



FOR LEASE | UPPER LEVEL RETAIL
410 E. MAIN STREET
HAW RIVER, NC 27258

PRESENTED BY:



BRIAN ALONSO

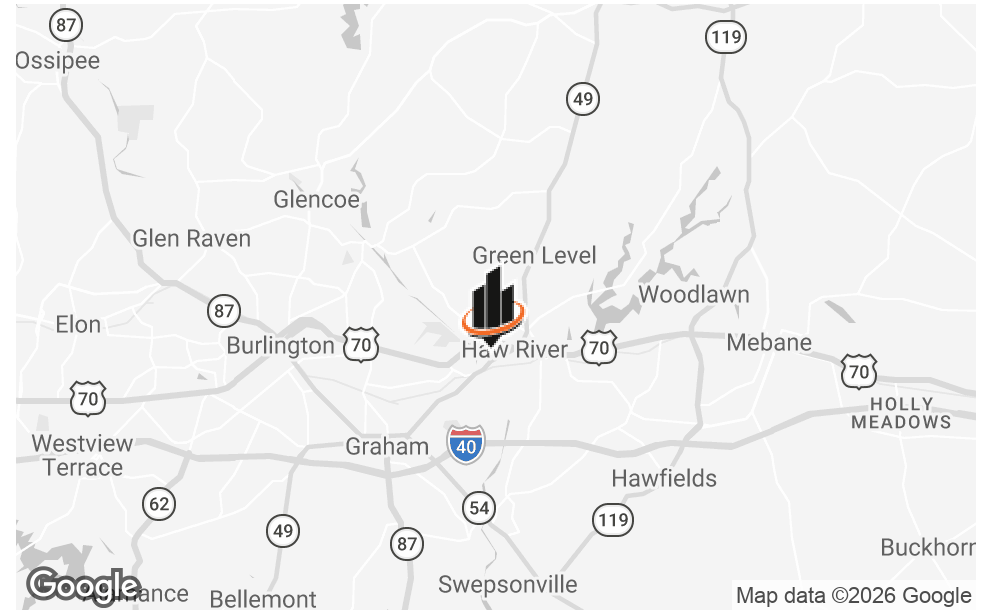
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CAREY GREENE

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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.

LOWER LEVEL ALSO AVAILABLE FOR LEASE. See lower level flyer.

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

SPACE INFORMATION

LEASE RATE	\$8.50/SF Annually
TICAM	\$0.30/SF Annually
UPPER LEVEL SIZE	±10,683 SF (Divisible)
ESTIMATED MONTHLY PAYMENT	\$7,834.20

UTILITIES & AMENITIES

WATER	City
SEWER	City
GAS	Enbridge
INTERNET	Comcast
POWER PROVIDER	Duke Energy
POWER SERVICE	110V/220V 3-phase
# OF RESTROOMS	4 upper floor
GENERATOR	No
SPRINKLER	Yes (Wet)
HVAC UNITS	3 upper floor

