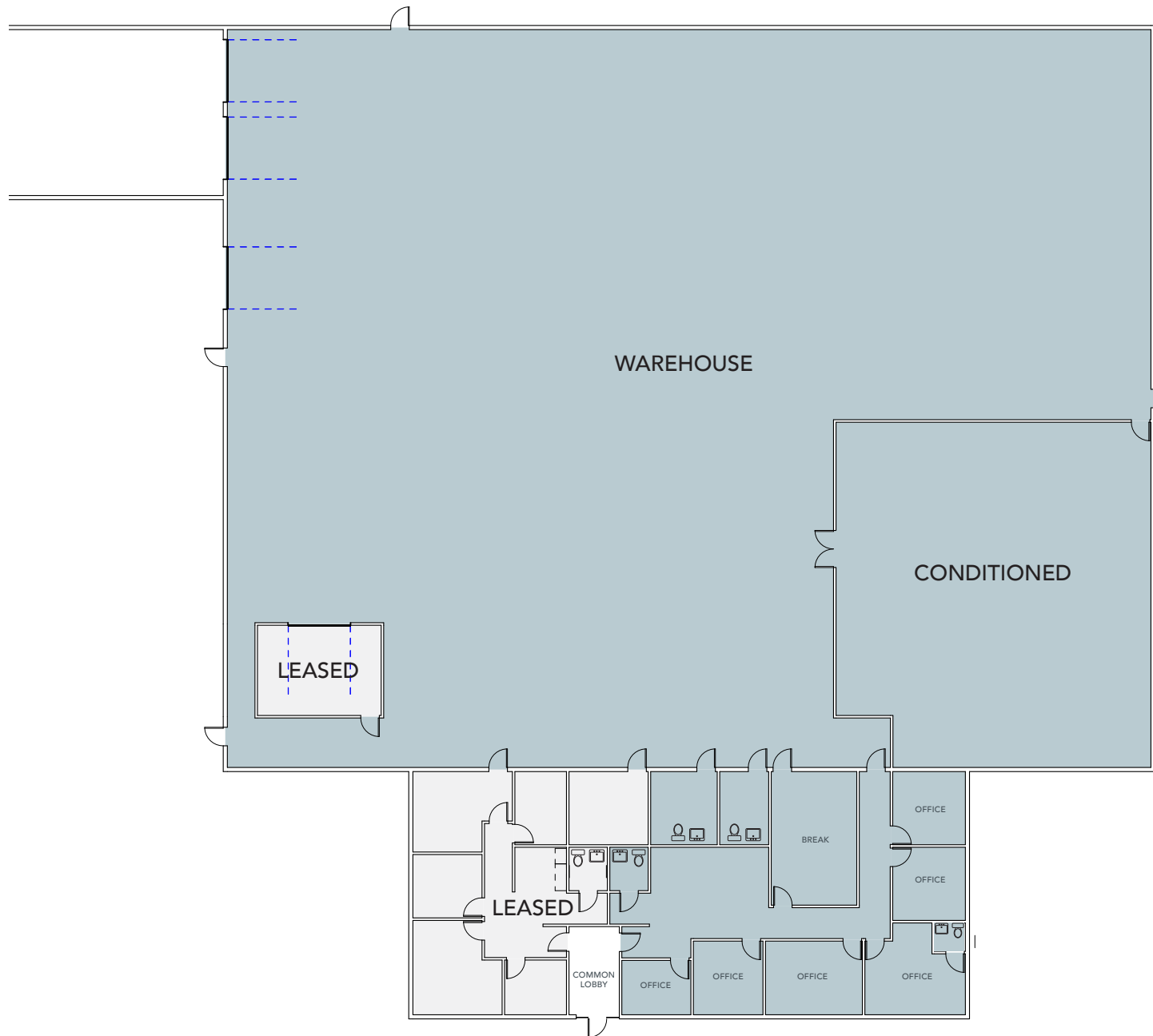
- » 18,000 SF warehouse and 2,500 SF office space
- » ±4.76 acres
- » New concrete truck court
- » Additional gravel parking area
- » Ability to provide secured yard/storage
- » PIN#: 9529-89-0722
- » Zoned: Highway Commercial District
- » 2 Gas heaters in warehouse
- » 2 Dock-high doors
- » 1 Grade-level door (12' x 14')
- » Ceiling heights: 13' at the perimeter and 16' in the center
- » Lease rate: \$12.50/SF, NNN

## ZONING INFORMATION

[Zoning District Regulations](#)



