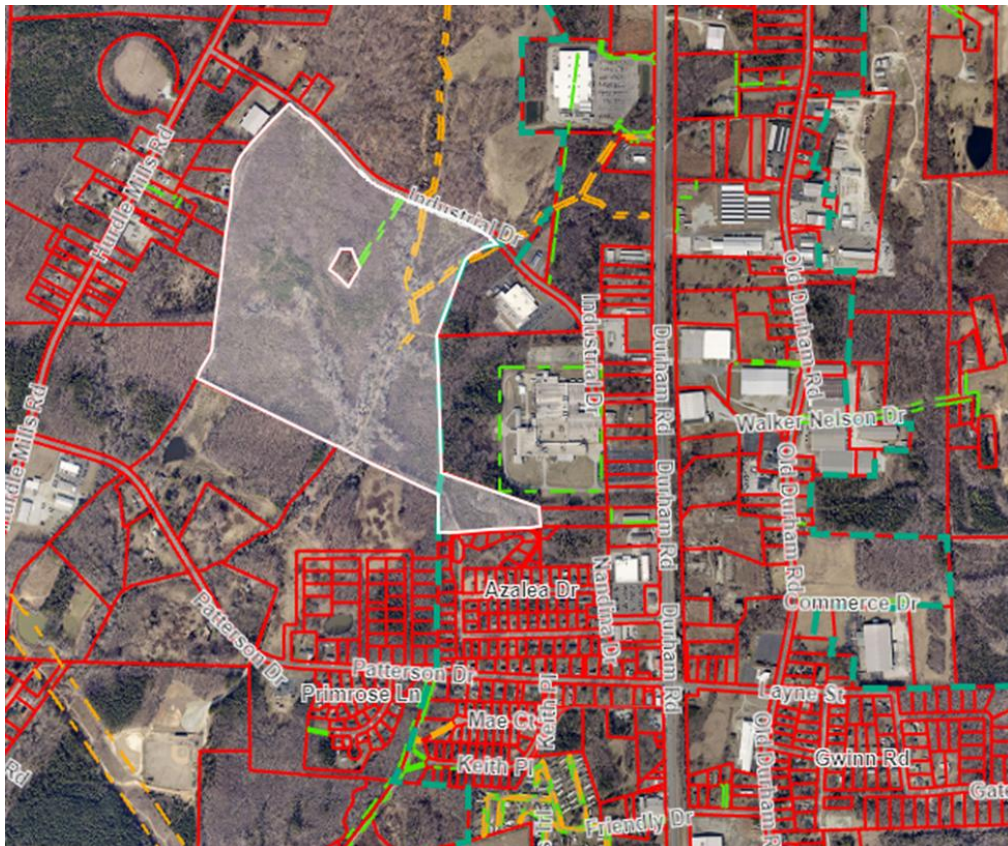
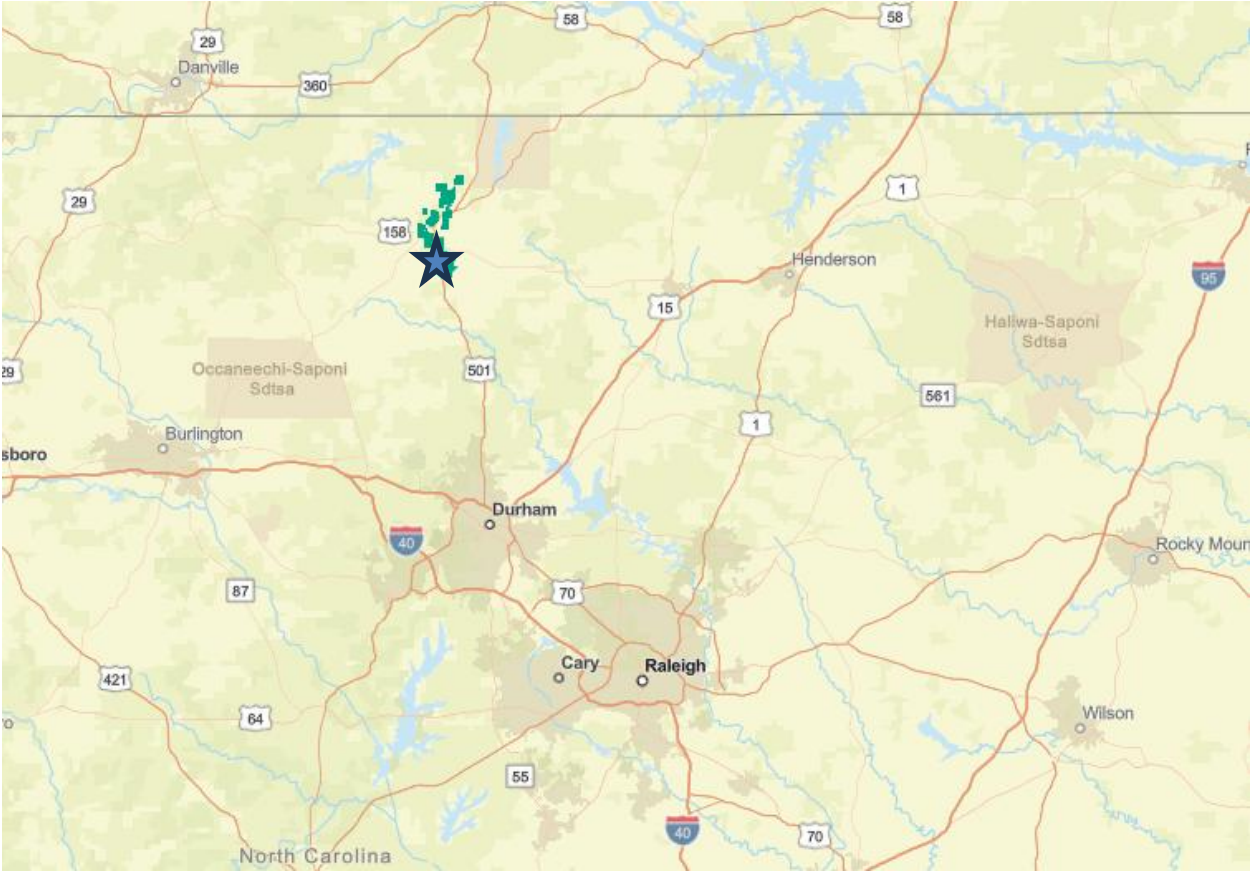


