

# FOR SALE

## WAREHOUSE STORAGE

1411 Old Durham Road Roxboro, NC 27574

**Colliers**  
INTERNATIONAL

# Sale Price: \$699,000



### PROPERTY DETAIL

- › Building Size - 141,600/SF
  - 140,000/SF Warehouse
  - 1,600/SF Office
- › ± 4.5 ACRES
- › 3 Drive in Doors
- › 9 Dock-High Doors
- › Zoning: B-1
- › 14 Foot Eaves (Estimate)
- › Utilities: Municipal Water/Sewer
- › Parcel Id: 90407694339, 090407697228



#### DAVID BATTEN

Vice President

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COLLIERS INTERNATIONAL | Raleigh-Durham

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### LOCATION & DRIVE TIMES

#### CONVENIENCE

Richmond Virginia  
±2 Hours 24 Minutes

Raleigh, North Carolina  
±1 Hour 10 Minutes

Durham, North Carolina  
±1 Hour 10 Minutes

#### ROXBORO DEMOGRAPHICS



Population  
**8,348**



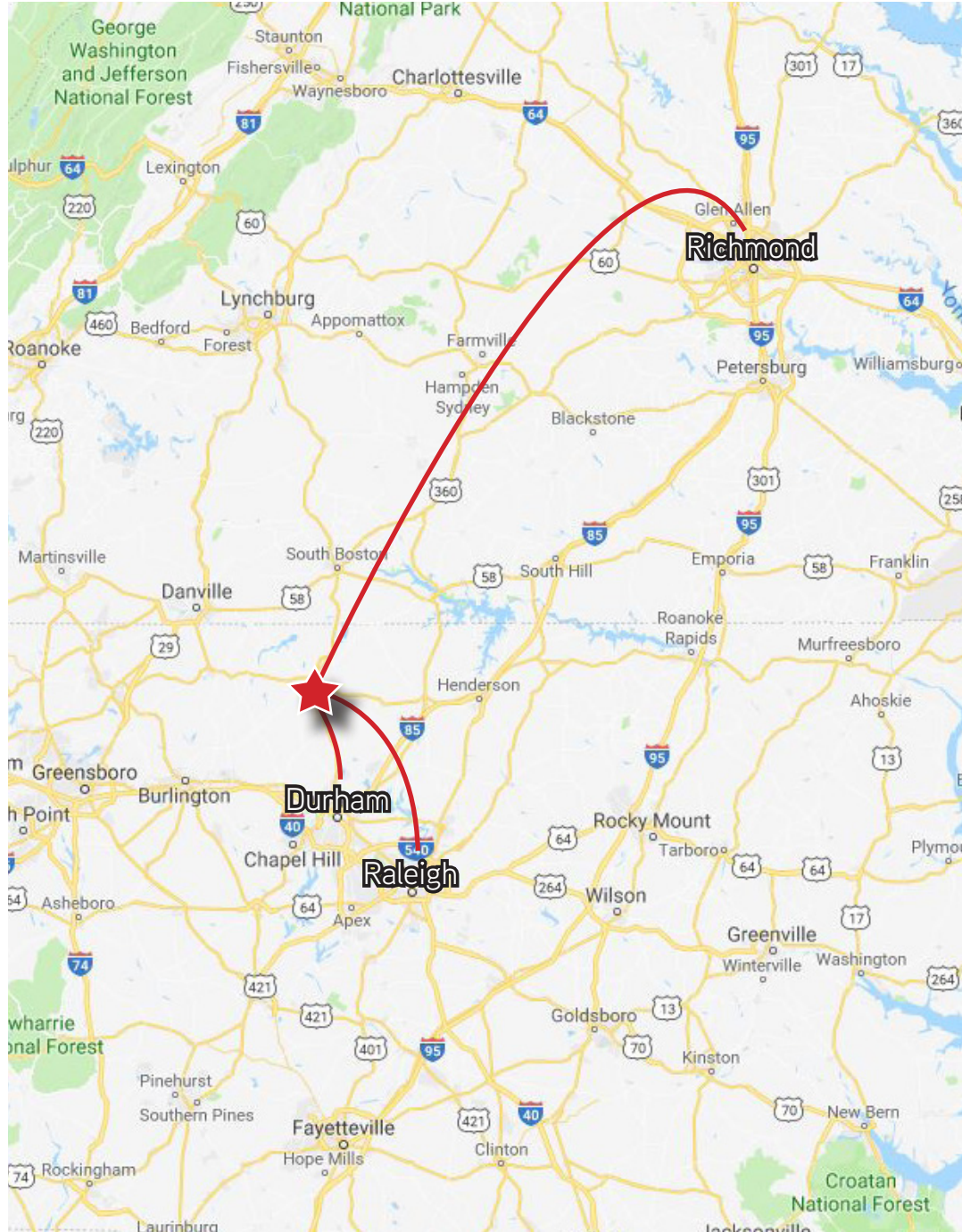
Median Household Income  
**\$22,554**



Median Age  
**41**



Top Employer  
**Manufacturing**



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### FLOORPLAN - LAYOUT



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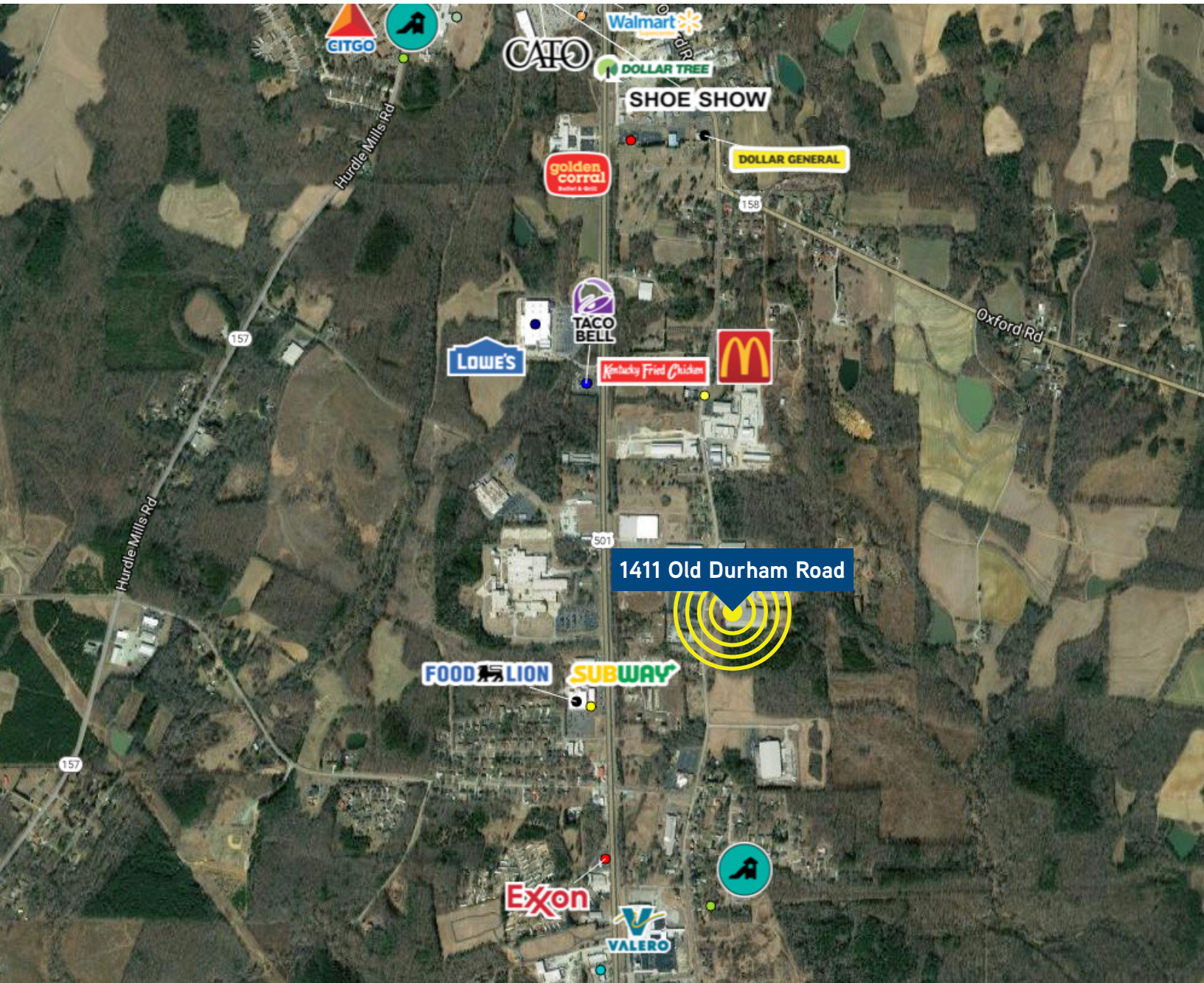
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### Ammenities Map



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