

369,420 SF on 25.26 ACRES

VIRTUAL TOUR | IMAGES

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CUSHMAN & WAKEFIELD | VISION Real Estate Partners | Principal Asset Management℠

1017 CORPORATE PARK DRIVE, MEBANE, NC 27302

369,420 SF on 25.26 AC

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PROPERTY DETAILS

Available SF:	369,420 SF (Cross-dock facility)
Office SF:	6,408 SF
Acreage:	25.26 Acres
Clear Height:	43′ below the decking and 40′ below the main beams
Dock Doors:	42 with 35,000 lbs. mechanical levelers, dock seals, bumper pads, and dock restraints
Sprinklers:	ESFR system with 25.4 K-factor sprinkler heads; complete exterior loop system with 6 on-site fire hydrants
Dimensions:	960′ x 360’ (warehouse area)
Column Spacing:	50′ x 40′ W/60′ Speed Bay (10” square steel beams)
Roof:	White TPO membrane, mechanically fastened over 22 gauge metal deck
Roof Age:	Original section replaced in 2026 Expansion section in 2018
Floor:	6″ concrete floor slabs reinforced with 6X6/10 X 10 wire welded mesh over 6 mil polyethylene vapor barrier over 4″ stone base
Walls:	7 1/4″ insulated concrete wall panels
Lighting:	Combination of LED and T5 light fixtures augmented by 336 skylights

Electricity:	Duke Energy 1000 KVA pad mounted transformer; General Electric interior switchgear of 1,600 amps, 480Y/277v3 phase, 4-wire 1- 500 KVA Detroit Diesel gas-fired back-up generator
Gas:	PSNC Energy; 6″ high pressure main; 2″ line
Water:	City of Mebane 12″ main line, 10″ fire line, 2″ domestic line
Sewer:	City of Mebane 6″ main line, 2″ domestic line
Heat:	2 – ICE Western gas-fired floor-mounted air rotation units serve the original warehouse, with two (2) roof-mounted RTUs serving the new warehouse.
Parking:	115 surface spaces; 4 handicap spaces
Trailer Parking:	143 with concrete landing pad
Zoning:	LM (Light Manufacturing)
Year Built:	Originally built in 2005; 177,600 SF addition completed in 2018
Equipment:	• Exterior wall-mounted security lights and parking lot light fixtures • Guard House with manual gate and automatic control arm
Fiber:	Installed
Security:	6′ ornamental fence along the front of the property; 10′ chain-link fence along the sides and back

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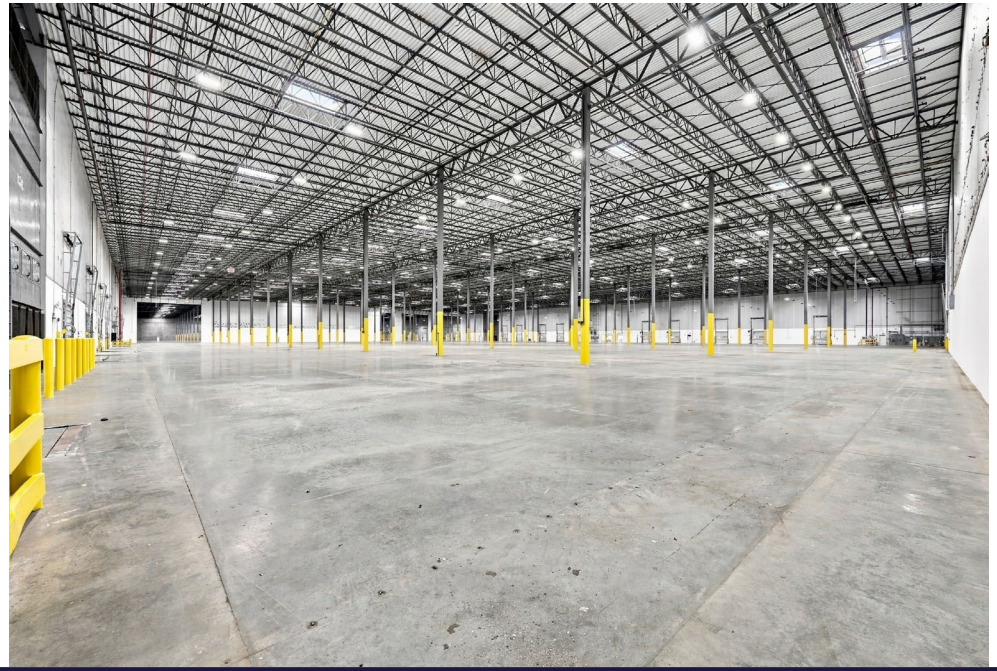
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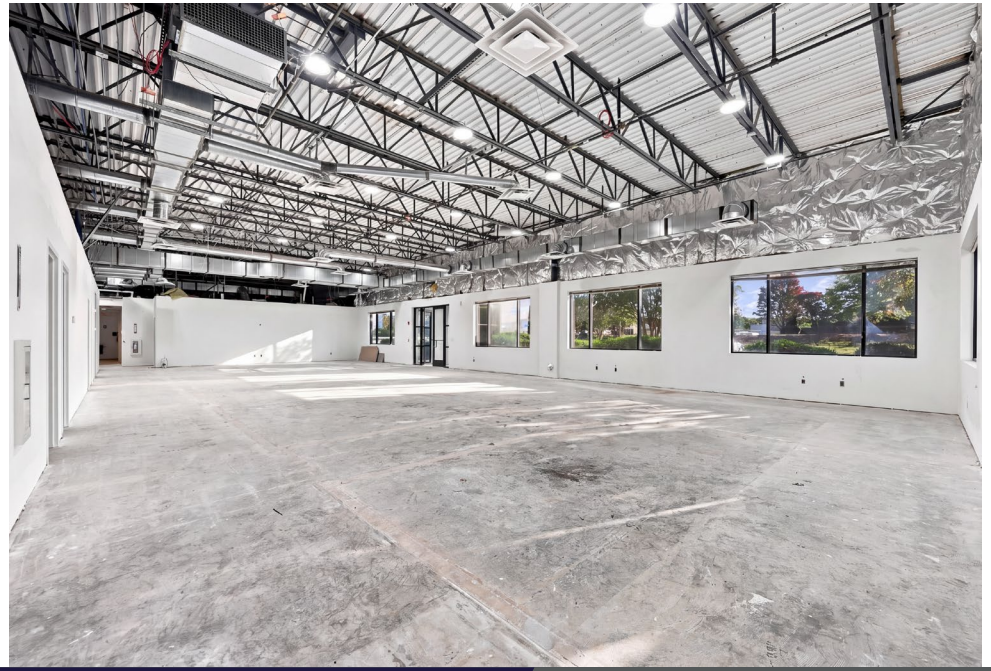
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PROPERTY PHOTOS







