

BUCKHORN I INDUSTRIAL PARK

169,915 SF Industrial Space
Available For Lease Along
I-85 Corridor



VIDEO TOUR

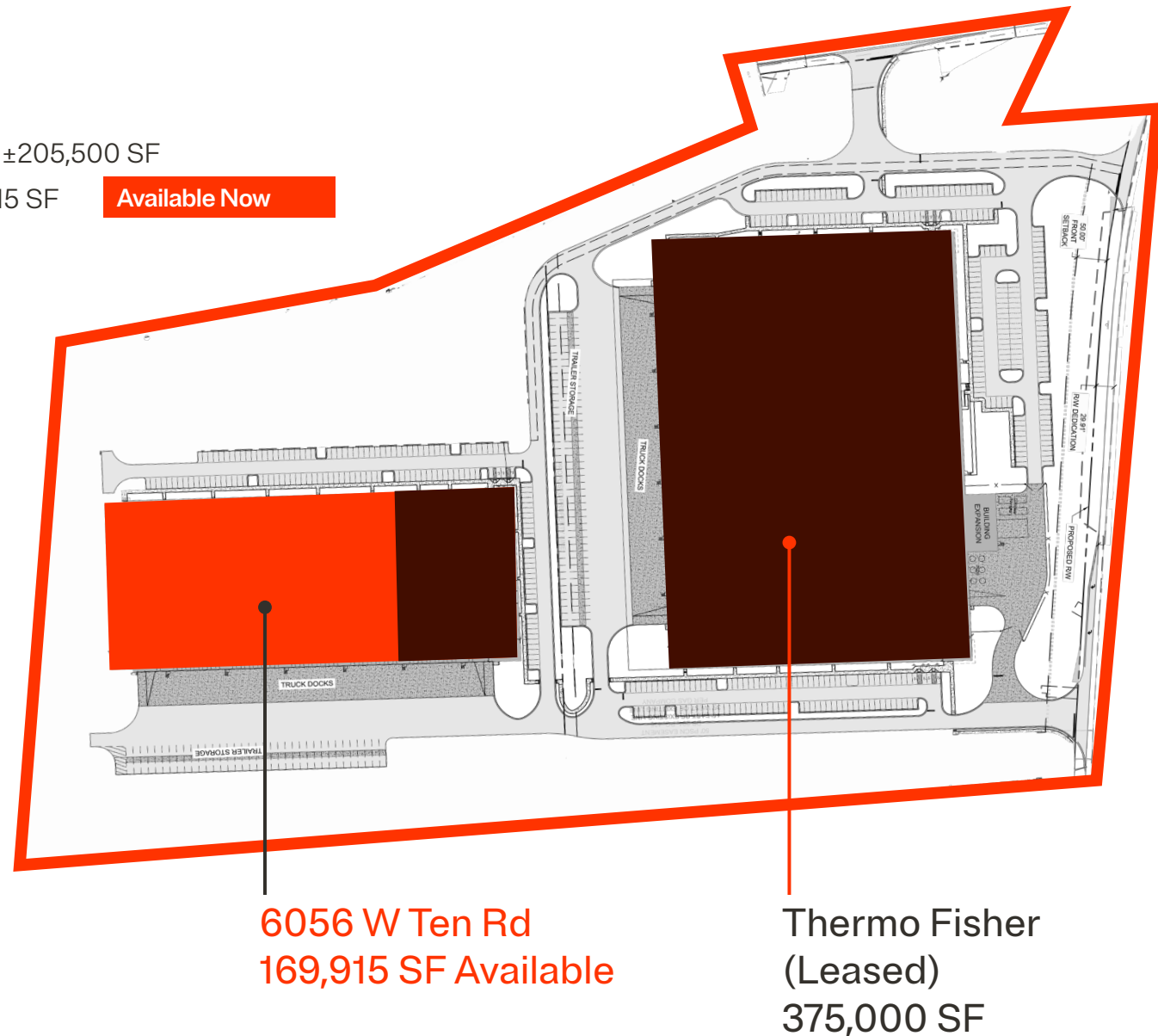


BUCKHORN INDUSTRIAL PARK

● Available Now
● Leased

- ±47 acres
- One (1) building totaling ±205,500 SF
- 6056 W Ten Road 169,915 SF
- Ample trailer storage

