



BUCKHORN INDUSTRIAL PARK

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



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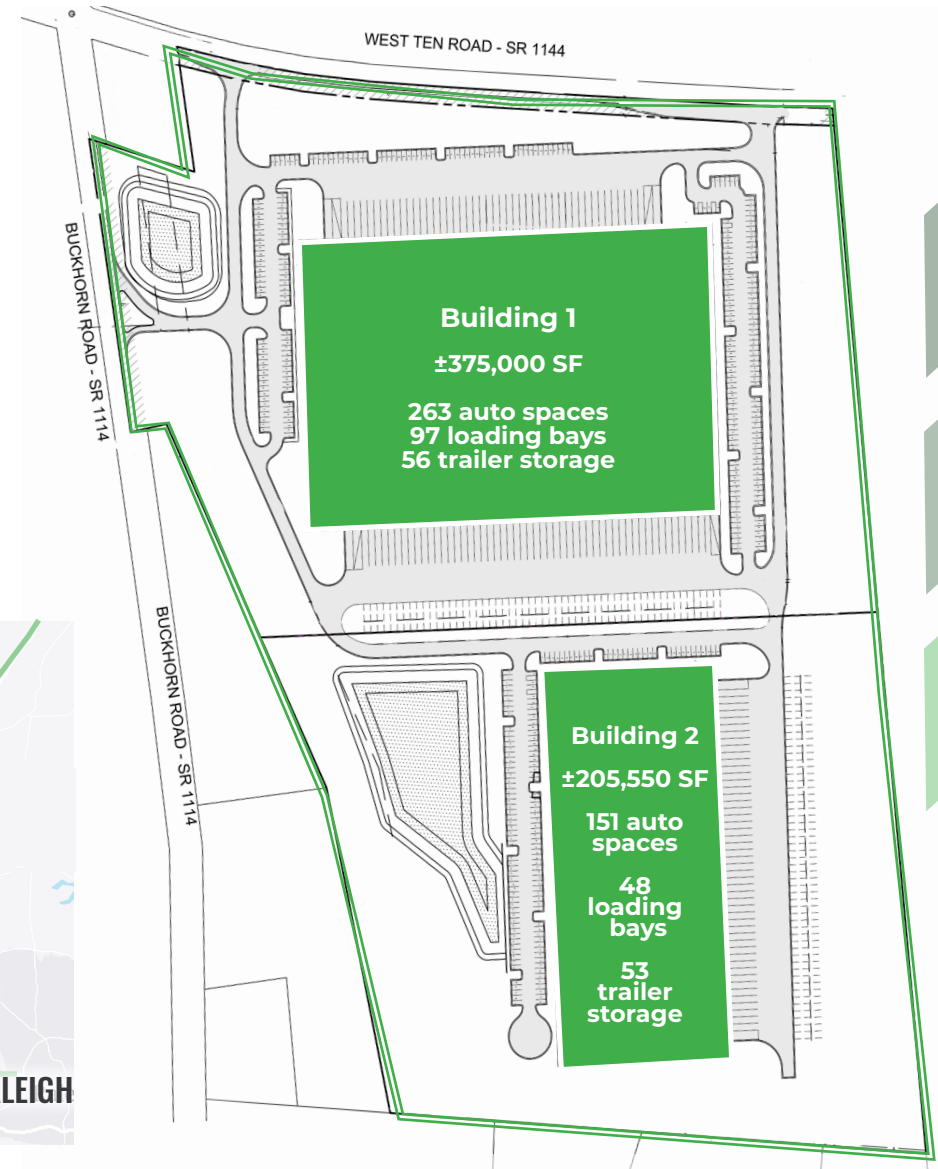
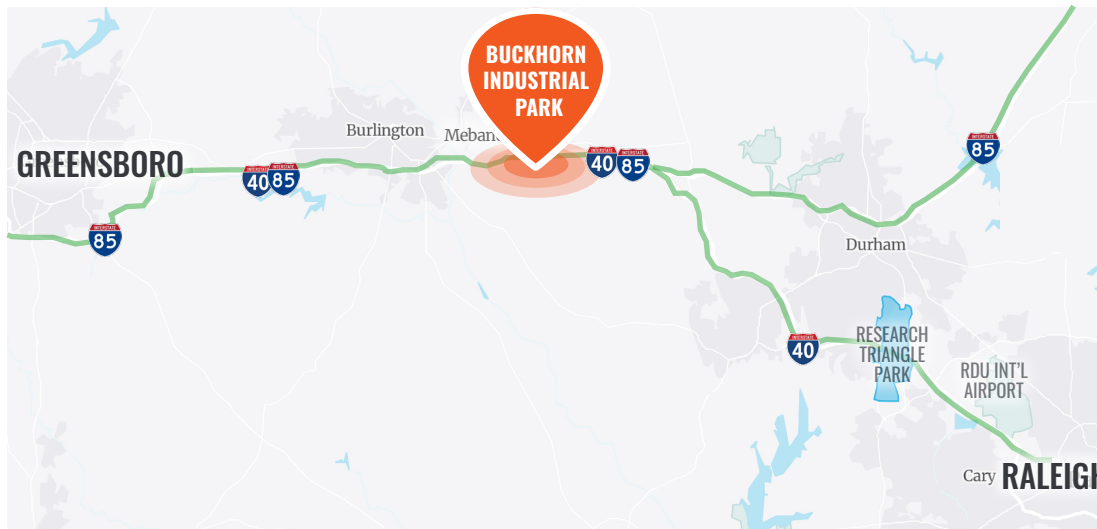
Colliers



