

FOR LEASE

# Fully Conditioned Industrial Suites

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CITYPLAT  
COMMERCIAL REAL ESTATE

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# Property Dashboard

## 60,000 SF

Total Contiguous SF

### \$4.50 / SF

Lease Rate

### NNN

Lease Type

### Industrial

Use

### Single/Multi

Tenancy

*Ideal for warehouse, storage distribution or manufacturing*

## DEMOGRAPHICS

	3-MILE	5-MILE
2022 POPULATION	22,046	42,105
2022 AVERAGE HOUSE HOLD INCOME	\$22,723	\$43,264

## KEY AMENITIES

- 5 dock doors and 3 drive in doors
- Fully-built out
- Newly paved parking
- Exterior painting completed

## PROPERTY HIGHLIGHTS

Prime location in downtown Sanford near main street, 4 miles to US-1/501 S, 2 miles to I-87, and 2 miles to 421, offering easy access to major highways

Large warehouse space with high ceilings and open floor plan, fully equipped with loading docks and ample parking space, perfect for warehouse, storage, distribution, and manufacturing operations

Conveniently located just 2.5 miles from a freight railway station, providing easy access to rail transportation for your shipment needs

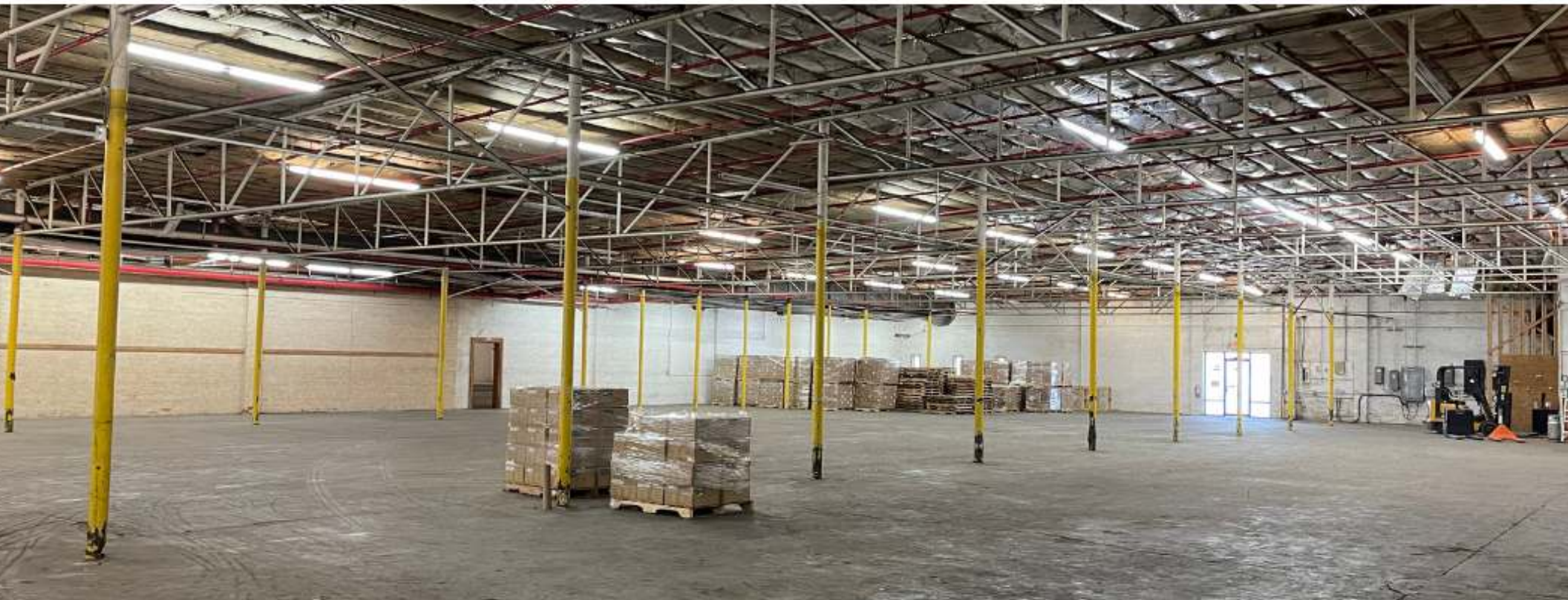
Great opportunity for businesses looking to establish a strong presence in the heart of downtown Sanford, with excellent connectivity and accessibility.

