

FOR SALE

410 E. MAIN STREET

HAW RIVER, NC 27258

PRESENTED BY:



BRIAN ALONSO

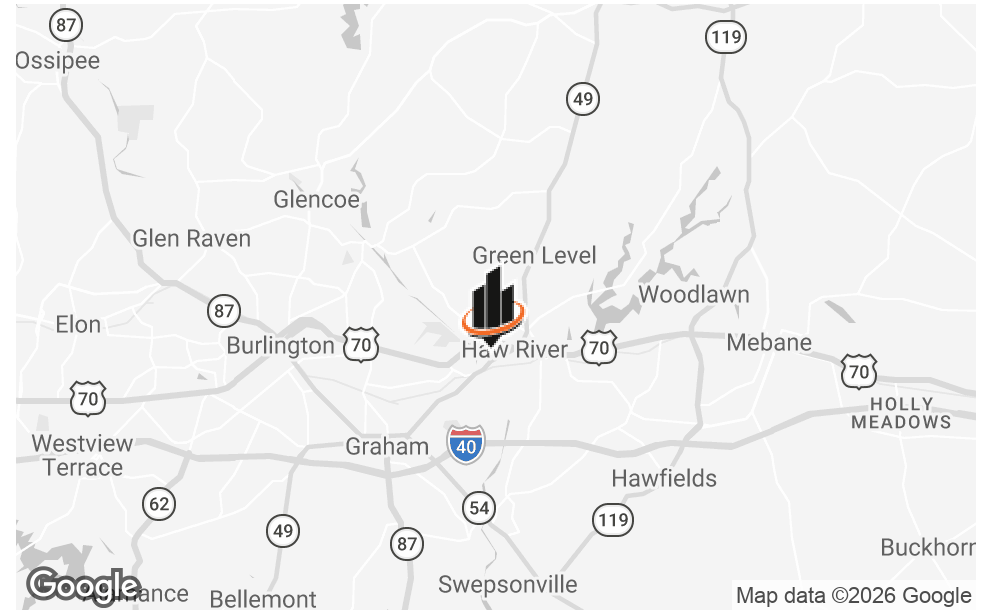
919.287.3217 | brian.alonso@svn.com



CAREY GREENE

919.287.2135 | carey.greene@svn.com

PROPERTY SUMMARY



PROPERTY OVERVIEW

SVN | Real Estate Associates, as the exclusive listing agent, is pleased to offer for sale **410 E. Main Street in Haw River, NC**. This ±22,650 SF building offers exceptional flexibility, **with its multi-level layout suitable for office, retail, manufacturing, and warehouse uses.**

The parcel also includes ample space for parking, outdoor storage, and a detached garage with multiple bays - ideal for additional workspace or vehicle storage. Zoned B-2 (General Business District), the property provides a wide range of permitted uses, making it a versatile opportunity for a variety of businesses.

PROPERTY HIGHLIGHTS

- Versatile building with wood flooring throughout upper floor
- Ample parking and easy access for industrial activities
- Just ±2.5 miles north of Interstate 85/40
- Centrally located between Mebane + Burlington (±5 miles) with convenient access to US 70 (±0.5 miles)

PROPERTY DETAILS

PRICING INFORMATION

ASKING PRICE \$1,099,000

BUILDING INFORMATION

ADDRESS 410 E. Main Street

CITY, STATE, ZIP Haw River, NC 27258

COUNTY Alamance

PLANNING JURISDICTION Town of Haw River

OPPORTUNITY ZONE Yes

TAXES & VALUATION

BUILDING SIZE/AVAILABLE SF ±22,650 SF

NUMBER OF FLOORS 2

SPRINKLER Yes (Wet)

YEAR BUILT/RENOVATED 1956/2022

CEILING HEIGHTS Various (7-12 ft)

FOUNDATION/ROOF Cement/Asphalt

CONSTRUCTION TYPE Cement Block

DETACHED GARAGE Yes (3 Bays)

HVAC UNITS 4

PROPERTY INFORMATION

PROPERTY TYPE Industrial Flex

PARCEL ID 153253

ZONING B-2 (General Business District)