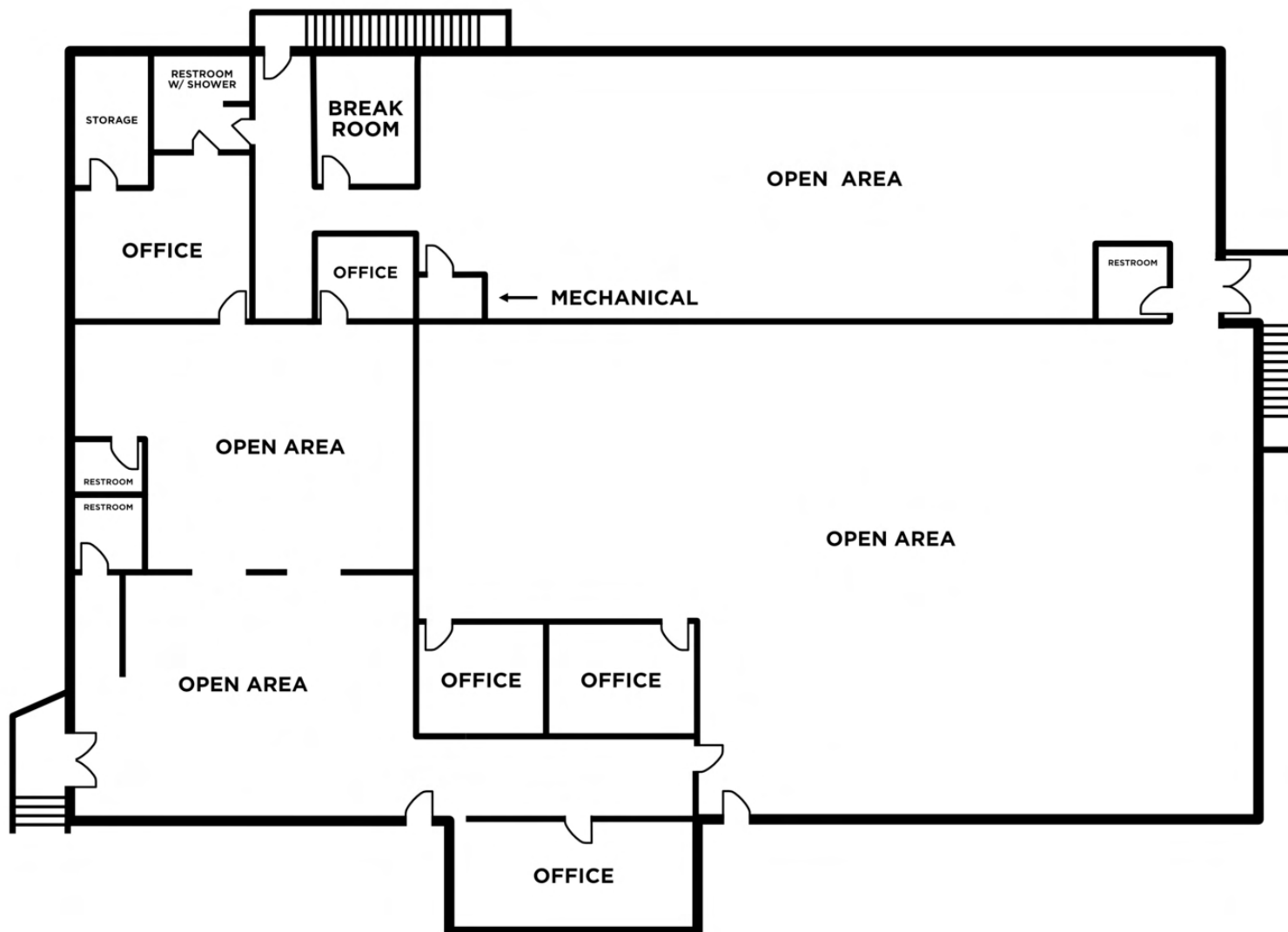
BUILDING INFORMATION

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

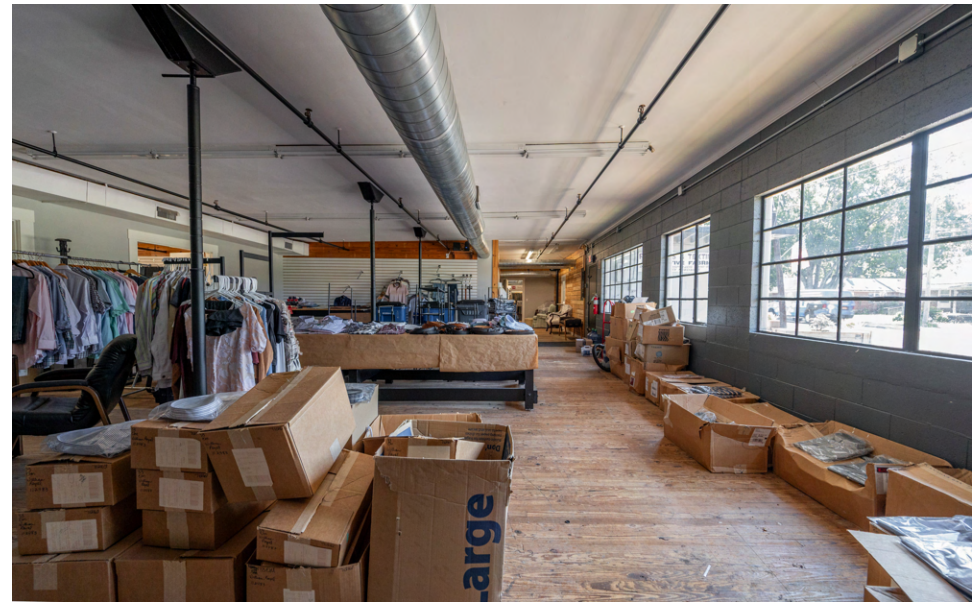
EXTERIOR PHOTOS



UPPER LEVEL FLOOR PLAN



UPPER LEVEL PHOTOS



UPPER LEVEL PHOTOS



RETAILER MAP



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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