BUCKHORN INDUSTRIAL PARK

INDUSTRIAL SPACE FOR LEASE ALONG I-85 CORRIDOR
580,000 SF AVAILABLE IN MEBANE, NC
PROPERTY OVERVIEW

- ±47 acre Class A industrial Development located directly on the I-85 / I-40 corridor in Mebane, NC.
- Two (2) buildings totaling ±580,000 SF
- A labor pool of over 1.1 million within a 45 minute drive
- Available Q1 2022
- Ample trailer storage
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

JUSTIN PARKER
Vice President
Real Estate Development
+1 919 538 0493
jparker@neyer.com

LARRY LAKINS
Senior Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

HUNTER WILLARD
Senior Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

ANDREW YOUNG
Assistant Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

Building 1
±375,000 SF
263 auto spaces
97 loading bays
56 trailer storage

Building 2
±205,550 SF
151 auto spaces
48 loading bays
53 trailer storage
**BUILDING 1 FEATURES**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size</td>
<td>375,000 SF Cross Dock Building</td>
</tr>
<tr>
<td>Dimensions</td>
<td>750x500</td>
</tr>
<tr>
<td>Date Available</td>
<td>Q1 2022</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>±50’x60’</td>
</tr>
<tr>
<td>Dock Doors</td>
<td>Thirty-Eight (38) 9x10 in Core and Shell Up to Ninety-Seven (97) 9x10 total</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED hi-bay</td>
</tr>
<tr>
<td>Clear Height</td>
<td>36’</td>
</tr>
<tr>
<td>Electrical</td>
<td>1200A service in core &amp; shell</td>
</tr>
<tr>
<td>Trailer Parking</td>
<td>56 trailer stalls</td>
</tr>
<tr>
<td>Associate Parking</td>
<td>263 parking spots</td>
</tr>
<tr>
<td>Sprinkler System</td>
<td>ESFR Sprinkler System</td>
</tr>
<tr>
<td>Exterior Wall Material</td>
<td>8” concrete tilt wall exterior panel</td>
</tr>
<tr>
<td>Roofing</td>
<td>60 mil TPO insulated</td>
</tr>
<tr>
<td>Floor/Slab</td>
<td>7” 3,500 psi concrete over 6” CABC stone</td>
</tr>
<tr>
<td>Truck Court Depth</td>
<td>130’</td>
</tr>
<tr>
<td>Zoning</td>
<td>M-2 Light Manufacturing</td>
</tr>
</tbody>
</table>

**BUILDING 2 FEATURES**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Size</td>
<td>205,200 SF Rear Load Building</td>
</tr>
<tr>
<td>Dimensions</td>
<td>714x300</td>
</tr>
<tr>
<td>Date Available</td>
<td>Q1 2022</td>
</tr>
<tr>
<td>Column Spacing</td>
<td>±50’x60’</td>
</tr>
<tr>
<td>Dock Doors</td>
<td>Twenty (20) 9x10 in Core and Shell Up to Forty-Eight (48) 9x10 total</td>
</tr>
<tr>
<td>Lighting</td>
<td>LED hi-bay</td>
</tr>
<tr>
<td>Clear Height</td>
<td>32’</td>
</tr>
<tr>
<td>Electrical</td>
<td>600A service in core &amp; shell</td>
</tr>
<tr>
<td>Trailer Parking</td>
<td>53 trailer stalls</td>
</tr>
<tr>
<td>Associate Parking</td>
<td>257 parking spots</td>
</tr>
<tr>
<td>Sprinkler System</td>
<td>ESFR Sprinkler System</td>
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<tr>
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MAJOR DISTRIBUTORS ALONG I-85/I-40 CORRIDOR
PROXIMITY TO MAJOR MARKETS
- Research Triangle Park (RTP)
- Raleigh, Durham, Chapel Hill MSA (The Triangle)
- Greensboro, High Point, Winston-Salem MSA (The Triad)

UNPARALELLED ACCESS
Excellent ingress on I-40 with immediate access to I-85

EXPERIENCED LABOR POOL
Workforce of 1.1 million people within a 45-min drive

PROPERTY LOCATION
BUCKHORN INDUSTRIAL PARK

2-DAY TRUCKING DISTANCE
Access to a population of over ±236.6 million

50% OF THE U.S. POPULATION
Accessible within a 12 hour / 1-day drive
PROXIMITY TO MAJOR MSAS

**AIRPORTS**

1. Piedmont Triad International  
   102 miles
2. Raleigh-Durham International  
   27 miles
3. Fayetteville Regional  
   65 miles
4. Charlotte Douglas International  
   182 miles

**PORTS**

1. Norfolk, VA  
   188 miles
2. Morehead City, NC  
   142 miles
3. Wilmington, NC  
   121 miles
4. Charleston, SC  
   272 miles
5. Savannah, GA  
   315 miles
6. Jacksonville, FL  
   446 miles
ABOUT AL NEYER
For more than 125 years, Al. Neyer has offered a diverse set of real estate development and design-build construction solutions to commercial clients. Rooted in design-build construction, it can integrate all functions in-house, including design, project management, finance, leasing, and ongoing portfolio management. With offices in Raleigh, Cincinnati, Nashville, and Pittsburgh, Al. Neyer serves a local, regional, and national client base.

AT-A-GLANCE
- Established in 1894
- Operates in 4 growth markets in the Eastern U.S.
- 100% employee-owned since 2014 through an Employee Stock Ownership Program (ESOP)
- More than 100 employee-owners across footprint
- Specializes in speculative and build-to-suit projects for commercial clients

SPECIALTIES
- Industrial facilities
- Office and medical buildings
- Multi-family developments
- Urban mixed-use developments

EXPERIENCE
- Over $1.2 billion in total project cost delivered or currently under construction since 2015
- 8.2 million square feet currently under construction

OUR COMPETITIVE ADVANTAGE
- **Boots on the Ground**
  We have the local expertise that helps us move quickly and execute.

- **Thinking like Owners**
  We consider design solutions that increase the long-term feasibility of the project and real estate value for the client.

- **Vertically-Integrated Development Approach**
  With design, architecture, and development services in-house, we are able to efficiently create real estate solutions for our clients.

- **A Long History of Operating with Integrity**
  We’re fueled by a strong set of core values – centered on taking ownership, building relationships through trust, and digging details – and we seek partners that share the same values when doing business.