

CHATHAM PARK COMMERCE CENTER

FLEX/INDUSTRIAL
SPACE AVAILABLE
IMMEDIATELY

FLEX/INDUSTRIAL OPPORTUNITY
IN CHATHAM PARK



CHATHAM PARK COMMERCE CENTER EUBANKS ROAD, PITTSBORO

PROPERTY DETAILS

BUILDING ONE

- $\pm 40,000$ SF Flex/Industrial Available
- 1,545 SF of spec office space
- Predominantly 2 dock doors per bay
- Bay size: 40' x 100' (4,000 SF)
- 124 Parking spaces
- Option to add a ramp
- Ceiling height: 22' clear
- Electrical: 277/480 V 3 phase
- Lease rate: \$17.95/SF, NNN*
- TICAM: \$3.64/SF (estimated)

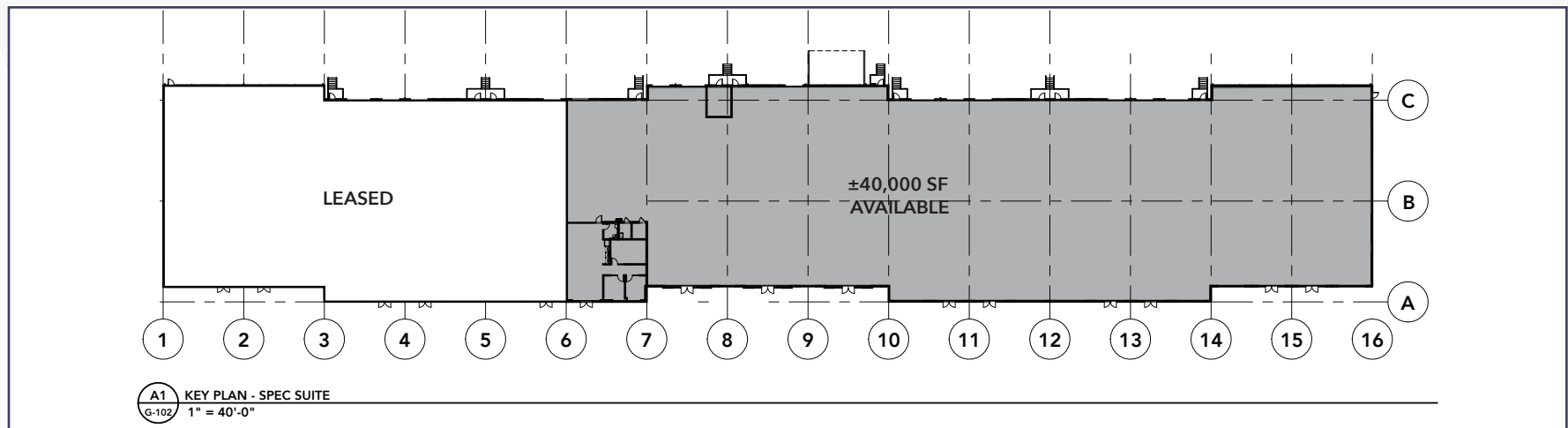
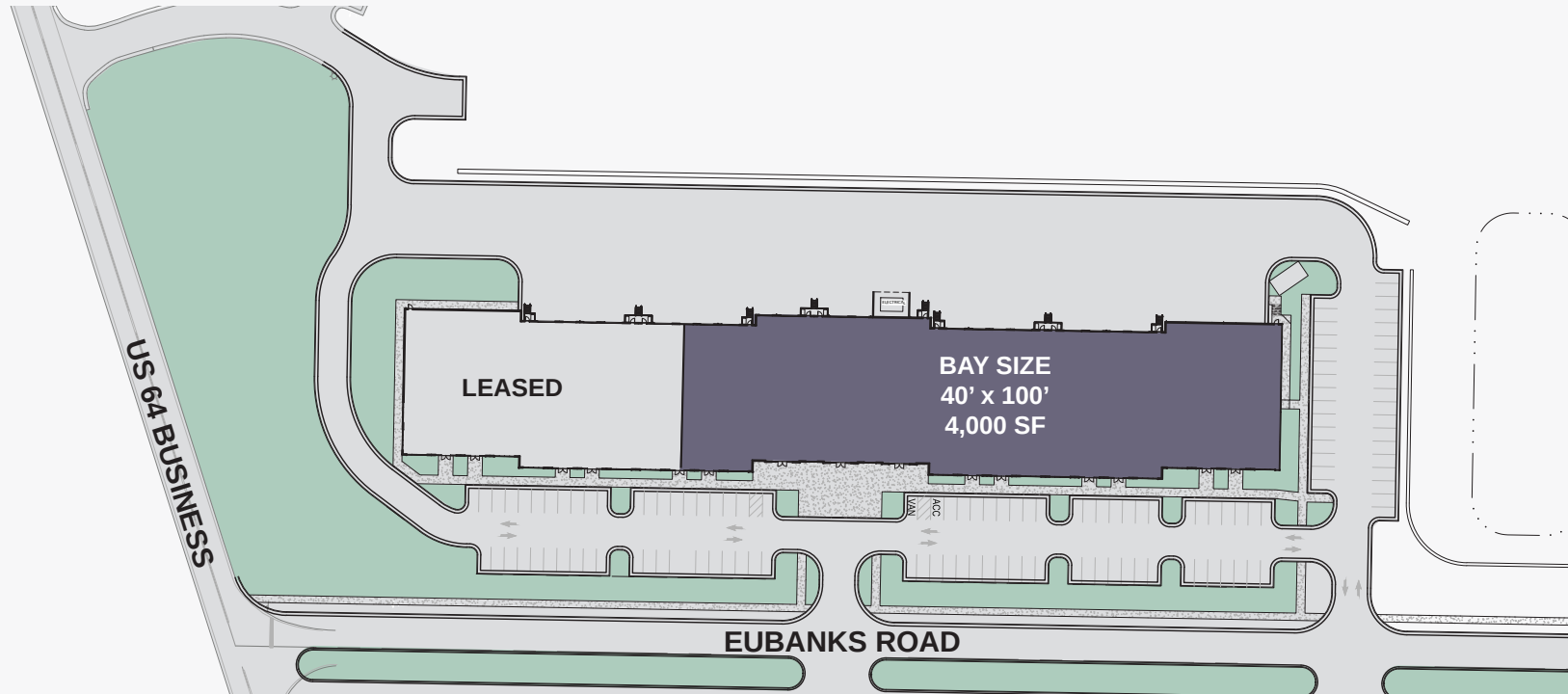
**Dependent upon tenant improvements*



