

±369,420 SF on ±25.26 ACRES



AVAILABLE FOR LEASE



1017 CORPORATE PARK DRIVE, MEBANE, NC 27302

±369,420 SF on ±25.26 AC

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VISION

Real Estate Partners

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 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:	<ul style="list-style-type: none">Exterior wall-mounted security lights and parking lot light fixturesGuard House with manual gate and automatic control arm12 Battery charging stations
Fiber:	Installed
Security:	10' high ornamental security fencing the entire premises

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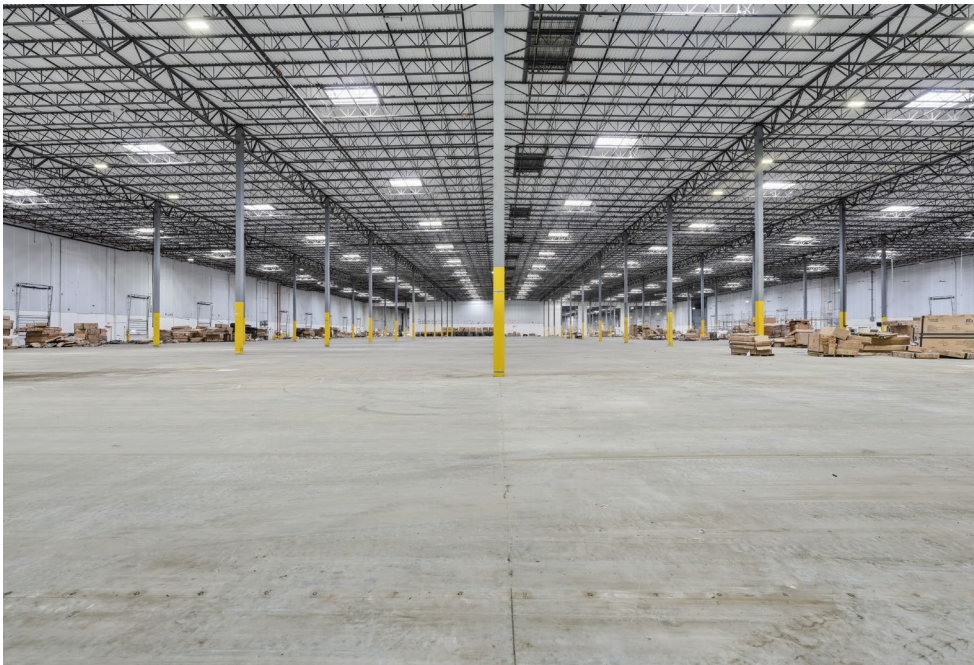
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PROPERTY PHOTOS



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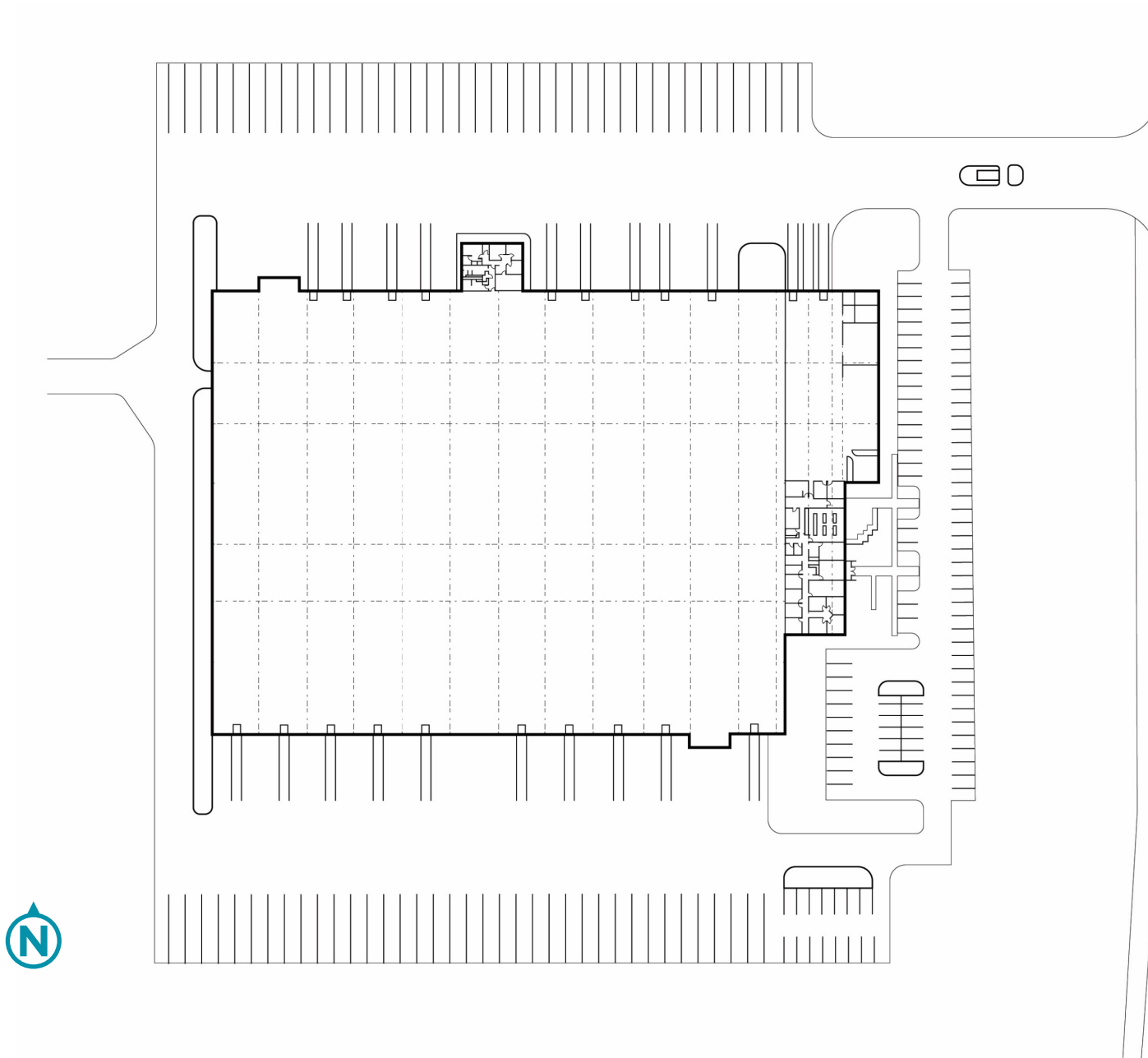
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FLOOR PLAN



Original Section Only

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LOCATION MAP



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