Industrial Drive
Roxboro, North Carolina
400 Industrial Drive



Highlights: 98 Acres, Zoned Industrial, City water and City sewer on site. Will sub-divide to suit candidate. 2000 feet of road frontage. Property neighbors are Eaton and Dialight Corporation. Property is within 600 feet of Food Lion Grocery and 1500 feet of Lowe's Home Improvement and about 1500 feet from the Durham Road in Roxboro. **CONTACT: DON WEST – 336-263-3337**

Figure 1: State Location



Property is less than 30 miles on a 4 lane highway to Duke University and the Research Triangle Park. Good site for tech and biotechnology operations. County has a surplus of power. Any company needing large amounts of power would find this very, very attractive. Many pharmaceutical plants are within 35 mile radius. Also great site to support the building trades in the expansion of construction of utility and data center.

Figure 2: Location in the town of Roxboro

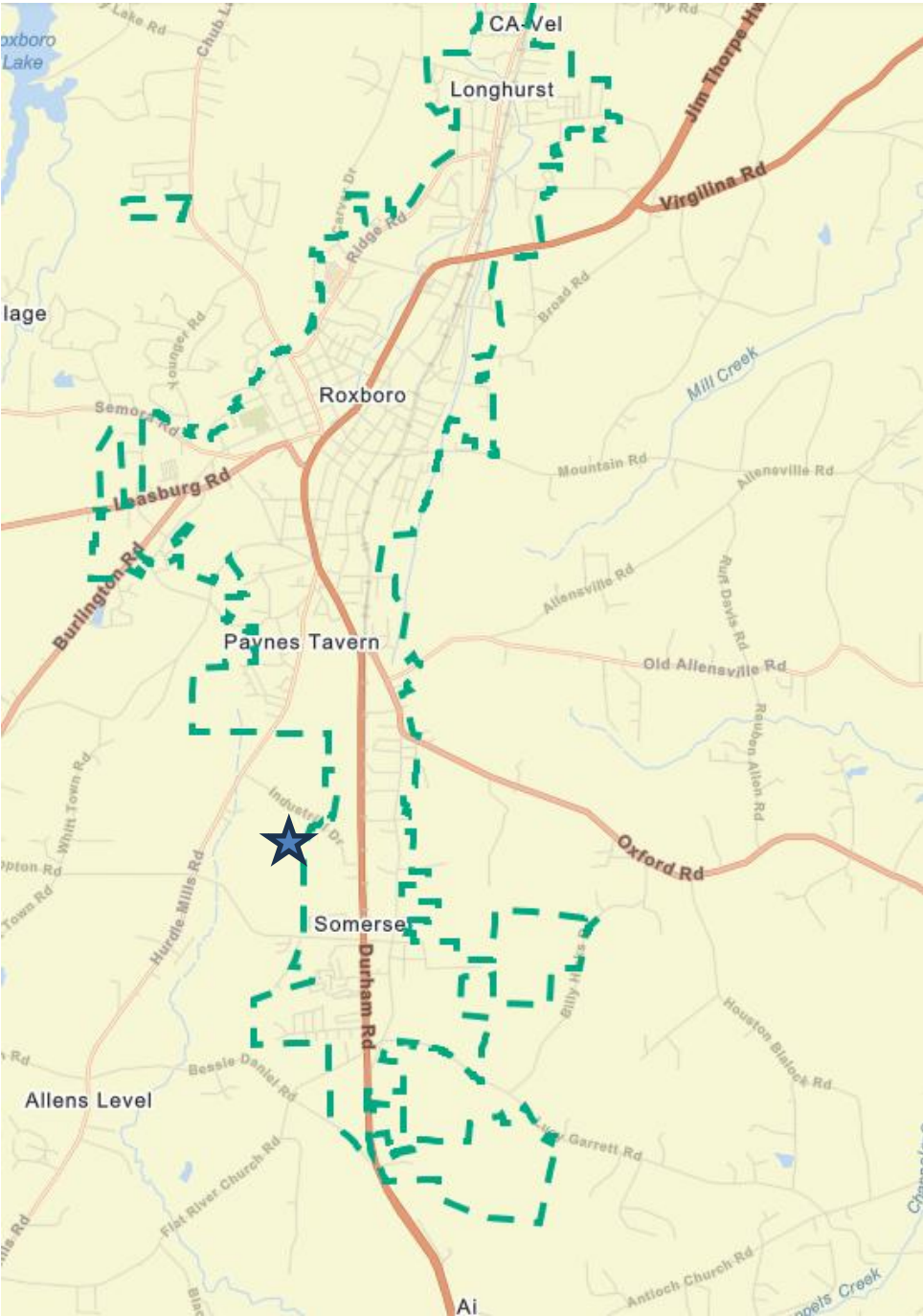


Figure 3: Property is fairly level.