LOT SIZE ±1.08 Acres

LOT TYPE Gravel, Asphalt and Grass

LOT FRONTAGE 180 ft

UTILITIES & AMENITIES

DOCK HIGH DOORS 1

ROLL UP DOORS 1

WATER City

SEWER City

GAS Enbridge

INTERNET Comcast

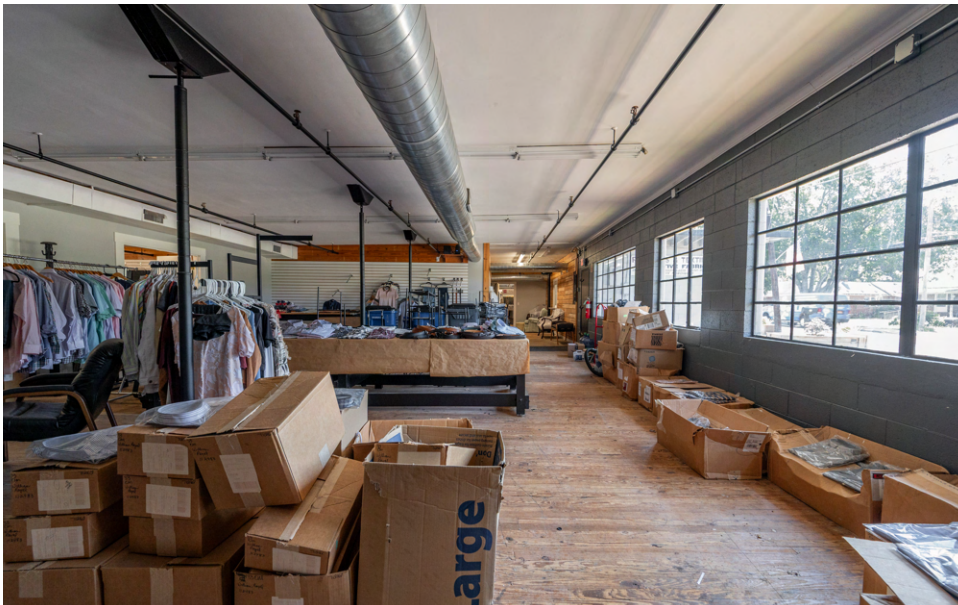
POWER PROVIDER Duke Energy

POWER SERVICE 110V/220V 3-phase

OF RESTROOMS 7 (4 upper floor, 3 lower floor)

