



PROPERTY HIGHLIGHTS

- 18,000 SF warehouse and 2,500 SF office space for lease
- ±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
- Ceiling height: 16' clearance in center
- Computer-operated lighted message sign in front of building
- Lease rate: \$11.00 - \$14.00/SF

PROPERTY DESCRIPTION

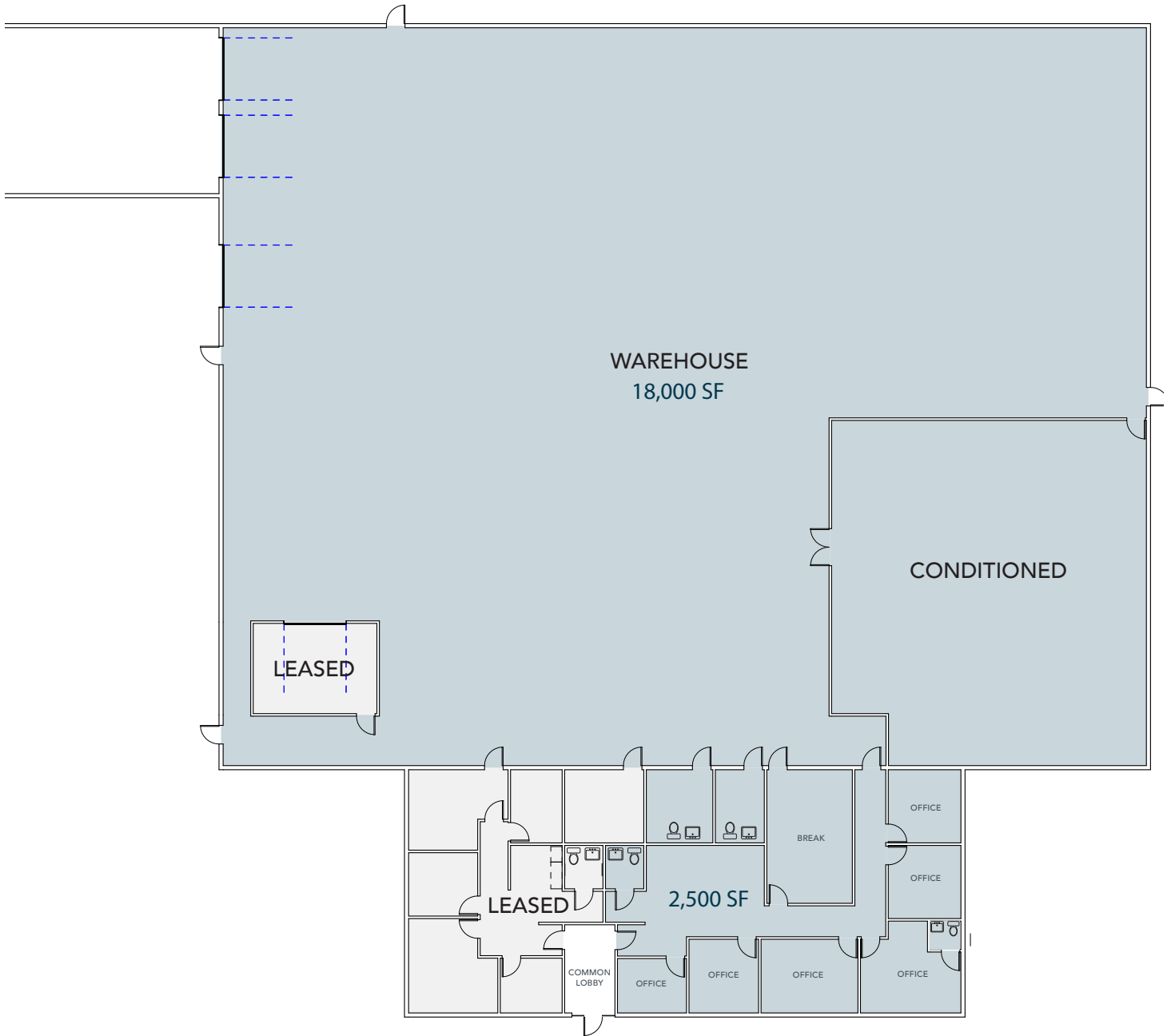
Well-maintained industrial property offering 18,000 SF of warehouse and 2,500 SF office space for lease. Positioned on 4.76 acres, this site has a unique ability for outdoor storage. Easy access to US-1 and just ten minutes from downtown Sanford's award-winning restaurants, breweries, boutique shopping,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

ZONING INFORMATION

[Zoning District Regulations](#)

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 **LEE &
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840 WHITE HILL RD
SANFORD, NC 27332

INDUSTRIAL FOR LEASE

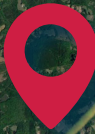


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INDUSTRIAL FOR LEASE



SITE



DISTANCES	
DOWNTOWN SANFORD	7.2 MILES
RALEIGH EXECUTIVE JETPORT	16.7 MILES
TRIANGLE INNOVATION POINT	21.8 MILES
CHATHAM PARK	25.7 MILES
RESEARCH TRIANGLE PARK	48.9 MILES
DOWNTOWN DURHAM	55.1 MILES

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