

**±369,420 SF on ±25.26 ACRES**



**VIRTUAL TOUR | IMAGES**

**AVAILABLE FOR LEASE**



**1017 CORPORATE PARK DRIVE, MEBANE, NC 27302**

# ±369,420 SF on ±25.26 AC

## AVAILABLE FOR LEASE

1017 CORPORATE PARK DRIVE, MEBANE, NC 27302

# VISION

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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 protected by heavy plastic bollards)                                        |
| Roof:           | White TPO membrane, mechanically fastened over 22 gauge metal deck                                                            |
| Roof Age:       | Original section in 2005<br>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;<br>6" high pressure main; 2" line                                                                                                                                                                                 |
| Water:           | City of Mebane<br>12" main line, 10" fire line, 2" domestic line                                                                                                                                                               |
| Sewer:           | City of Mebane<br>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:       | <ul style="list-style-type: none"><li>• Exterior wall-mounted security lights and parking lot light fixtures</li><li>• Guard House with manual gate and automatic control arm</li><li>• 12 Battery charging stations</li></ul> |
| Fiber:           | Installed                                                                                                                                                                                                                      |
| Security:        | 10' high ornamental security fencing the entire premises                                                                                                                                                                       |

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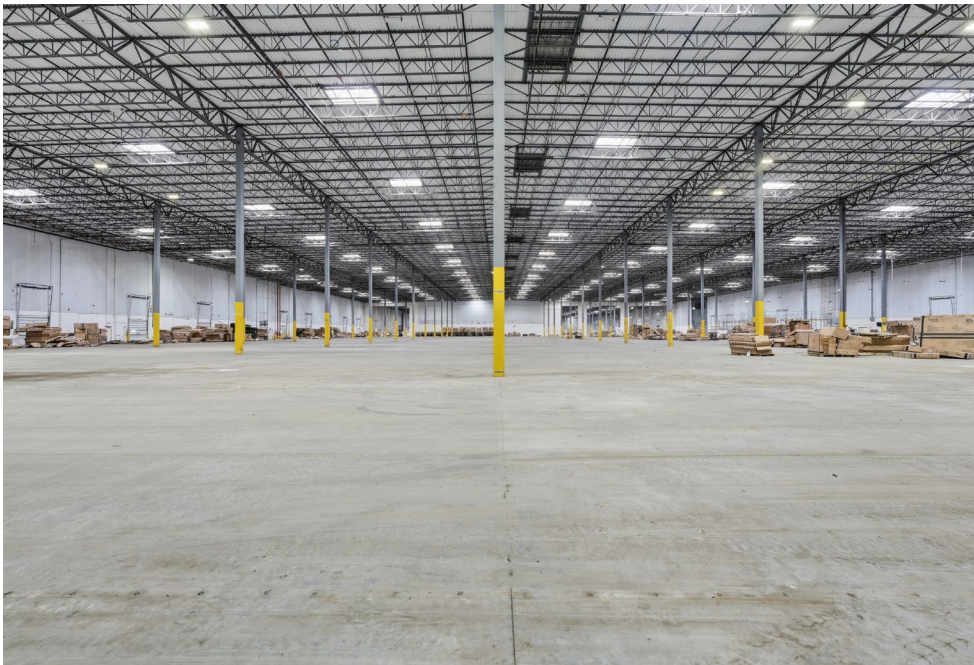
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**VISION**

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**PROPERTY PHOTOS**



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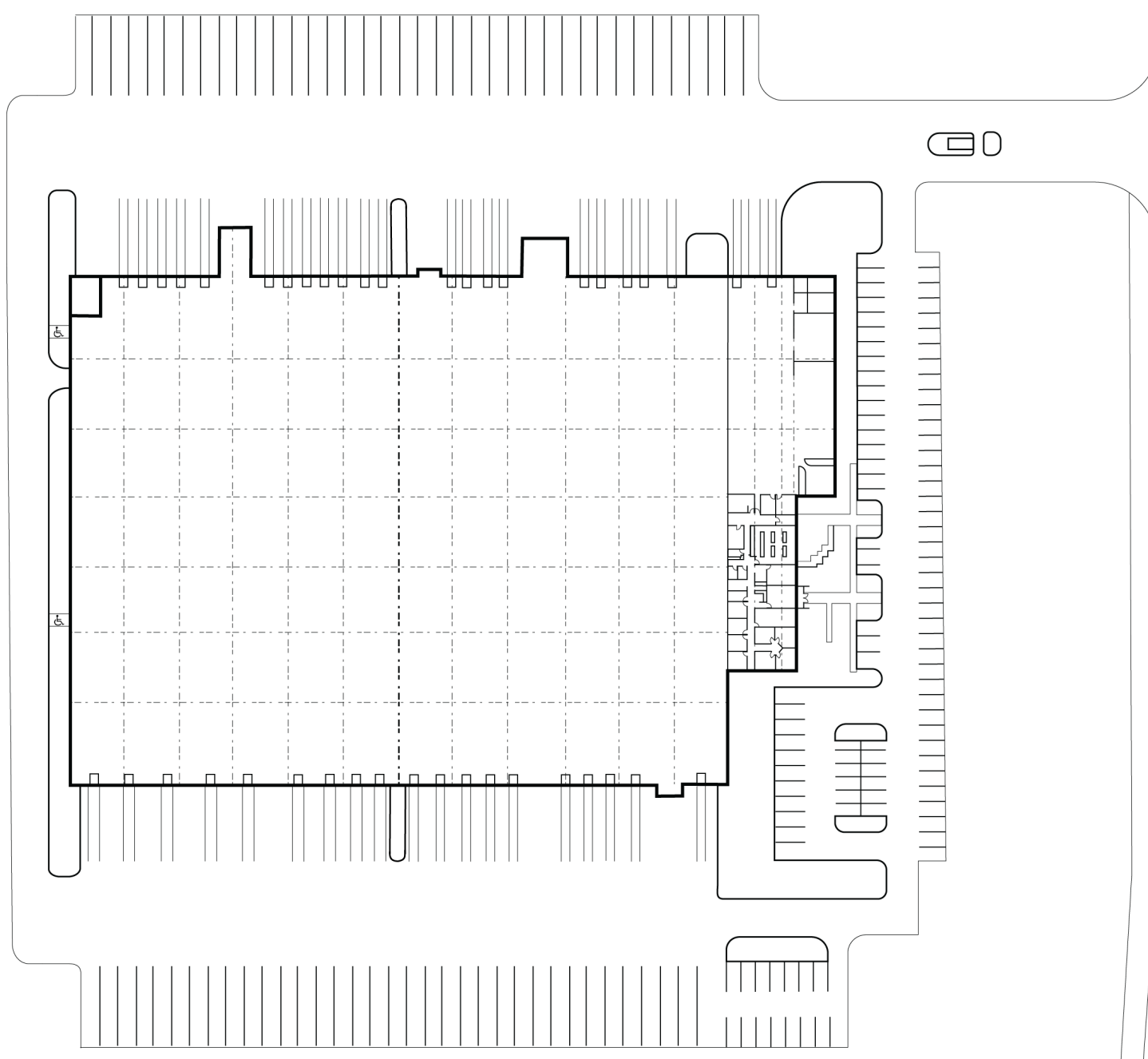
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**FLOOR PLAN**



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## LOCATION MAP



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