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

CHATHAM PARK
MACKENAN

SITE PLAN / FLOOR PLAN



SPEC SUITE / FLOOR PLAN

Building 1

- Spec suite with 1,545 SF office
- Landlord will install demising wall per client request

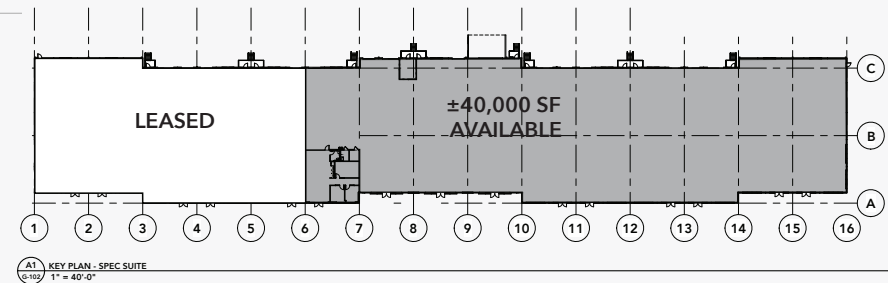
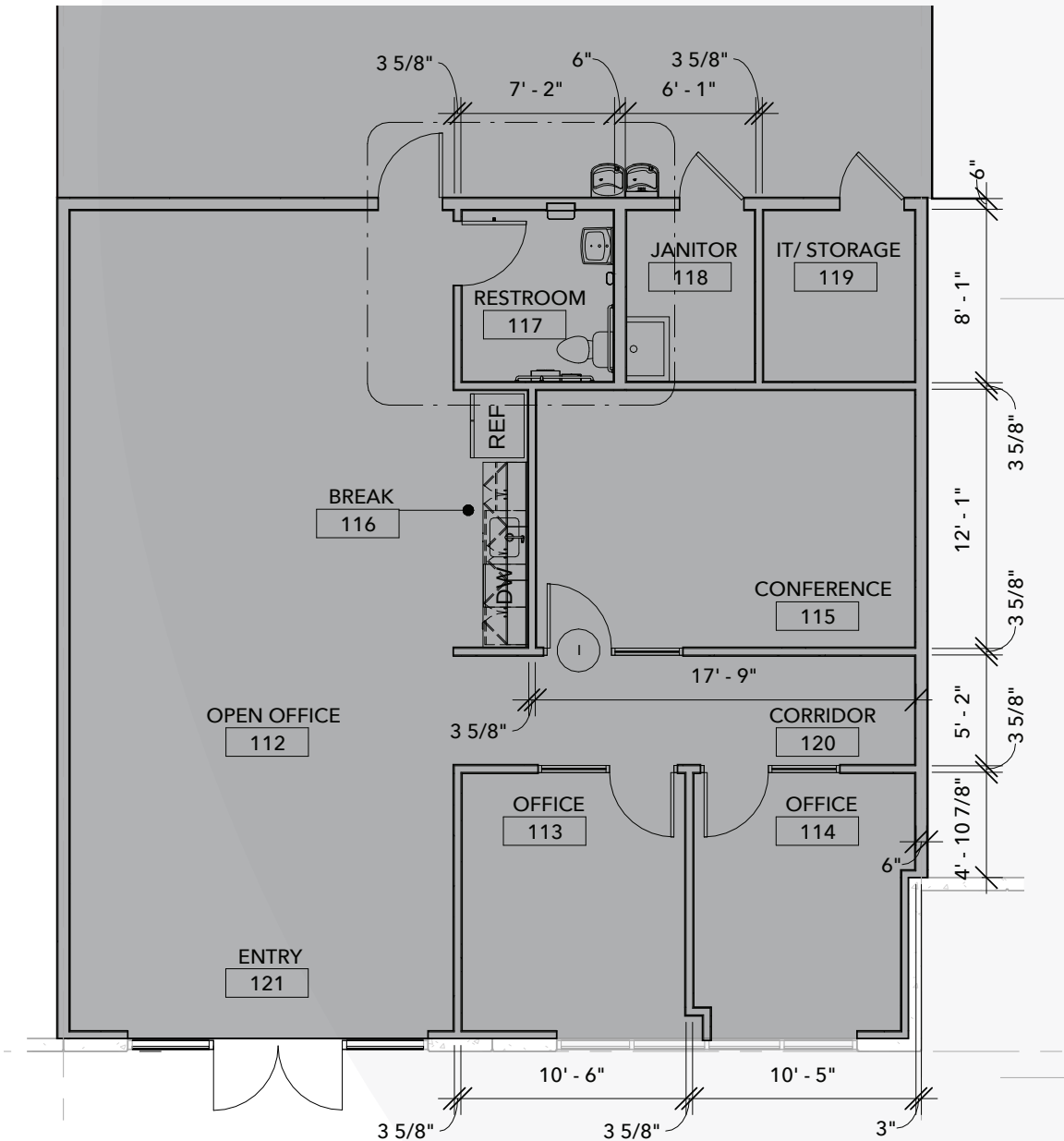


Photo taken November 2025

CHATHAM PARK COMMERCE CENTER FACT SHEET



LOCATION

US HWY 64/64
Business split at
Eubanks Road



SIZE

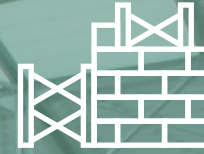
Building 1: 60,000 SF



RATE / TICAM

Rate: \$17.95/SF, NNN
(dependent upon Tenant
Improvements)

TICAM: Est. \$3.64/SF
(est 2023)



CONSTRUCTION TYPE

Tilt-up concrete with
architectural brick
inlay & metal awnings.
Abundant window line.