GENERATOR No

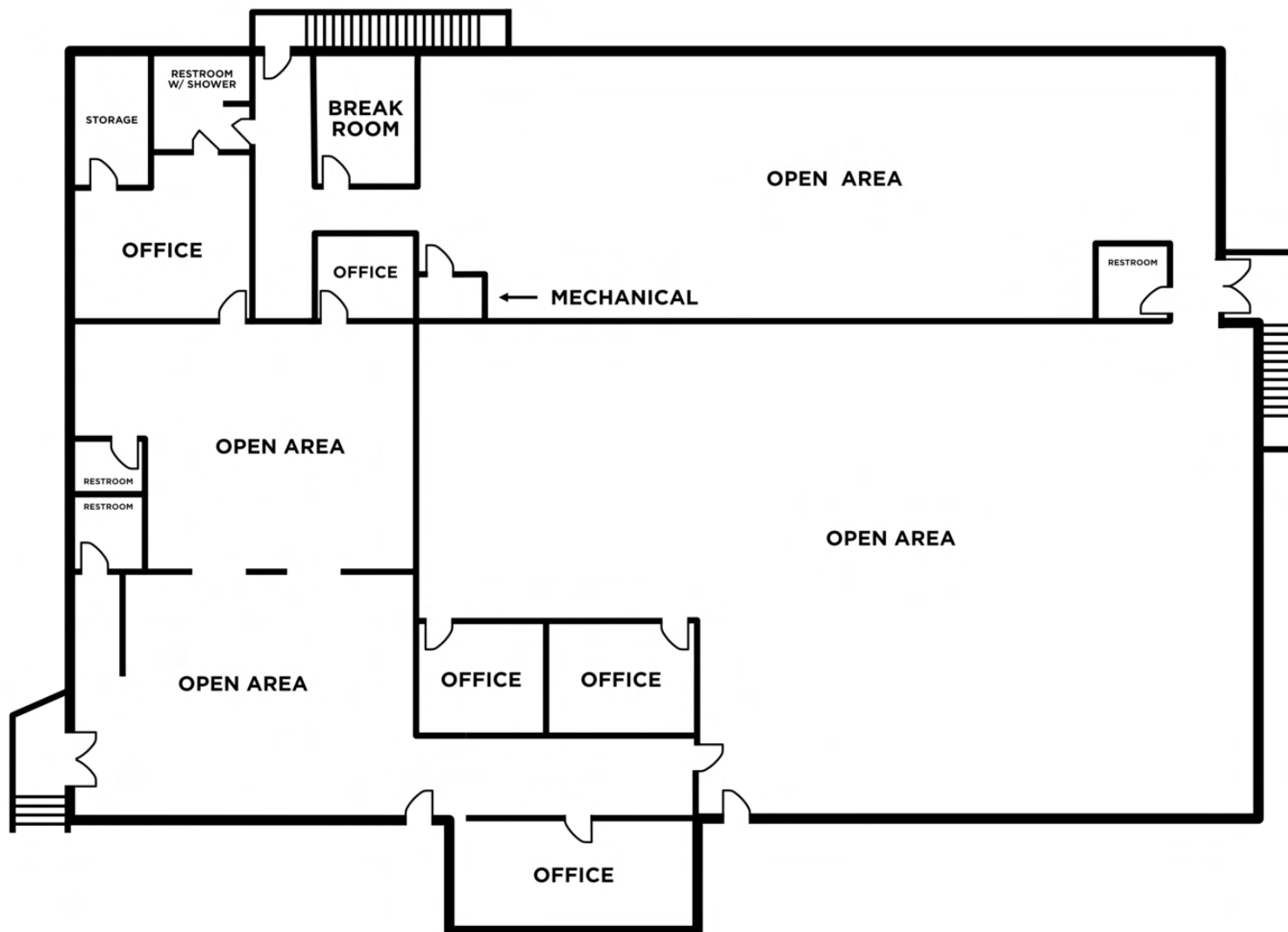
INTERIOR PHOTOS



EXTERIOR PHOTOS



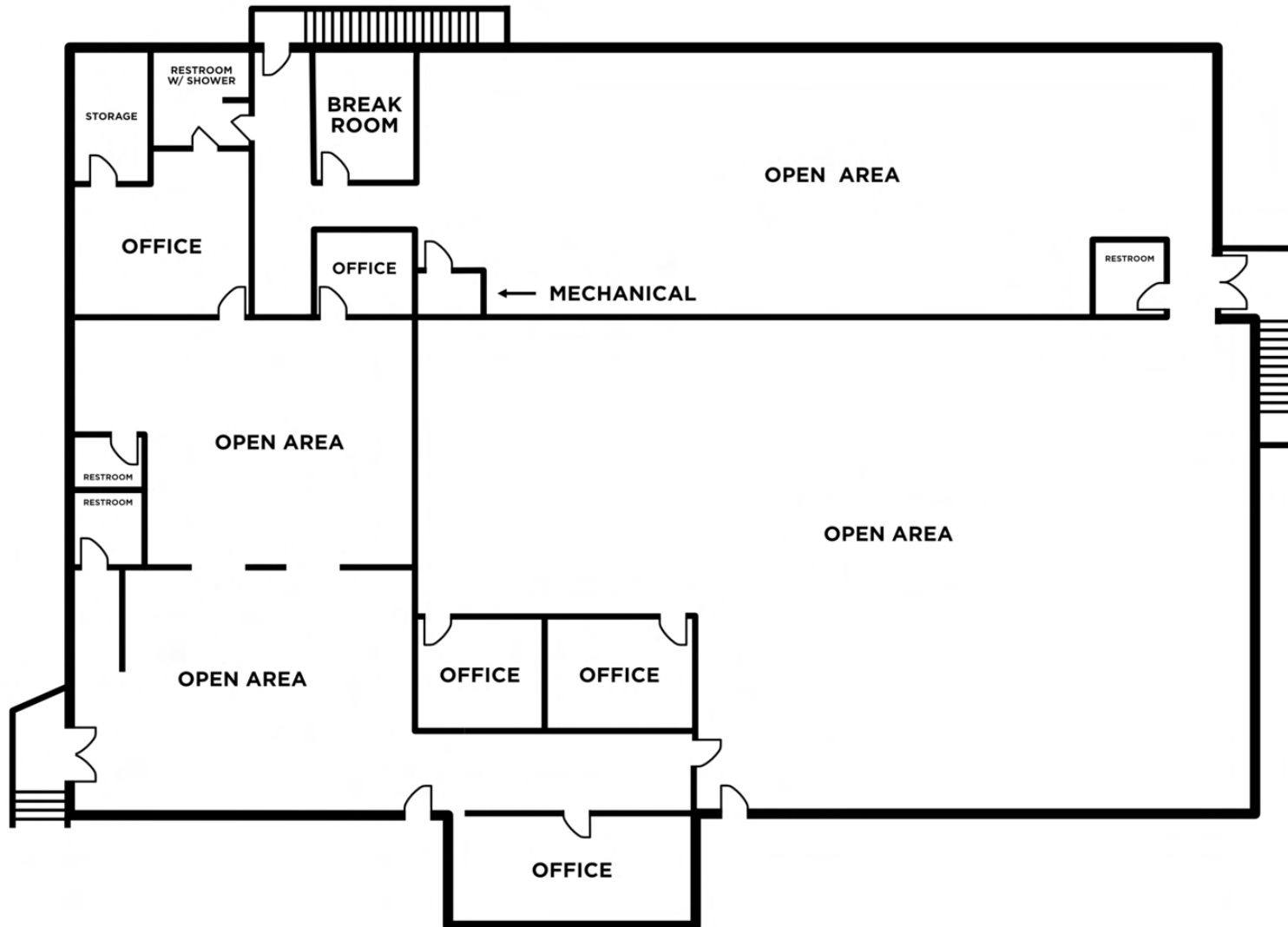
UPPER LEVEL FLOOR PLAN



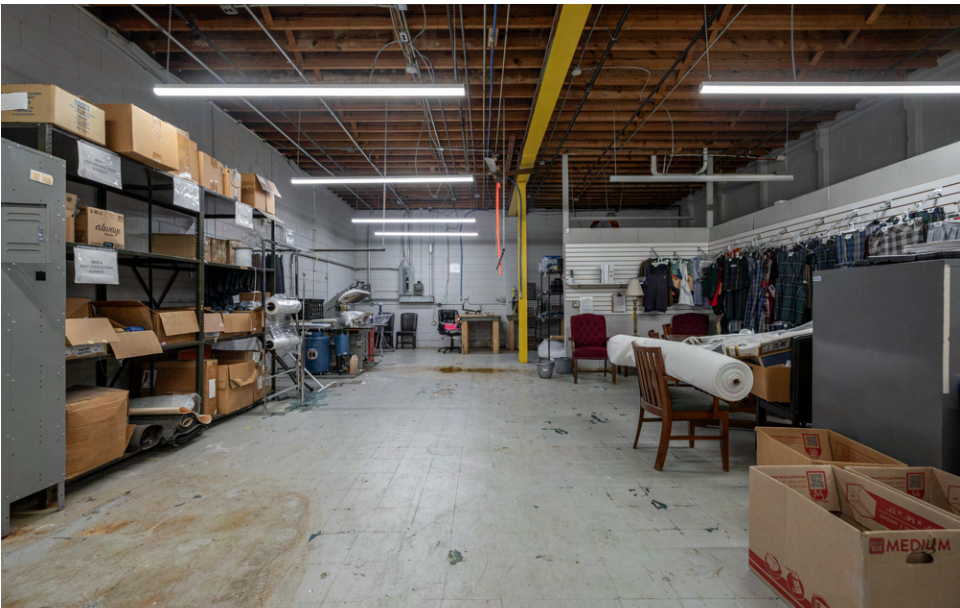
UPPER LEVEL PHOTOS



LOWER LEVEL FLOOR PLAN



LOWER LEVEL PHOTOS



RETAILER MAP



www.svn-rea.com



Local Expertise.
National Reach.

SVN | Real Estate Associates

3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707