# FLOOR PLAN





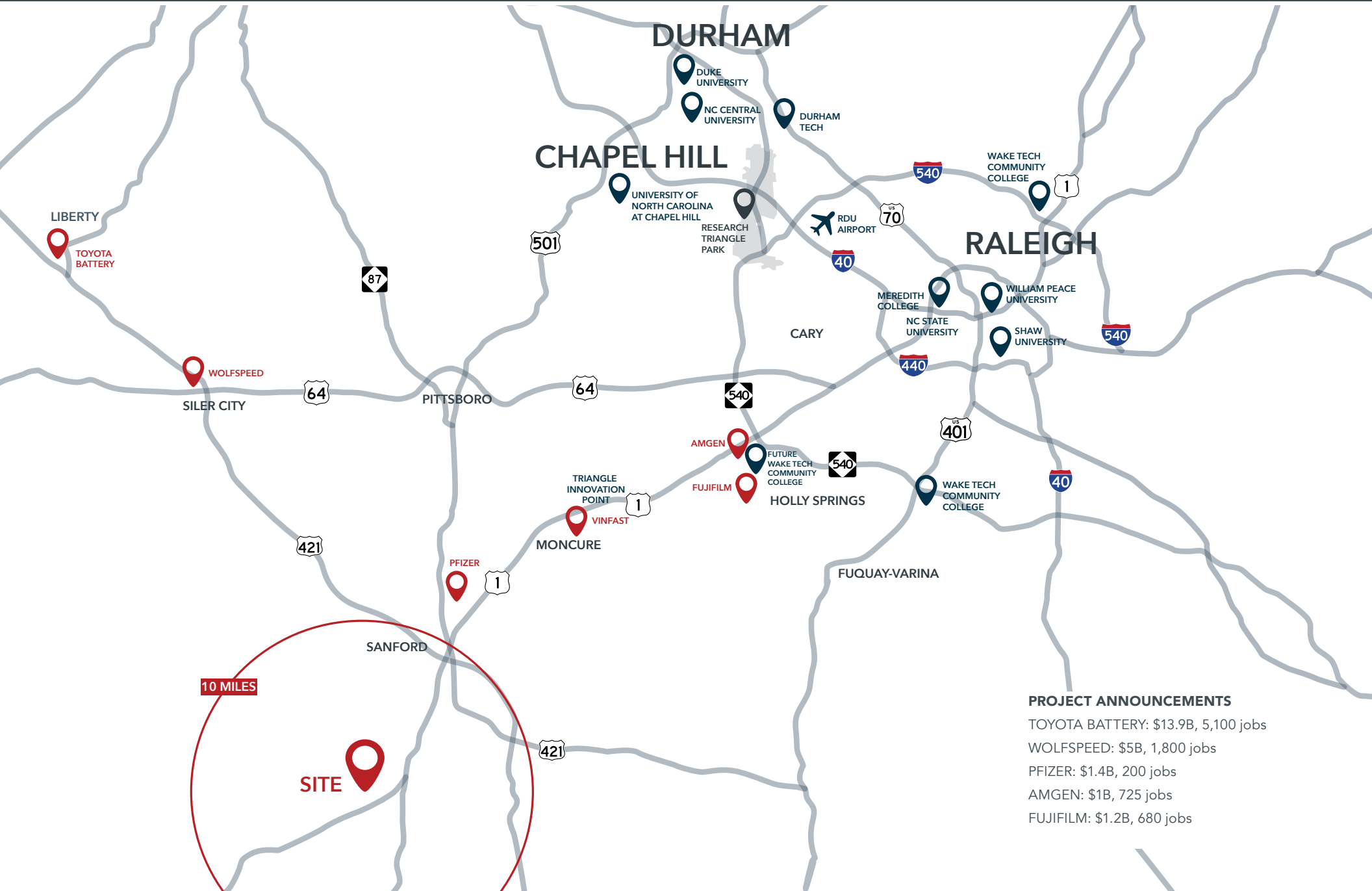


# AREA OVERVIEW



INDUSTRIAL FOR LEASE | 840 WHITE HILL ROAD | SANFORD, NC 27332

# REGIONAL CONNECTIVITY



**PROJECT ANNOUNCEMENTS**

TOYOTA BATTERY	\$13.9B	5,100 jobs
WOLFSPEED	\$5B	1,800 jobs
PFIZER	\$1.4B	200 jobs
AMGEN	\$1B	725 jobs
FUJIFILM	\$1.2B	680 jobs

# ABOUT LEE COUNTY

Some of the nation's best-known companies thrive in Lee County. Worldwide leaders like Moen, Pfizer, Coty, Tyson, Caterpillar, Bharat Forge, Astellas. And then there's Frontier Yarns and Static Control Components, two worldwide industry leaders created right here. Static began as an entrepreneurial startup, operating out of a basement workshop. It now employs well over a thousand people.

Lee County offers worldwide access, through its solid transportation network. A world-class workforce, supported by outstanding industrial training and prepared to produce results. And, an exceptional quality of life, offering the conveniences of small town life with quick and easy access to Raleigh, Durham and the rest of this famed Research Triangle region.



**807K**  
Labor Force  
Raleigh-Durham-Cary CSA  
(2024)

**2.3M**  
Population

**50.1%**  
Bachelor's Degree  
or Higher



The Raleigh-Durham market is one of the leading locations for life science cluster in the United States. While the Research Triangle Park and Downtown Durham are the dominant submarkets, nearby Sanford is quickly gaining momentum as a prime destination for new life science investment. The Research Triangle Region is the fourth largest cluster of life science companies in the United States. This includes Pfizer, Astellas Gene Therapies, and Kyowa Kirin who broke ground in 2024 on a \$530M facility expected to create more than 100 jobs in Helix Innovation Park at the Brickyard.