# PLANNED BUILDING IMPROVEMENTS

- Remove existing drive-in doors (3) and install new motorized doors
- Install bollards at all drive-in doors (3)
- Level & grade at all drive-in door entrances. Form, pour, and finish concrete from drive-in entrance out to the street
- Build out new offices as needed
- Seal & coat the interior & exterior brick walls
- Upgrade & modernize bathrooms
- Install electronic locks with key fob system





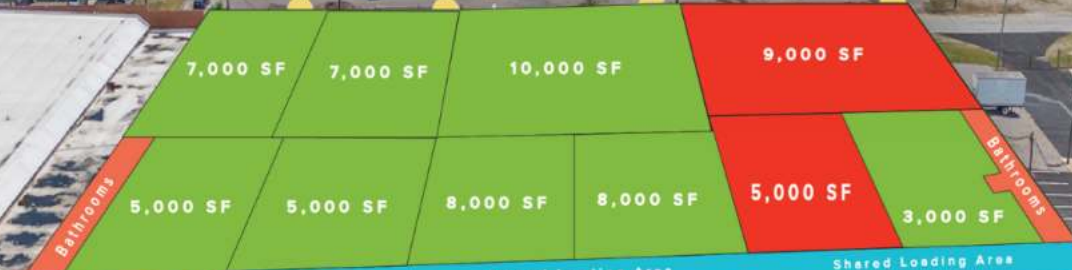






Drive-in  
Doors

Loading  
Dock

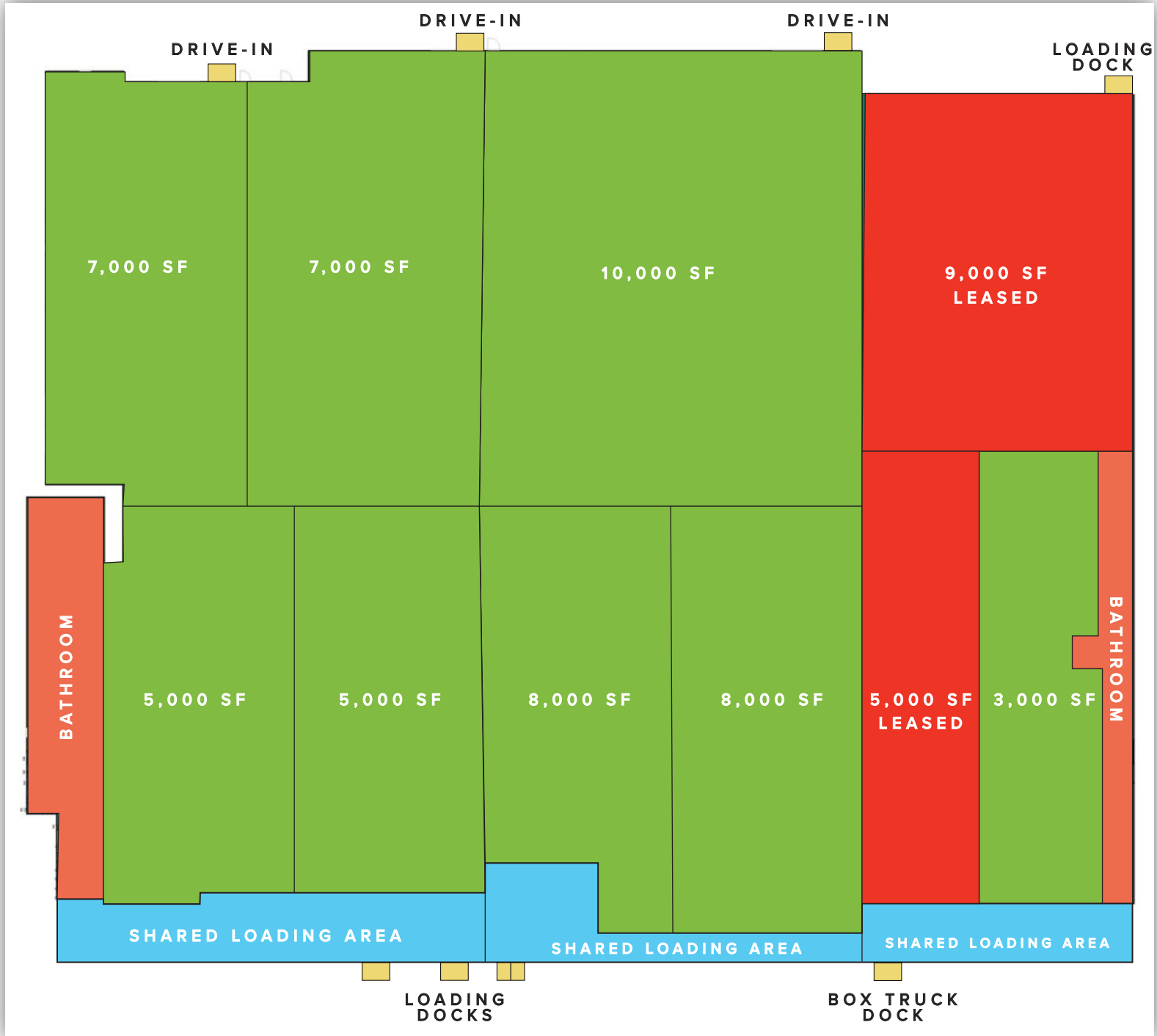


Loading  
Docks

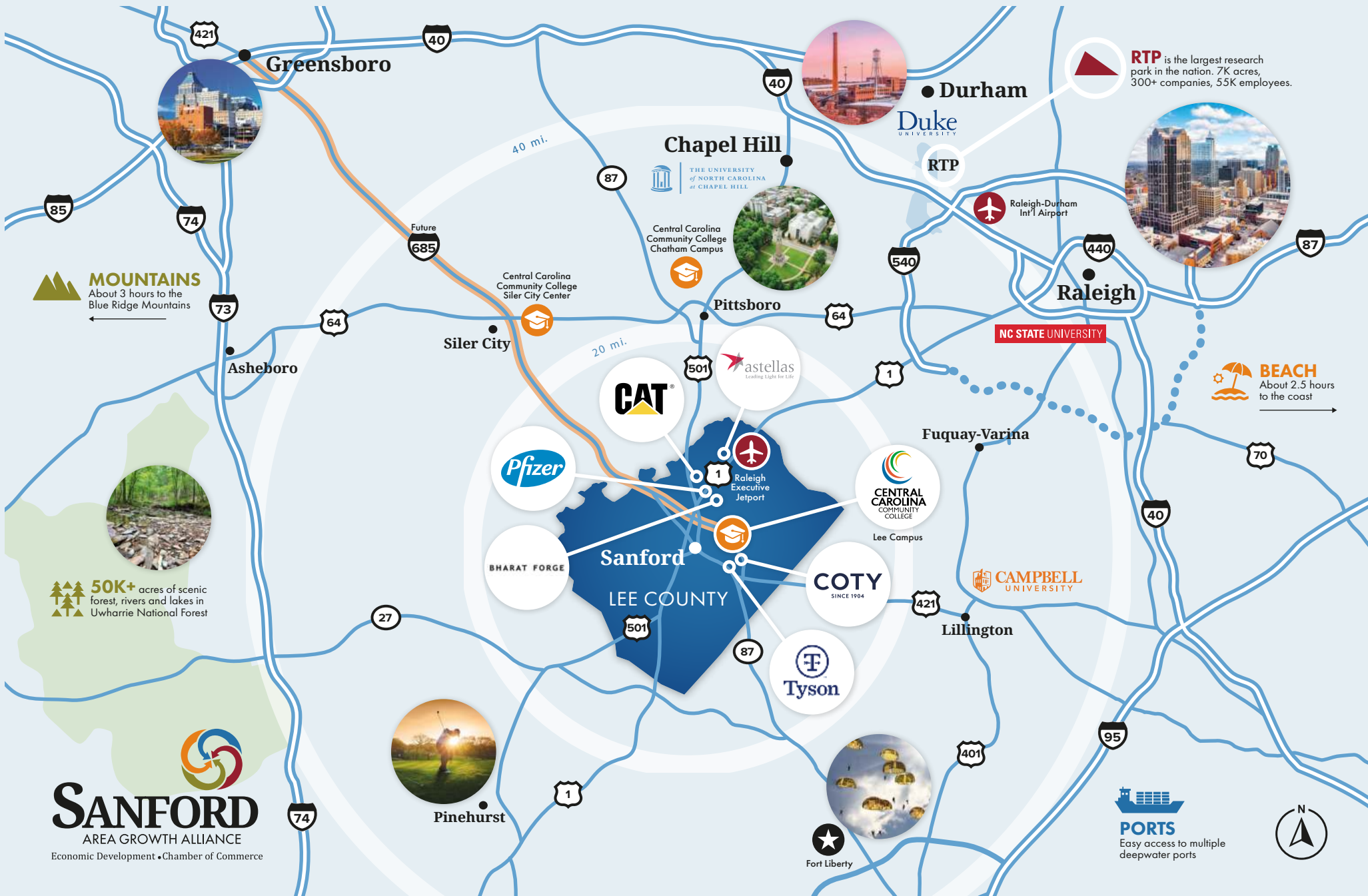
Box Truck  
Dock

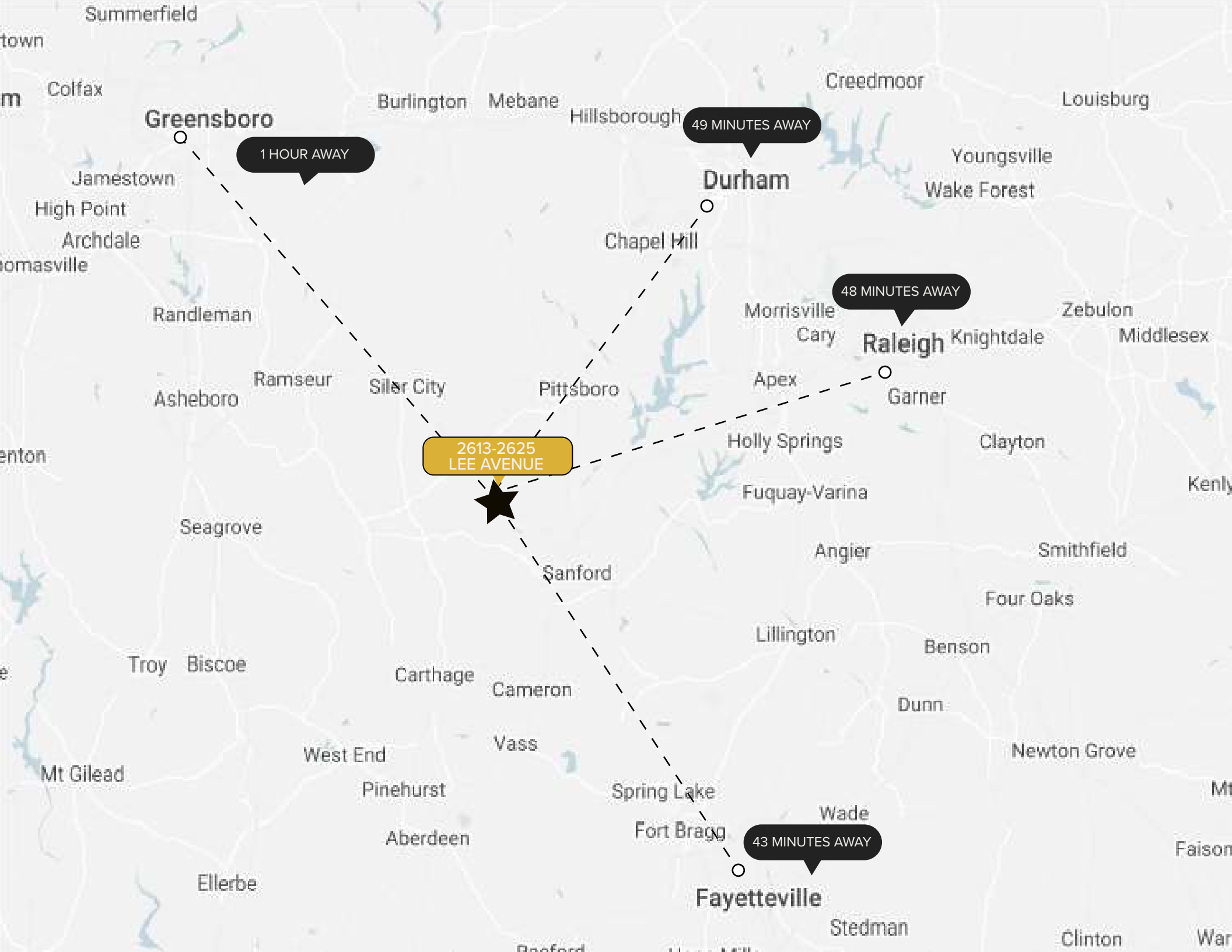


# Floor Plan



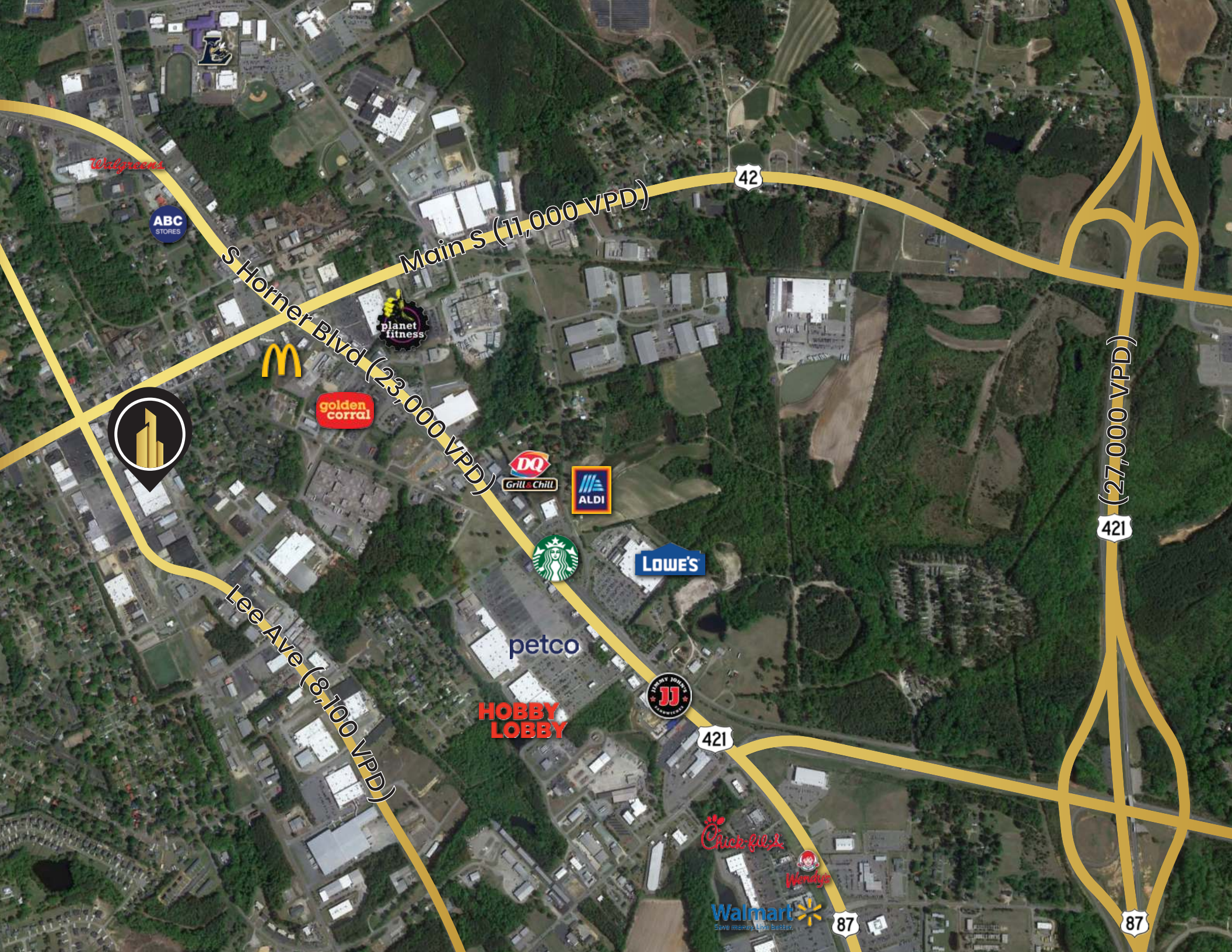
# Region Overview: *Businesses, Colleges, & Attractions*





# Parcel Map





S Horner Blvd (23,000 VPD)

Main S (11,000 VPD)

Lee Ave (8,100 VPD)

421 (27,000 VPD)

42

421

87

87

ABC STORES



golden corral



Lowe's

petco

HOBBY LOBBY



Chick-fil-A



Walmart  
Save money. Live better.

Walmart



# Market Overview - Sanford, NC

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Sanford, NC is a city that prides itself on its economic diversity and rich cultural heritage. The downtown area is home to a number of local businesses, ranging from quaint coffee shops and boutiques to larger retailers and grocery stores. The city's manufacturing sector has a long and storied history, with many companies in the area specializing in textile and furniture production. More recently, Sanford has become a hub for medical and pharmaceutical research and development, with several major companies operating in the area.