Available Now



BUCKHORN I

Aerial View

6056 W Ten Rd
169,915 SF

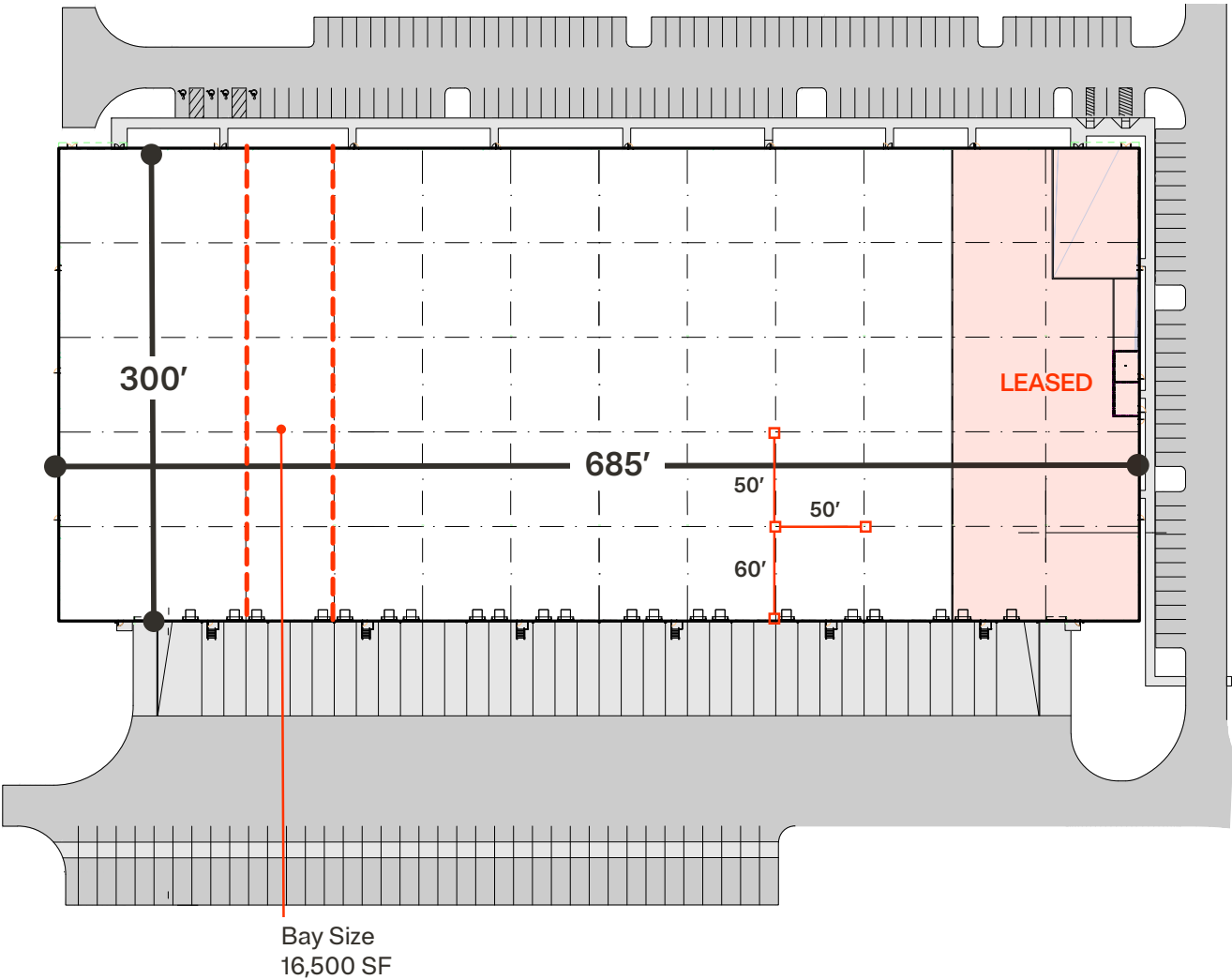
Thermo Fisher
Fully Leased



BUCKHORN I | 6056 W TEN ROAD

Floor Plan

±169,915 SF AVAILABLE

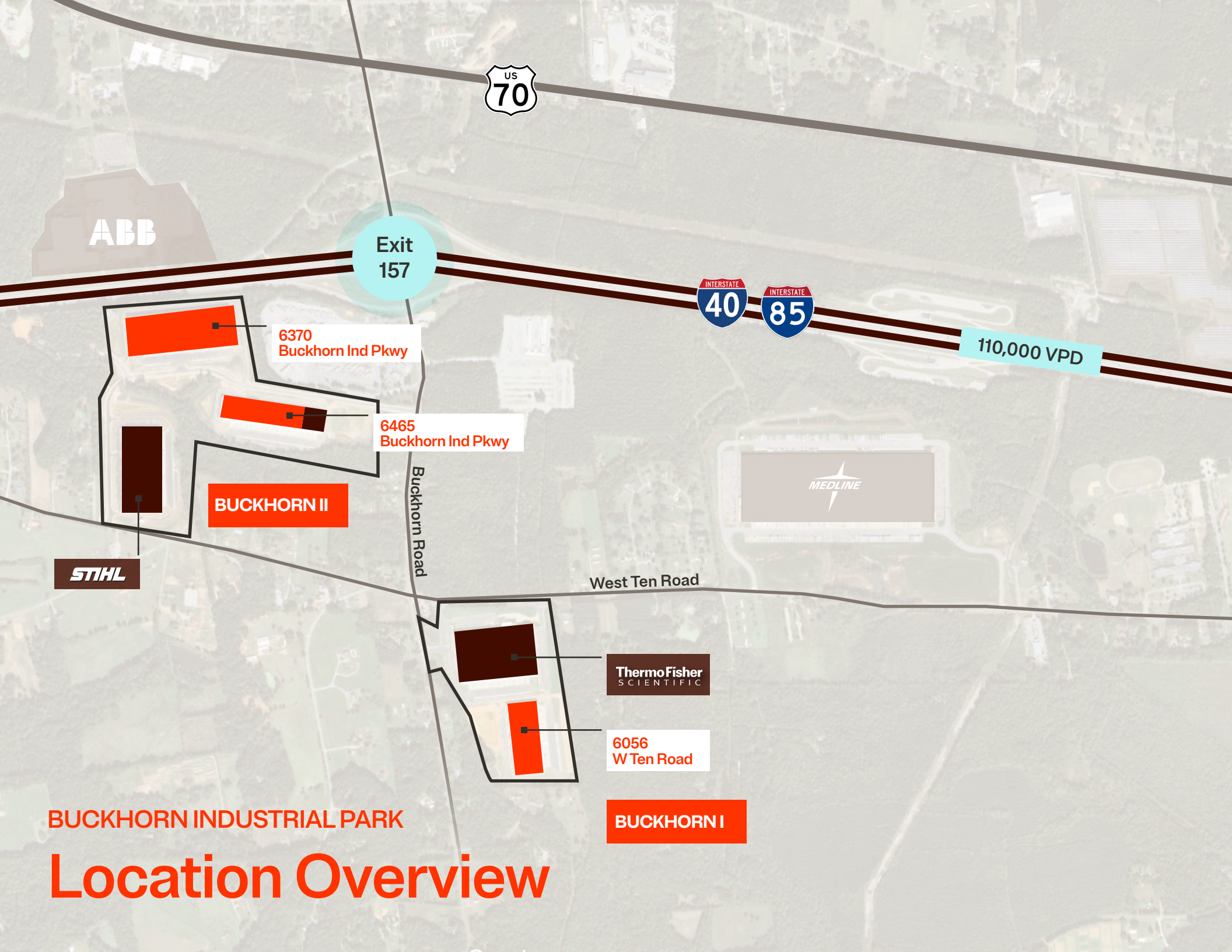


Features

±169,915 SF AVAILABLE

| | |
|-----------------|---------------------------------------|
| Building Size | 205,500 SF Rear Load Building |
| Dimensions | 300'x685' |
| SF Available | 169,915 SF |
| Date Available | Available Now |
| Rent Rate | \$7.50 / SF NNN |
| Column Spacing | 50' x 50' |
| Bay Size | 16,500 SF |
| Speed Bay Size | 50' x 60' |
| Dock Doors | Forty-three (43) Two (2) drive-ins |
| Lighting | LED hi-bay |
| Clear Height | 36' |
| Electrical | 2000 amp |
| Trailer Parking | 55 trailer stalls |

| | |
|------------------------------|--------------------------------------|
| Associate Parking | 292 parking spots |
| Sprinkler System | ESFR Sprinkler System |
| Exterior Wall Material | 8" concrete tilt wall exterior panel |
| Roofing | 45 mil TPO membrane roof |
| Floor/Slab | 6" 3,500 psi concrete slab |
| Truck Court Depth | 130' |
| Zoning | Mebane M-2 |
| Natural Gas Service Provider | Dominion Energy |
| Water and Sewer Provider | City of Mebane |
| Water Line | 2" |
| Sewer Line | 8" |
| Electrical Provider | Duke Energy |