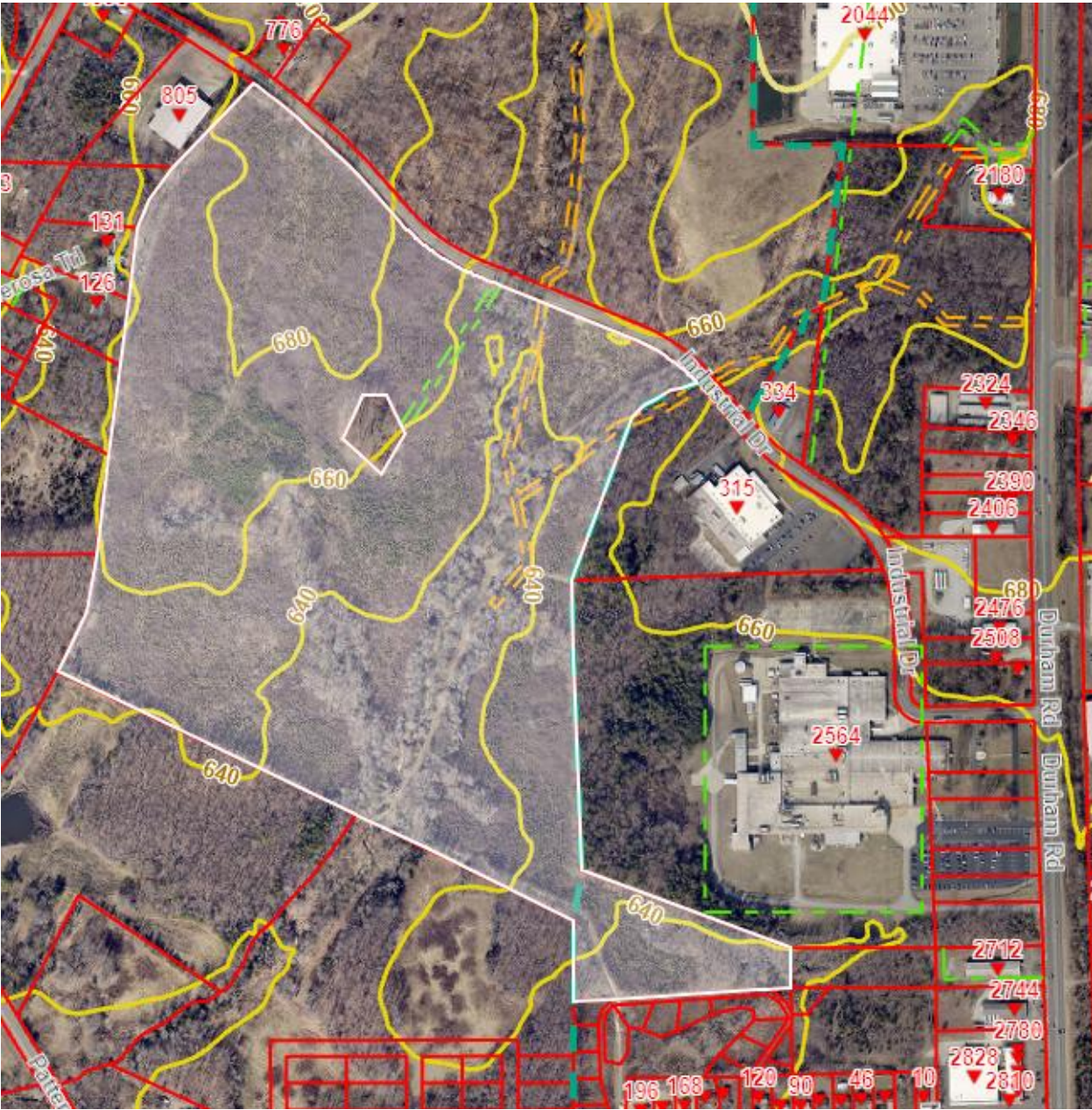


Figure 4: Property does have a small portion of flood plain and cemetery.

