

131 TRADITION TRAIL

Holly Springs, North Carolina 27540

SO
LUX

9,396

TOTAL SF

6,148

SHOP SF

3,248

OFFICE SF

3.95

ACRES

200A

3-PHASE POWER

Oct '26

AVAILABLE

PROPERTY OVERVIEW

FLEX SERVICE FACILITY WITH INDUSTRIAL OUTDOOR STORAGE — HOLLY SPRINGS BUSINESS PARK

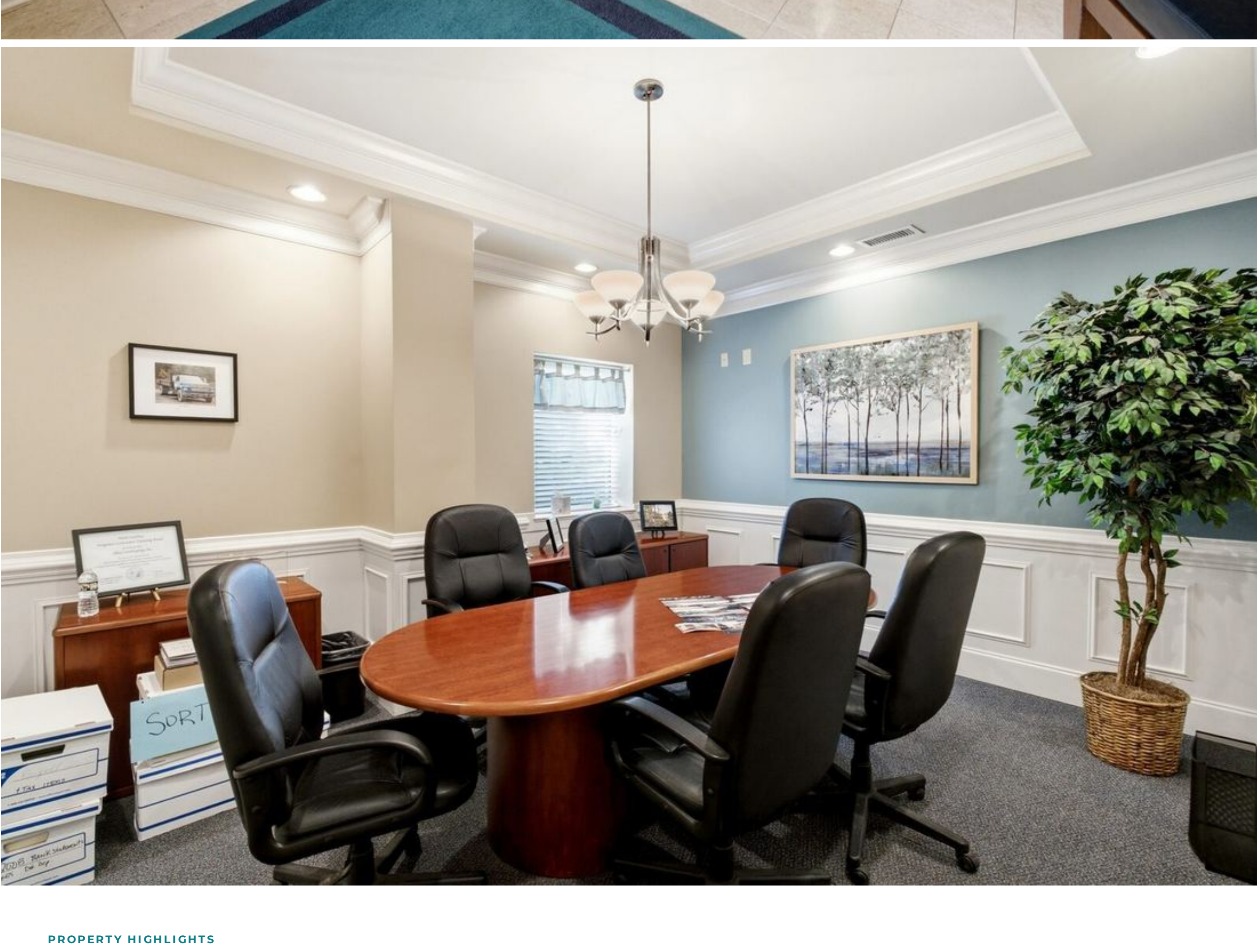
131 Tradition Trail delivers a rare combination of service facility space, improved office space, and a fully fenced, gated outdoor storage yard on 3.95 acres — purpose-built for contractor operations, fleet-based businesses, or equipment-intensive users seeking secured industrial outdoor storage (IOS) alongside functional shop and office space.

Built in 2004 and zoned BRT (Business & Research Technology) with outdoor storage permitted, the property offers 200-amp three-phase power, three drive-in doors, a 12-bay covered detached storage structure, and an extensively improved office suite. The site sits within Holly Springs Business Park with direct access to NC Highway 55.