BUCKHORN INDUSTRIAL PARK

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



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BUCKHORN INDUSTRIAL PARK



Exit
157

Petro
Truck
Stop

Buckhorn Road



110,000 VPD



BUCKHORN
INDUSTRIAL
PARK

47 Acres

West Ten Road



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BUCKHORN INDUSTRIAL PARK

BUILDING 1 FEATURES

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

BUILDING 2 FEATURES

Building Size	205,200 SF Rear Load Building
Dimensions	714x300
Date Available	Q1 2022
Column Spacing	±50'x60'
Dock Doors	Twenty (20) 9x10 in Core and Shell Up to Forty-Eight (48) 9x10 total
Lighting	LED hi-bay
Clear Height	32'
Electrical	600A service in core & shell
Trailer Parking	53 trailer stalls
Associate Parking	257 parking spots
Sprinkler System	ESFR Sprinkler System
Exterior Wall Material	8" concrete tilt wall exterior panel
Roofing	60 mil TPO insulated
Floor/Slab	6" 3,500 psi concrete over 6" CABC stone
Truck Court Depth	130'
Zoning	M-2 Light Manufacturing

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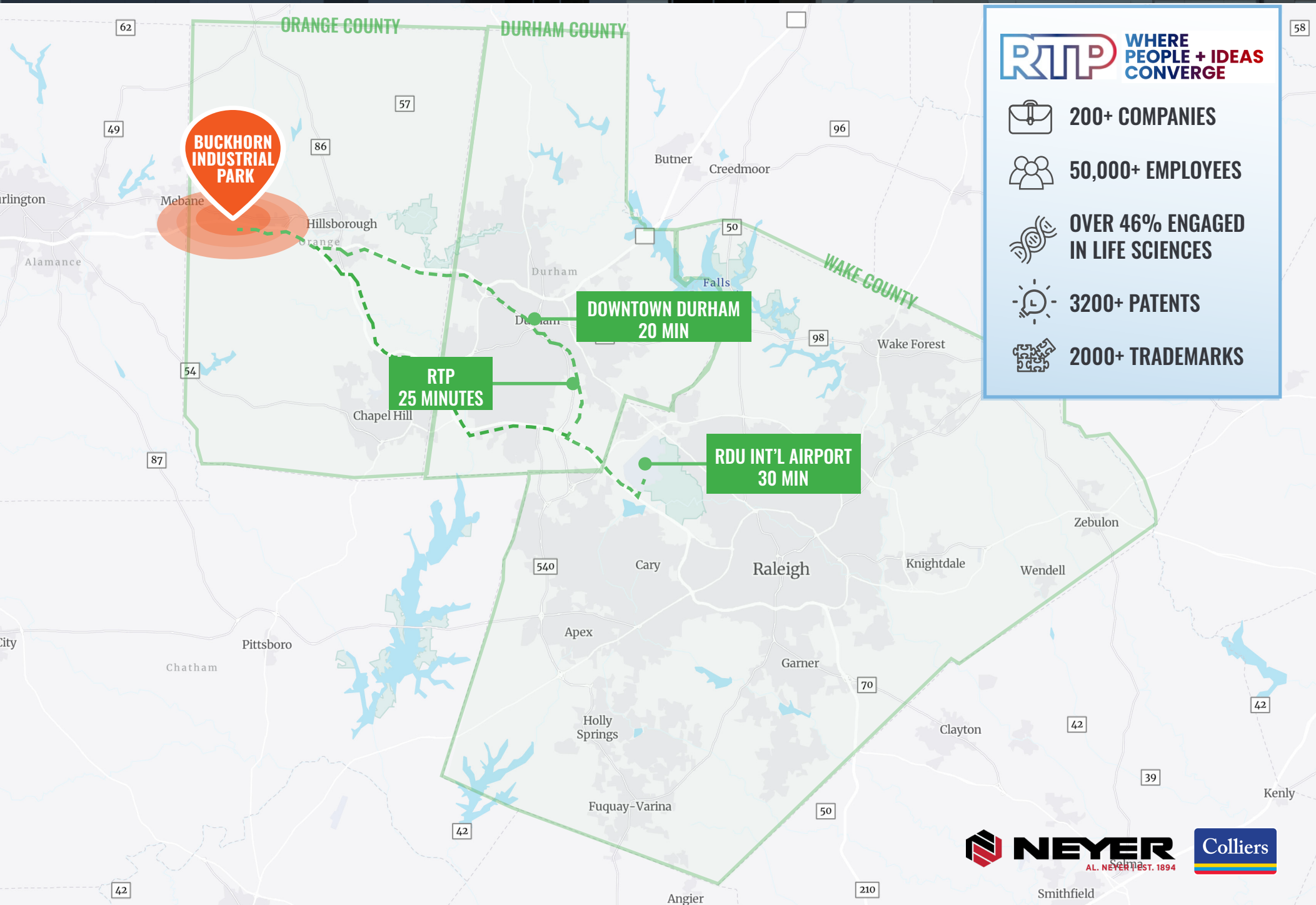
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**MAJOR DISTRIBUTORS
ALONG I-85/I-40 CORRIDOR**