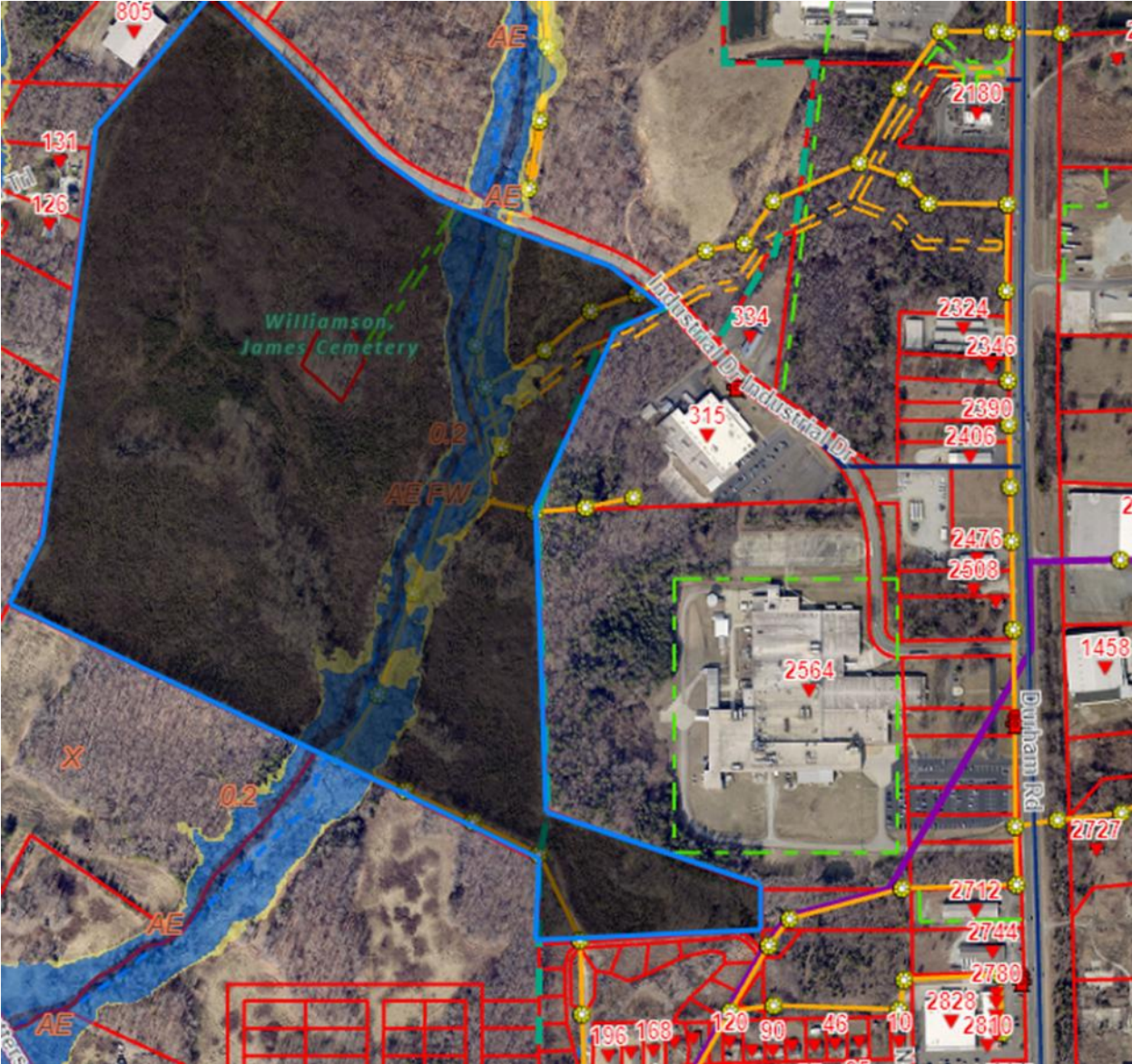
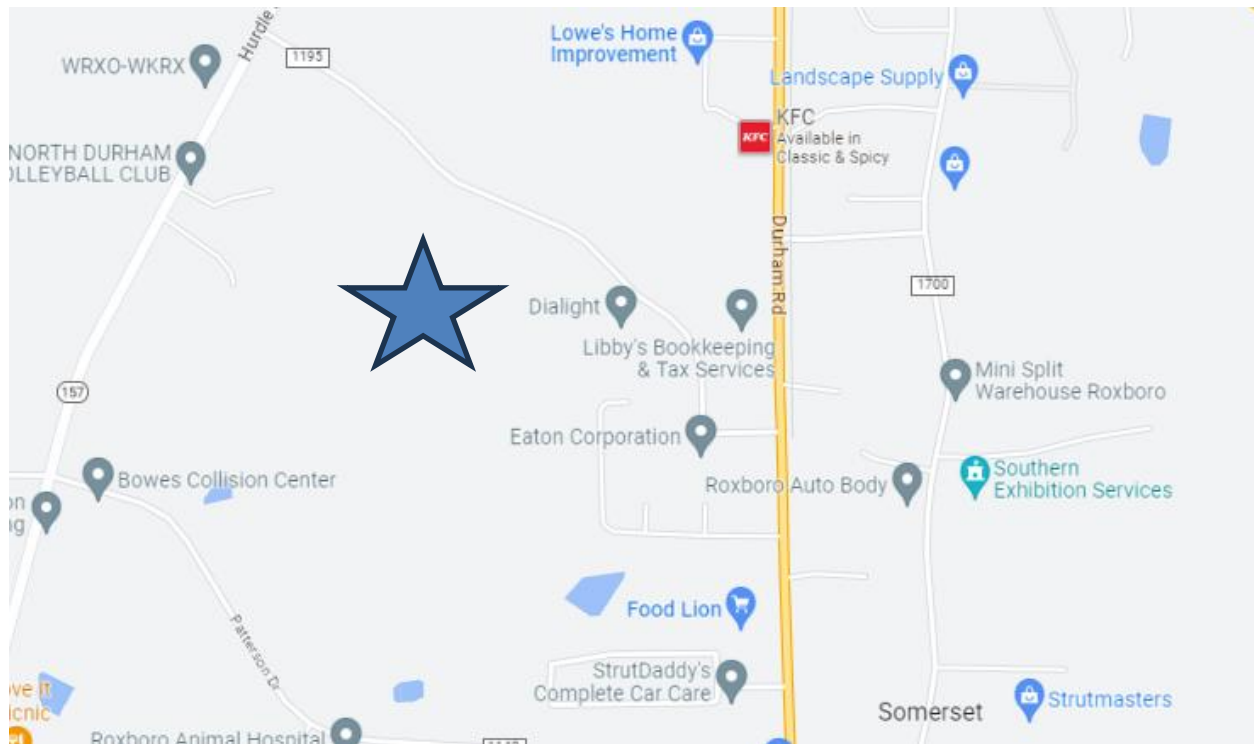


Figure 5: Some of your neighbors



Town and county managers and governing bodies are eager to assist progressive manufacturing parties in this site. Currently zoned I2, city will quickly act to connect the “right” client.