110,000 VPD



STIHL

BUCKHORN II

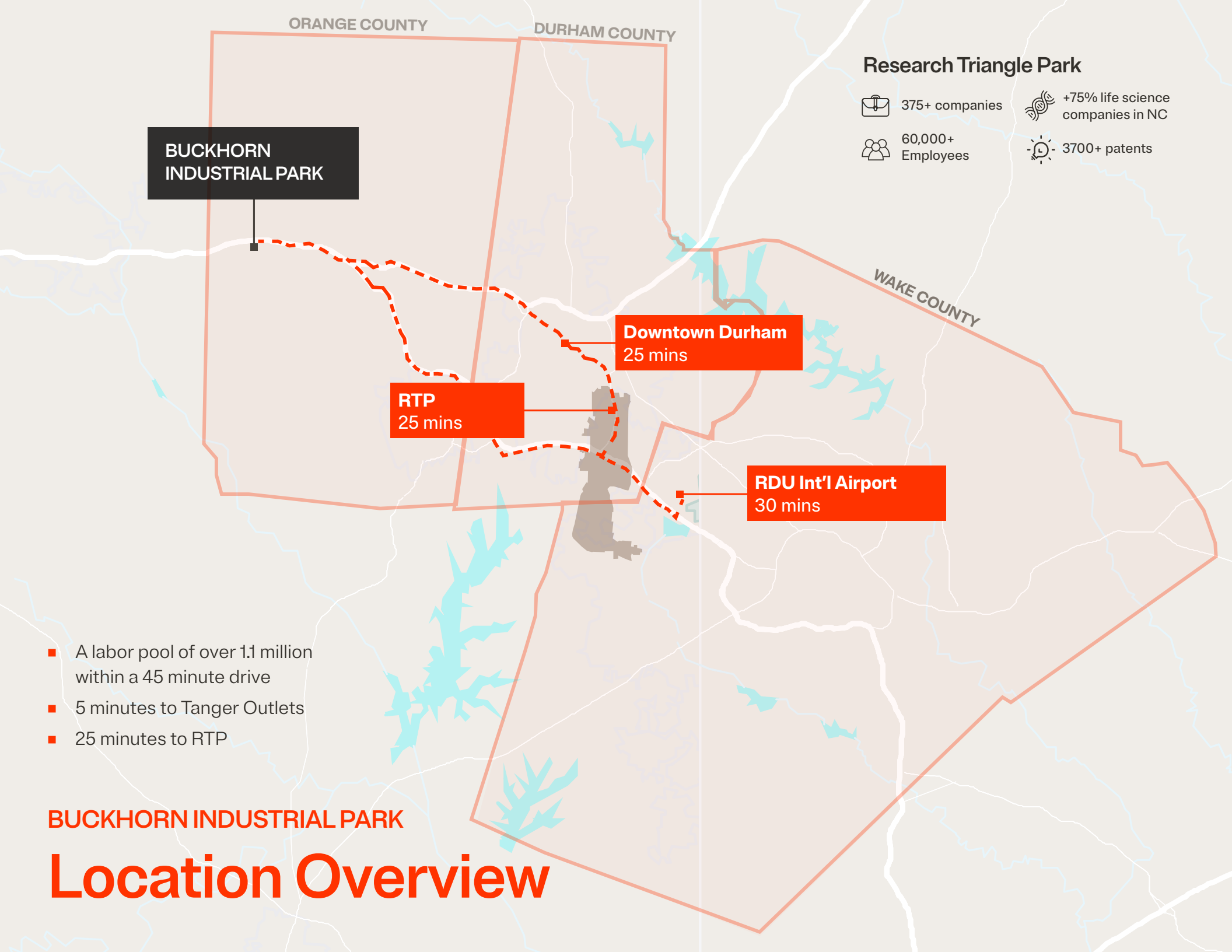
ThermoFisher
SCIENTIFIC

6056
W Ten Road

BUCKHORN I

BUCKHORN INDUSTRIAL PARK

Location Overview



ORANGE COUNTY

DURHAM COUNTY

Research Triangle Park

-  375+ companies
-  60,000+ Employees
-  +75% life science companies in NC
-  3700+ patents