AVAILABLE OCTOBER 1, 2026

Total Building SF	9,396 SF
Shop SF	6,148 SF
Office SF	3,248 SF
Lot Size	3.95 Acres
Zoning	BRT — Outdoor Storage Permitted
Year Built	2004
Building Height	14-16 FT
Loading	3 Drive-Ins (1 @ 12'x14", 2 @ 10'x10")
Power	200 Amps / 3-Phase
Covered Storage	12 Bays, Detached
Parking	22 Designated + Gravel Overflow
Fencing / Access	Full Perimeter, Auto Gate w/ Code
Security	24-Hour Surveillance
Asking Rent	Call for Pricing
Availability	October 1, 2026

PROPERTY GALLERY



PROPERTY HIGHLIGHTS

BUILT FOR FLEET & EQUIPMENT-INTENSIVE OPERATIONS

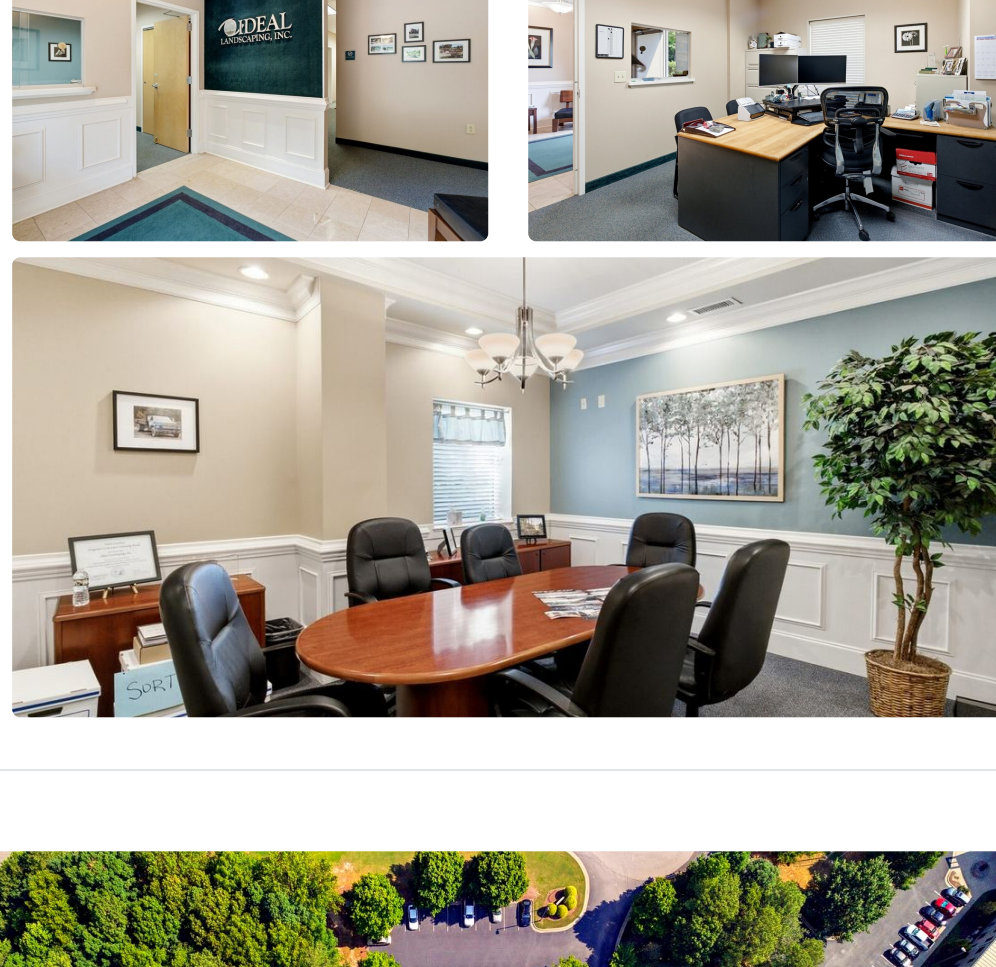
- 3.95-acre lot with a fully fenced & gated industrial outdoor storage (IOS) yard
- 200-amp, three-phase power
- Three drive-in doors serving 6,148 SF of shop space
- 12-bay covered detached storage structure

OFFICE SPACE

3,248 SF — RECEPTION, CONFERENCE ROOM & 7 PRIVATE OFFICES

The extensively improved office suite features a welcoming reception area, a dedicated conference room, and seven private offices — finished with upgraded flooring, millwork, and lighting throughout.

- Reception & waiting area
- Dedicated conference room
- Five private offices in main suite
- Two additional private offices on shop mezzanine
- Private kitchen / break area
- Common restrooms
- Dedicated mechanical / security room
- Direct interior access to shop space



LOCATION & ACCESS

HOLLY SPRINGS BUSINESS PARK — MINUTES TO NC 55 & I-540

Located within Holly Springs Business Park off NC Highway 55, the property offers immediate access to the Southwest Wake County submarket with direct connectivity to the broader Research Triangle Park economy.

- Direct access to NC Highway 55
- Approximately 3 miles to NC-540
- Under 30 minutes to RDU International Airport
- Under 30 minutes to Research Triangle Park



SO
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