County has good electric power history and this site has a high-speed AT&T long line between Washington DC and Atlanta molded to fit the boundaries of the property.

County is strong site for technology or manufacturing based businesses.

By Right Permitted Uses

PRINCIPAL USES	R	B-2	B-1	GI	RC
Accessory Building	X	X	X	X	X
Accessory Uses Incidental To Any Permitted Use	X	X	X		X
AGRICULTURAL OR FARM USE EXEMPT FROM PLANNING ORDINANCE					
Aircraft Equipment, Parts and Supplies (*See Note 5)			X	X*	X
Airport Operations (*Note 5 and Sections 90 & 91)	S	S	S	X*	S
Airstrips, (Private) /Heliport Without Commercial Activity (*See Note 8) (Added 5/7/01)	X*	X*	X*	X*	X*
Ambulance Service or Rescue Service	S	X	X	S	X
Amusement Parks			S		X
Animal Medical Care (Including Kennel Operations)		X	X		X
Auction Sales (Excluding livestock auctioning)		S	X		X
Automobile Off-Street Parking, (Commercial)		X	X	X	X
Automobile Parts and Accessory Sales		X	X		X
Automobile Rentals and Leasing (*See Note 5)		X	X	X*	X
Automobile Repair and/or Body Work (Excluding commercial wrecking, dismantling, or storage of junk vehicles) Amended 12/01/2008			X		S
Automobile Sales, New and Used		S	X		X
Automobile Service Station Operations		X	X		X
Bank, Savings and Loan Company and Other Financial Activities		X	X	S	X
Barber or Beauty College Instruction		X	X		X
Bed and Breakfast Inns, Boarding and Rooming Houses	S	X			X
Boats and Accessories, Retail Sales and Service		S	X		X
Books and Printed Matter, Distribution			X		X
Bowling Alley		X	X		X
Brewery, Distillery, Winery (Added 10/2/17)	S	X	X	X	S
Bus Repair and Storage Terminal Activities (Amended 12/1/2008)			X		S
Bus Station Activities (*See Note 5)		S	X	X*	X
Camper/Recreational Vehicle Park (Amended 8/2/2010)	S	S	S		S

PRINCIPAL USES	R	B-2	B-1	GI	RC
Carwash		X	X		X
Catering		X	X		X
Cemeteries - Church or Family	X	X	X	S	X
Cemeteries – Commercial	S	S	S		X
Church, Temples, Synagogues	X	X	X	X	X
Clinic Services, Medical and Dental	S	X	X	S	X
Club or Lodge	S	S	S		X
Commercial Modular Building (Adopted 5/5/97)		X	X		X
Contractors & Construction Trades with outside storage or equipment or supplies (Amended 11/19/2007)		S	X	X	X
Contractors & Construction Trades without outside storage or equipment or supplies			X		X
Convenience Stores	S	X	X		X
County Governmental Facility (Adopted 2/3/97)	S	X	X		X
Data Center		X	X	X	X
Day Care Center	S	X	X	X	X
Dwelling, Multiple-Family (See Section 80)	S	S	S		X
Dwelling, Single-Family	X	X	X		X
Dwelling, Two-Family and Garage Apartments	X	X	X		X
Eating and Drinking Facilities (Amended 12/1/2008)		X	X		S
Equipment Rental (Amended 11/16/20)		X	X	X	X
Event Center (Amended 09/09/2019)	S	X	X	X	X
Family Care Home	X	X	X		X
Farm Machinery Sales and Servicing		S	X		X
Fire Station And Law Enforcement Operations	S	X	X	X	X
Firearms Training/Education Center (Added 8/4/2025)					X
Funeral Home	S	X	X		X
Game and Sports Facilities (Amended 5-18-92)		S	S		
Golf Courses	S	X	X		X
Grocery, Wholesale			X		X
Group Home for Developmentally Disabled Adults	X	X	X		X
Gunsmith		X	X		X
Health Spas, Fitness Center (Amended 2/7/2011)		X	X		X
Historical Preservation Commercial Use	S	X	X		X
Home for the Aged	S	S	X		X
Hospital or Sanitarium Care (Except for the Insane, Feeble-Minded and Addicted) (Amended 12/1/2008)		S	X		S
Hotel or Motel			X		X

