



FOR LEASE | LOWER LEVEL FLEX
410 E. MAIN STREET
HAW RIVER, NC 27258

PRESENTED BY:



BRIAN ALONSO

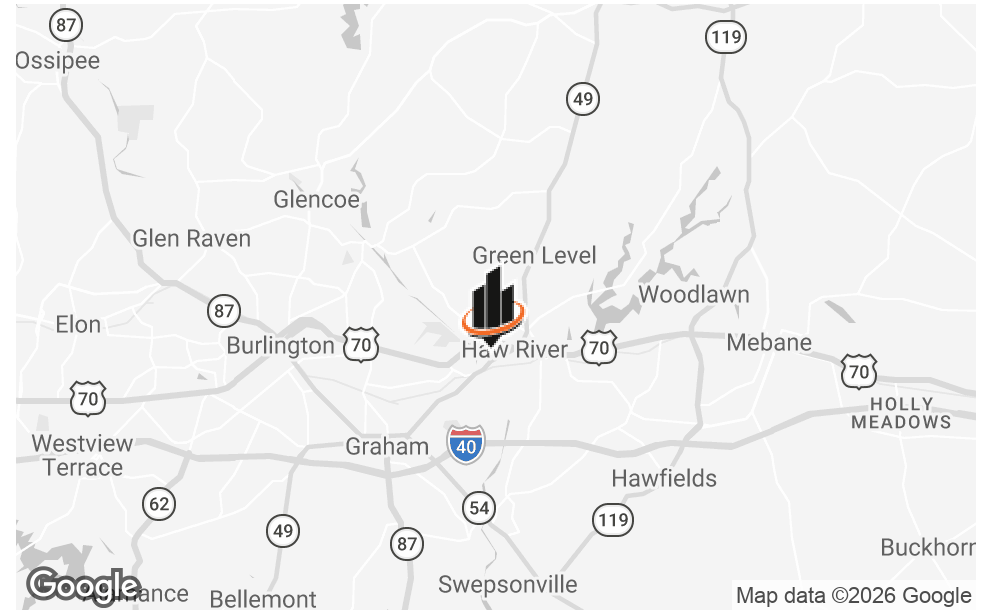
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CAREY GREENE

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PROPERTY SUMMARY



PROPERTY OVERVIEW

SVN | Real Estate Associates, as the exclusive listing agent, is pleased to offer for lease **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.

UPPER LEVEL ALSO AVAILABLE FOR LEASE. See upper level flyer.

PROPERTY HIGHLIGHTS

- Versatile building with large gravel lot and detached garage
- 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	\$3.95/SF Annually
ESTIMATED TICAM	\$0.30/SF Annually
LOWER LEVEL SIZE	±11,967 SF (Divisible)
ESTIMATED MONTHLY PAYMENT	\$4,238.31

UTILITIES & AMENITIES

WATER	City
SEWER	City
GAS	Enbridge
INTERNET	Comcast
POWER PROVIDER	Duke Energy
POWER SERVICE	110/220V 3-phase
# OF RESTROOMS	3 lower floor
GENERATOR	No
SPRINKLERS	Yes (Wet)
HVAC UNITS	1 lower floor
DOCK HIGH DOOR	1
DRIVE IN DOOR	1
DETACHED GARAGE	3 bays