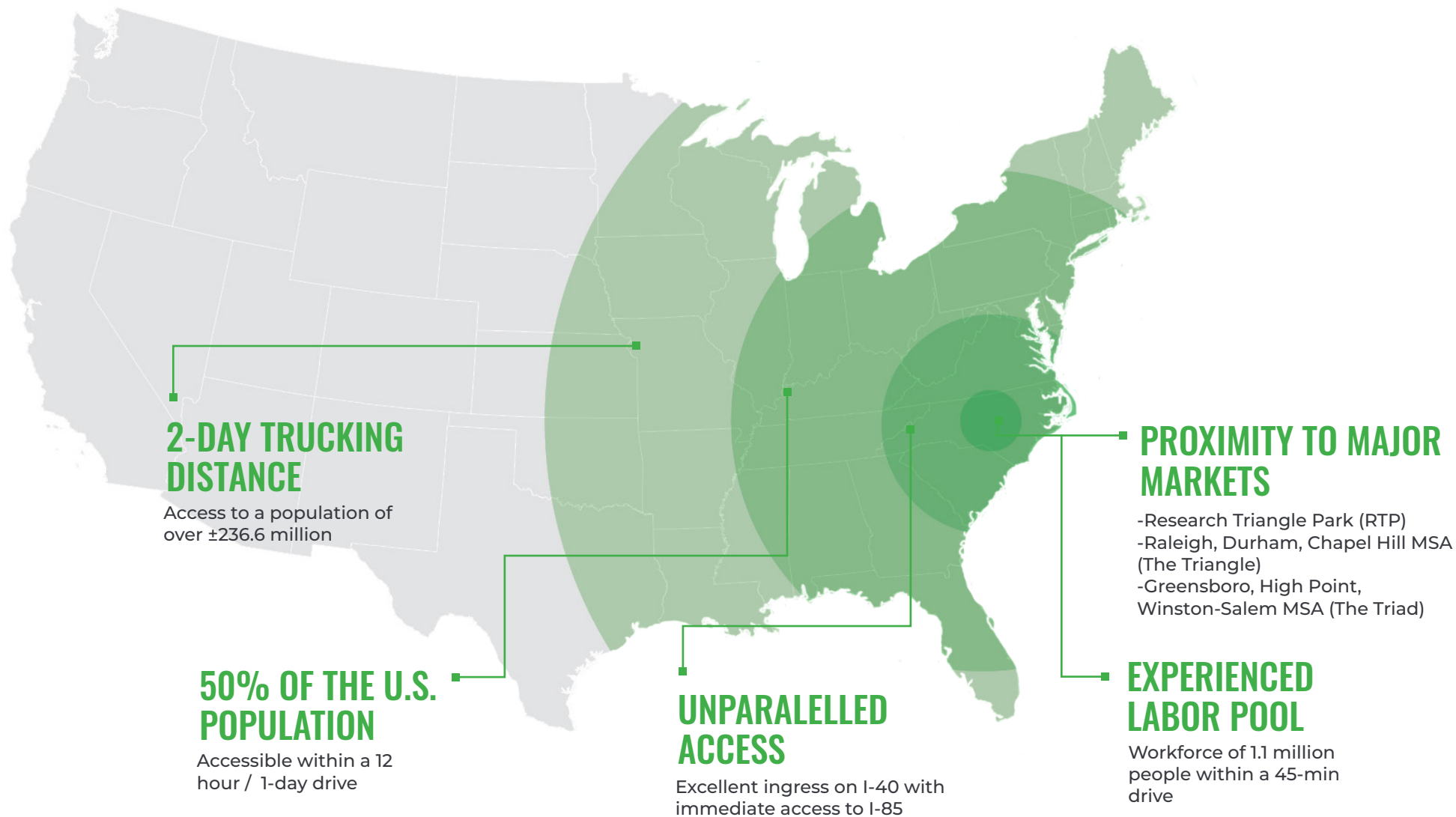


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PROPERTY LOCATION





BUCKHORN INDUSTRIAL PARK

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

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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.



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