PRINCIPAL USES	R	B-2	B-1	GI	RC
Industrial, Heavy (See Appendix C, Note 2) (Amended 11/16/20)			S	X	
Industrial, Light (See Appendix C Note 2) (Amended 11/16/20)		S	X	X	X
Karate and Other Martial Arts Instruction		X	X		X
Kennel Operations, Care		S	X		X
Library	S	X	X		X
Livestock Sales and Auctions (Amended 12/1/2008)			S		S
Lodging Units	X	X	X	X	X
Manufactured Home (Individual) for Residential Occupancy - Class A (Rev. 5/5/97)	X	X	X		X
Manufactured Home (Individual) for Residential Occupancy - Class B (Rev. 5/5/97)	X	X	X		X
Manufactured Home for Temporary Dwelling During Construction of Permanent Dwelling (Adopted 5/5/97)	X	X	X		X
Manufactured Home Supplies and Equipment Sales		S	X		X
Manufactured Homes Under the Hardship Class A and B	X				X
Marinas		X	X		X
Mobile Home Park but Excluding Any Mobile Home Sales (Amended 11-17-92, 7/11/94)	S	S	S		S
Mobile Home Sales and Service			X		X
Modular Homes (Amended 11-17-92)	X	X	X		X
Moving and Storage Operations (Amended 12/1/2008)			X	X	X
Nonhazardous, Non-Toxic Solid Waste Disposal (Adopted 5/18/92)	S	S	S	S	S
Nursery Operation (Plant) - Agricultural	X	X	X		X
Nursing Home	S	S	X		X
Offices & Personal Services		X	X	X	X
Planned Building Group (See Article VIII, Section 80) (Added 12/1/03)	S	X	X		S
Post Office		X	X	X	X
Private Recreation Club Or Swimming Club Activities Not Operated As A Business Or Profit (Amended 12/1/2008)	S	S	S	S	S
Private Recreation Facilities For Profit (Amended 5/18/92, 7/8/96)	S	S	S	S	S

PRINCIPAL USES	R	B-2	B-1	GI	RC
Public Recreations (Such as Community Center Buildings, Parks, Museums, Playgrounds, and Similar Facilities Operated on a Nonprofit Basis)	S	X	X		X
Public Utility Station, Bulk Station or Substations (Amended 12/1/2008)	S	S	S	S	S
Radio or Television Studio Activities Only			X		X
Radio, Telephone and TV Transmitting Tower (Amended 11/6/95)	S	X	X	X	S
Railroad Passenger Station Operations (Amended 12/1/2008)			S	S	S
Railroad Yard Operations				X	X
Reception Centers for Recycling		S	X		X
Rest Home	S	S	X		X
Retail Sales with outdoor storage or display of merchandise		X	X		X
Retail Sales without outdoor storage or display of merchandise		X	X		X
Salvage Operation/Junkyard - Commercial				S	S
School, Private or Public (Elementary, Secondary, or Higher Level) (Amended 12/1/2008)	S	S	X	X	S
Solar Energy Systems (Added 10/2/17; Deleted 10/5/20)	Refer to Solar Energy Ordinance				
Stables, Horse (Amended 4/4/94)	X		S		X
STORAGE, HAZARDOUS, TOXIC AND RADIOACTIVE WASTE	Not permitted in any district				
Storage, Enclosed		S	X		X
Storage, Open (Amended 5-4-01)		S	S		S
Taxicab Stand Operations (*See Note 5)		X	X	X*	X
Teaching of Art, Music, Dance, Dramatics, or Other Fine Arts	S	X	X		X
Temporary Construction Building (Amended 6/6/2005)	X	X	X	X	X
Theater Productions	S	X	X		X
Tire Recapping				X	X
Tire Sales Centers		X	X		X
Truck Stop					X
Truck Terminal Activities Repair and Hauling and/or Storage					X
Warehouse/distribution facilities			X	X	X