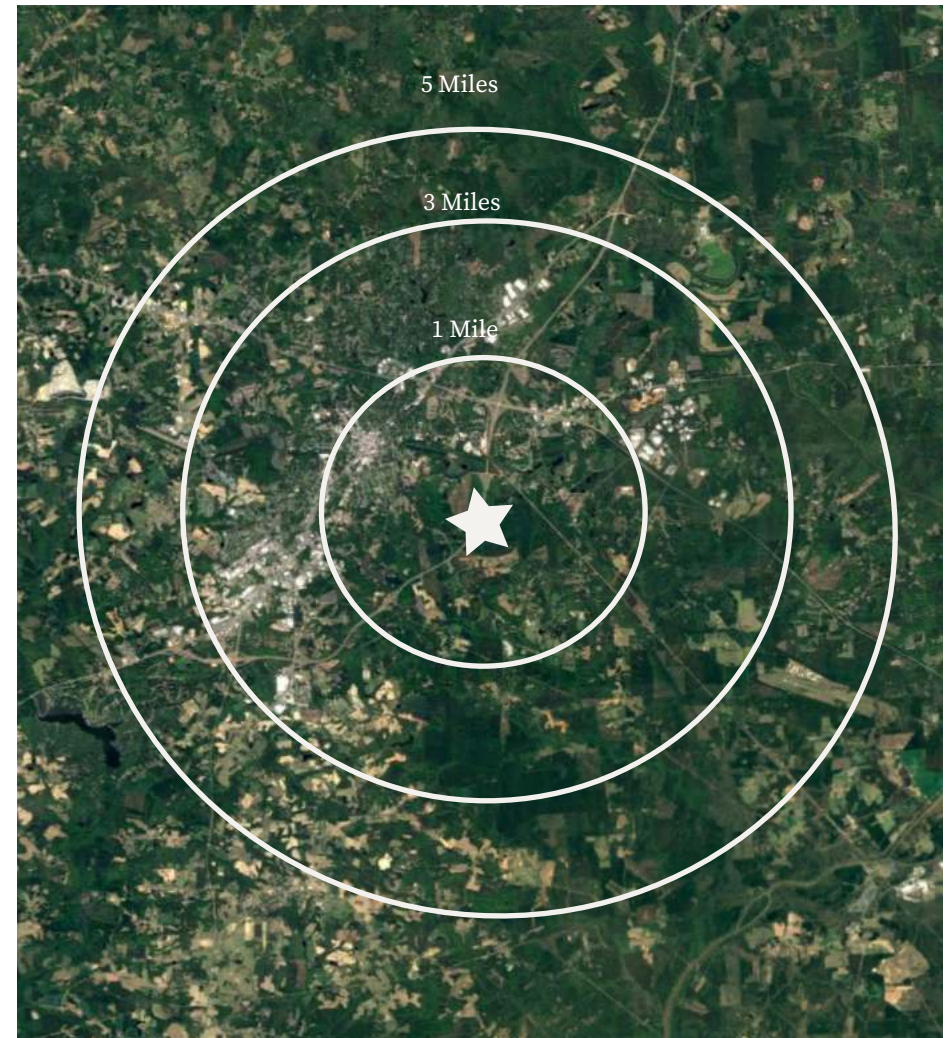


In addition to its thriving business community, Sanford is a city that offers plenty of opportunities for recreation and relaxation. The area is home to a number of beautiful parks and natural areas, including the nearby Jordan Lake State Recreation Area. The city's arts and culture scene is also noteworthy, with a number of galleries, theaters, and museums showcasing works by local and regional artists. Whether you're interested in exploring the great outdoors, immersing yourself in the local culture, or simply enjoying the many conveniences of city living, Sanford is a great place to call home.

# Surrounding Demographics

2022 Summary	3 Miles	5 Miles
Population	22,046	42,105
Households	8,070	16,282
Families	5,193	10,741
Average Household Size	2.64	2.53
Owner Occupied Housing Units	4,235	10,065
Renter Occupied Housing Units	3,834	6,216
Median Age	34.5	38.2
Median Household Income	\$42,468	\$53,217
Average Household Income	\$59,001	\$76,863

2027 Summary	3 Miles	5 Miles
Population	22,723	43,264
Households	8,375	16,809
Families	5,375	11,046
Average Household Size	2.62	2.52
Owner Occupied Housing Units	4,514	10,561
Renter Occupied Housing Units	3,861	6,248
Median Age	35.0	39.1
Median Household Income	\$48,261	\$60,651
Average Household Income	\$68,473	\$89,032



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