COLUMN & BAY SIZES

Typical Column Span:
40' x 50'

Typical Bay Sizes:
40' x 100' (4,000 SF): Bldg 1
50' x 150' (7,500 SF): Bldg 2



DOCK DOORS

Predominantly two
dock doors per bay



UTILITIES

Electric: Duke Progress
277/480 V 3 phase

Gas: Dominion Energy

Water: Town of Pittsboro

Sewer: Town of Pittsboro



ROOF

45 mm TPO
membrane over
R20 insulations



CLEAR HEIGHT

Minimum 22' clear



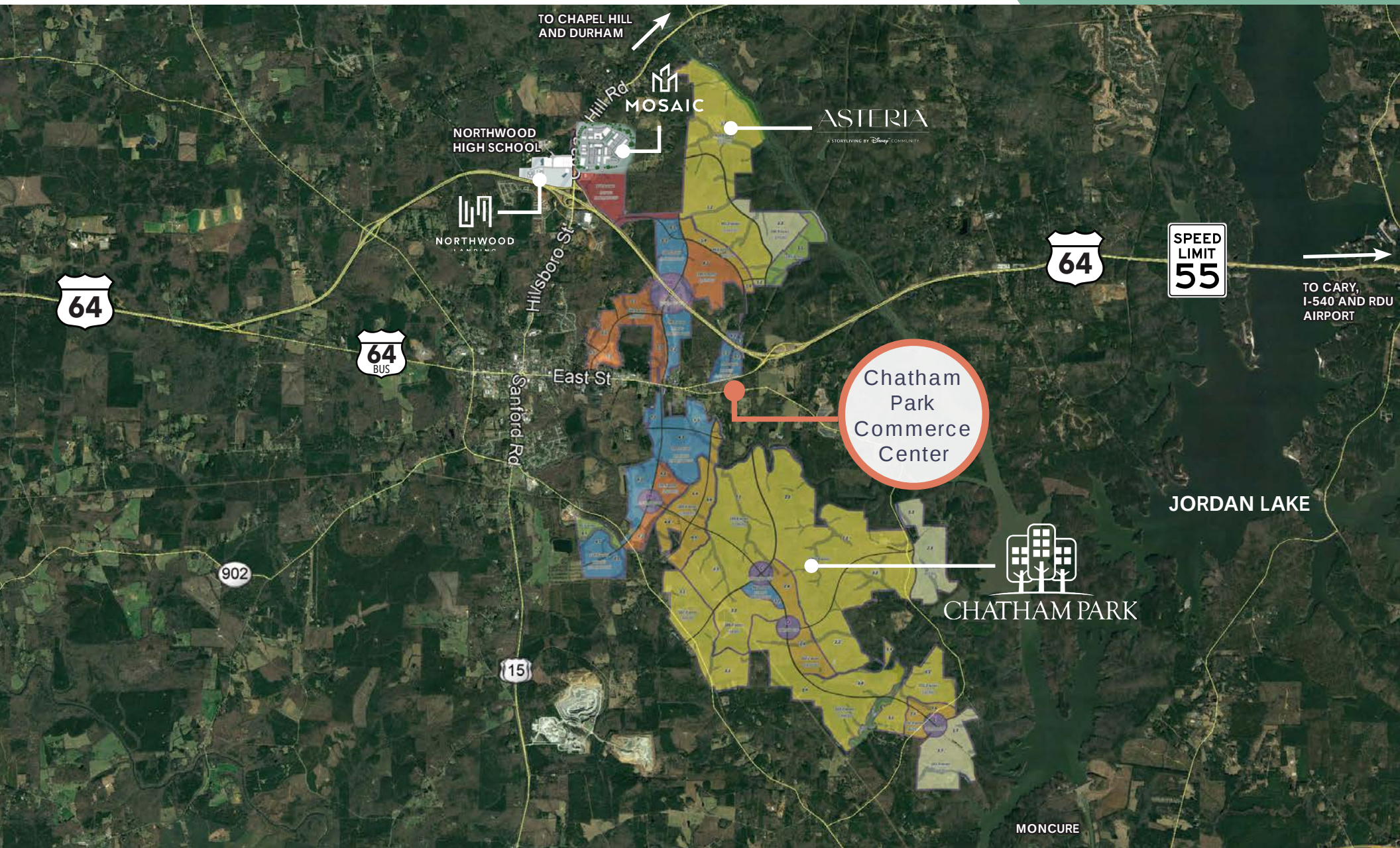
SPRINKLERS

Fully Sprinklered

NEARBY DEVELOPMENT



CHATHAM PARK



CHATHAM PARK COMMERCE CENTER

FOR LEASING, CONTACT

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