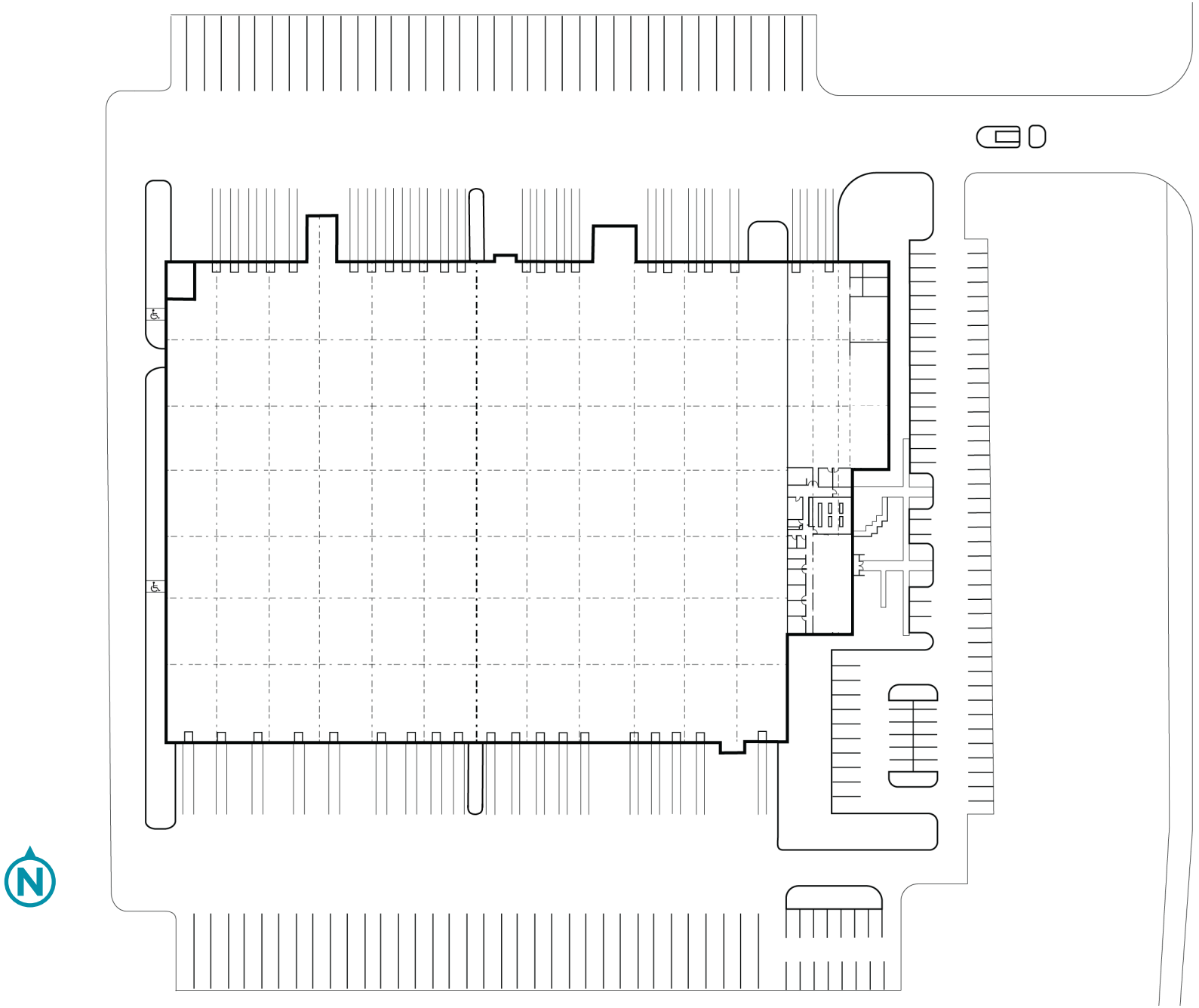
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FLOOR PLAN



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LOCATION MAP



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