

INCOME-PRODUCING LIGHT INDUSTRIAL OPPORTUNITY **BETWEEN THE LAKES**

414 New Elam Church Rd
Moncure, NC 27559



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PROPERTY SUMMARY

INCOME-PRODUCING LIGHT INDUSTRIAL OPPORTUNITY

Rare opportunity to acquire two adjoining light industrial-zoned properties totaling approximately 25 acres in one of Chatham County's fastest-growing industrial corridors.

The front parcel features an established outdoor storage yard that is fully fenced and equipped with secure coded gate access, site lighting, and security cameras. The yard currently has customers leasing storage space, providing immediate income and cash flow from day one of ownership.

The rear parcel consists of raw land and offers significant future development or expansion potential for additional industrial outdoor storage, contractor yard space, flex industrial uses, or other light industrial applications, subject to applicable approvals.

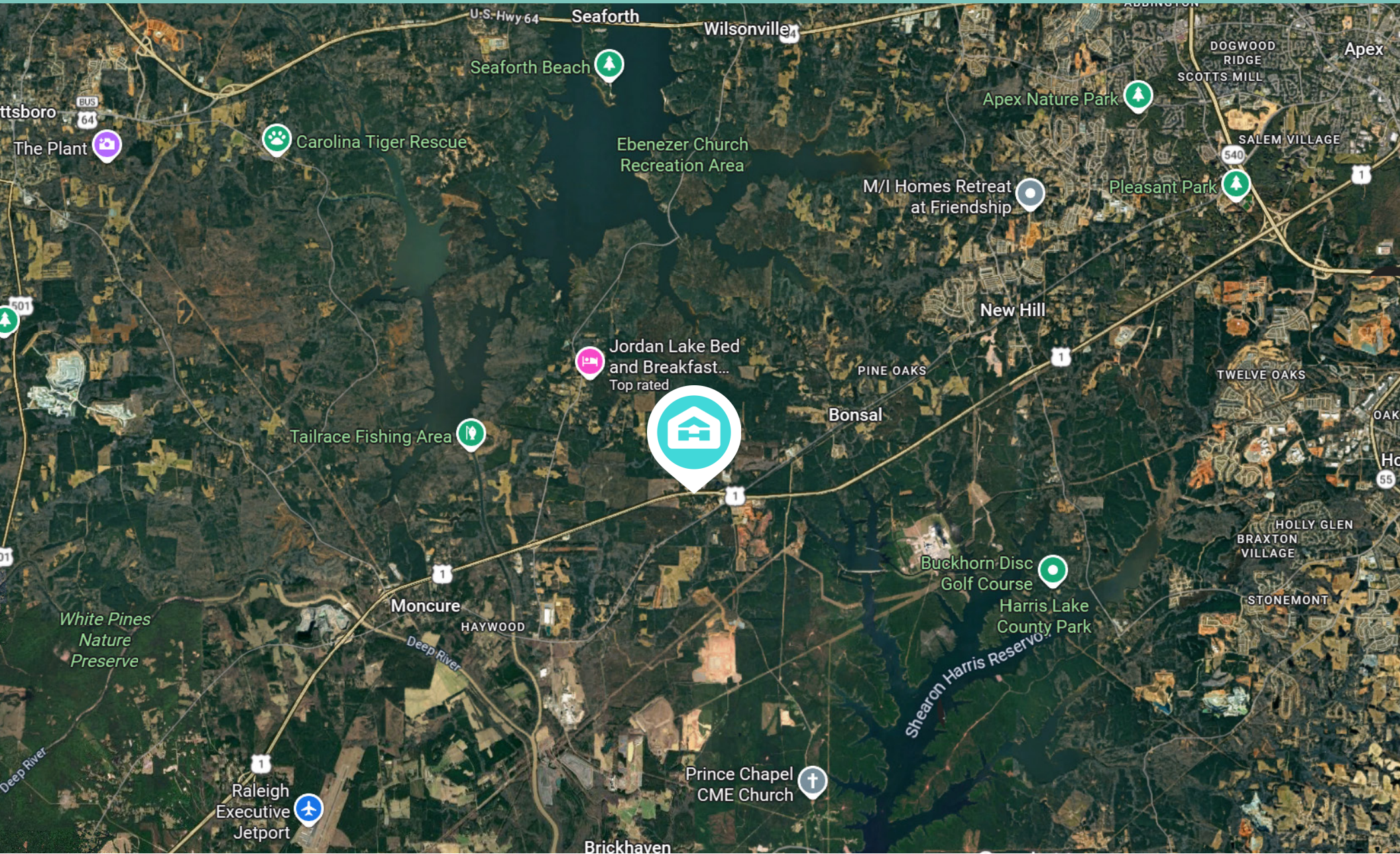
This property is located within the Triangle Innovation Point (Moncure Megasite) corridor near both Harris and Jordan Lakes and offers excellent access to major transportation corridors and is just 26 minutes from Raleigh-Durham International Airport. This unique offering combines immediate cash flow, a prime location, and substantial long-term upside potential.

PROPERTY HIGHLIGHTS

- Two adjoining light industrial-zoned parcels
- Approximately 25 total acres
- Existing income-producing fenced outdoor storage yard
- Secure coded gate access
- Existing tenants providing immediate income
- Rear parcel offers future development or expansion potential
- Located within the Triangle Innovation Point (Moncure Megasite) corridor near both Harris and Jordan Lakes
- Convenient access to US-1, regional highways, and RDU Airport
- Ideal for IOS, contractor storage, fleet parking, equipment storage, manufacturing support uses, or light industrial users



AREA OVERVIEW



BETWEEN THE LAKES | 414 NEW ELAM CHURCH RD | MONCURE, NC 27559

DEMOGRAPHICS



Median Age

1,039

Population

522



Employed Population



\$54,076

Median Household
Income



Poverty Rate



\$76,900

Median Property
Value

SITE BOUNDARIES



SITE 1

SITE 2

CLAUDE E POPE MEMORIAL HWY

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SITE PHOTOS



BETWEEN THE LAKES | 414 NEW ELAM CHURCH RD | MONCURE, NC 27559

AERIAL PHOTOS



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FOR SALE INQUIRIES, CONTACT:

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