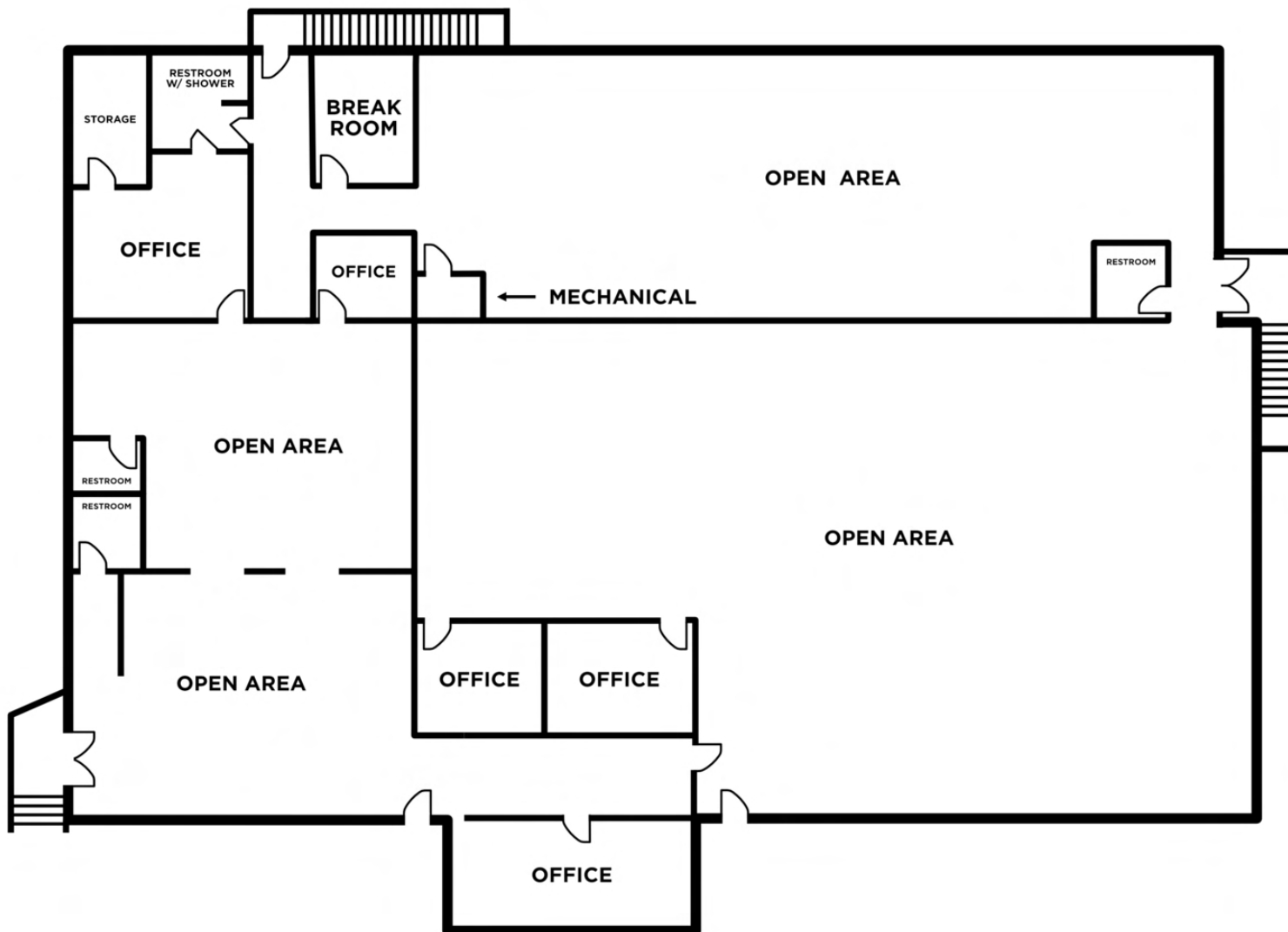
BUILDING INFORMATION

ADDRESS	410 E. Main Street
PARCEL ID	153253
CITY, STATE, ZIP	Haw River, NC 27258
COUNTY	Alamance
PLANNING JURISDICTION	Town of Haw River
OPPORTUNITY ZONE	Yes
ZONING	B-2 (General Business District)
LOT SIZE	±1.08 Acres
ROAD FRONTAGE	180 ft
TOTAL BUILDING SIZE	±22,650 SF
NUMBER OF FLOORS	2
YEAR BUILT/RENOVATED	1956/2022
CEILING HEIGHTS	9 ft
FOUNDATION/ROOF	Cement/Asphalt
CONSTRUCTION TYPE	Cement Block

EXTERIOR PHOTOS



LOWER LEVEL FLOOR PLAN



LOWER LEVEL PHOTOS



LOWER LEVEL PHOTOS



ADDITIONAL SERVICES AVAILABLE

TEXTILE READY BUILDING

**Can lease entire building or just a floor*

PROPERTY ADDRESS

410 E. Main Street
Haw River, NC 27258

PROPERTY FEATURES

- ±22,650 SF (divisible)
- HVAC
- Electrical Hookups
- Sewing Machines
- Cutting Tables
- Production Lines
- & More!

If leased, owner is able to provide discounted engineering, product and associate development, mechanic service, costing, quality control, and lean manufacturing tuning.

CONTACT INFORMATION

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