BUCKHORN INDUSTRIAL PARK

Downtown Durham
25 mins

RTP
25 mins

RDU Int'l Airport
30 mins

WAKE COUNTY

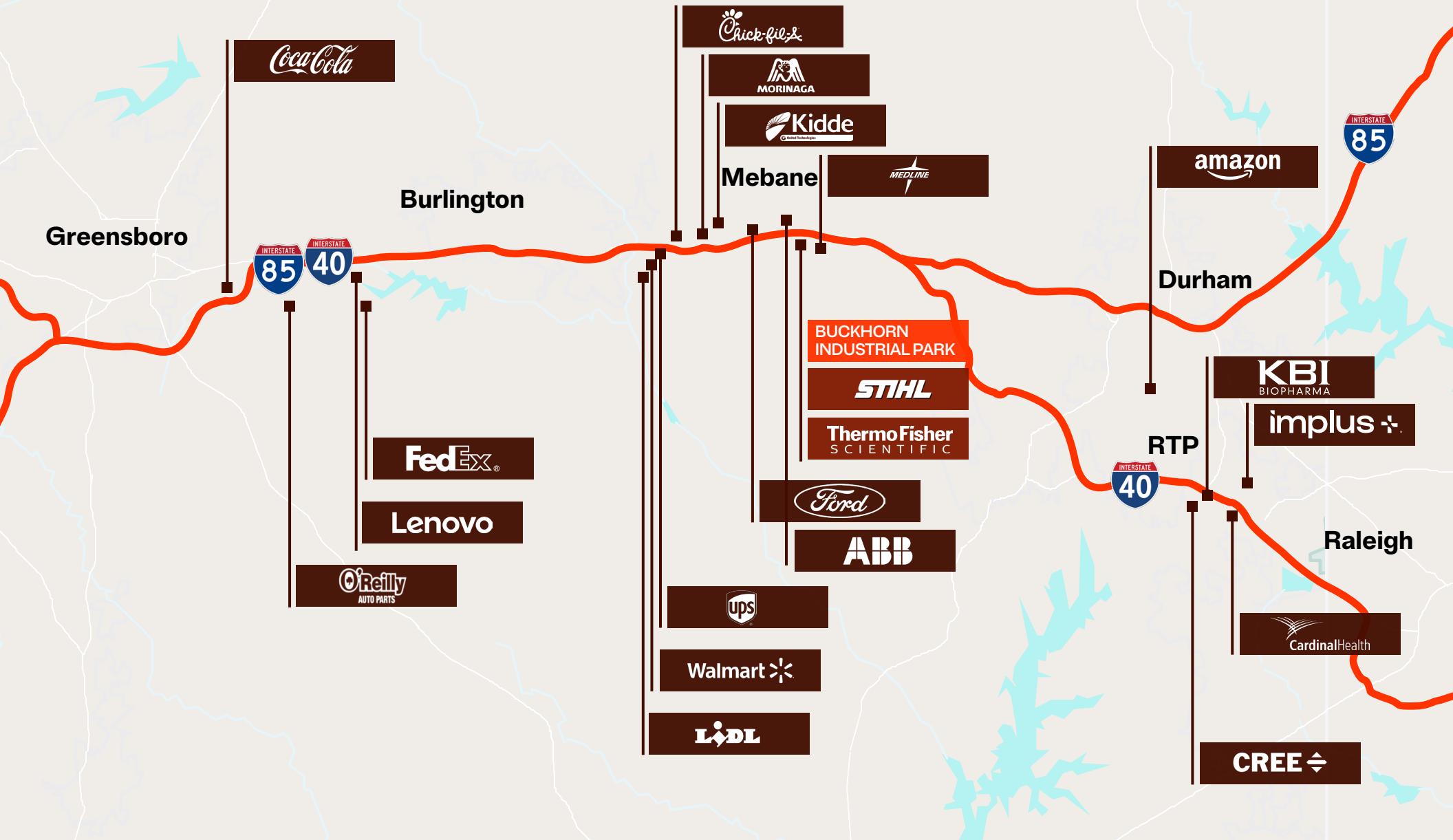
- A labor pool of over 1.1 million within a 45 minute drive
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

BUCKHORN INDUSTRIAL PARK

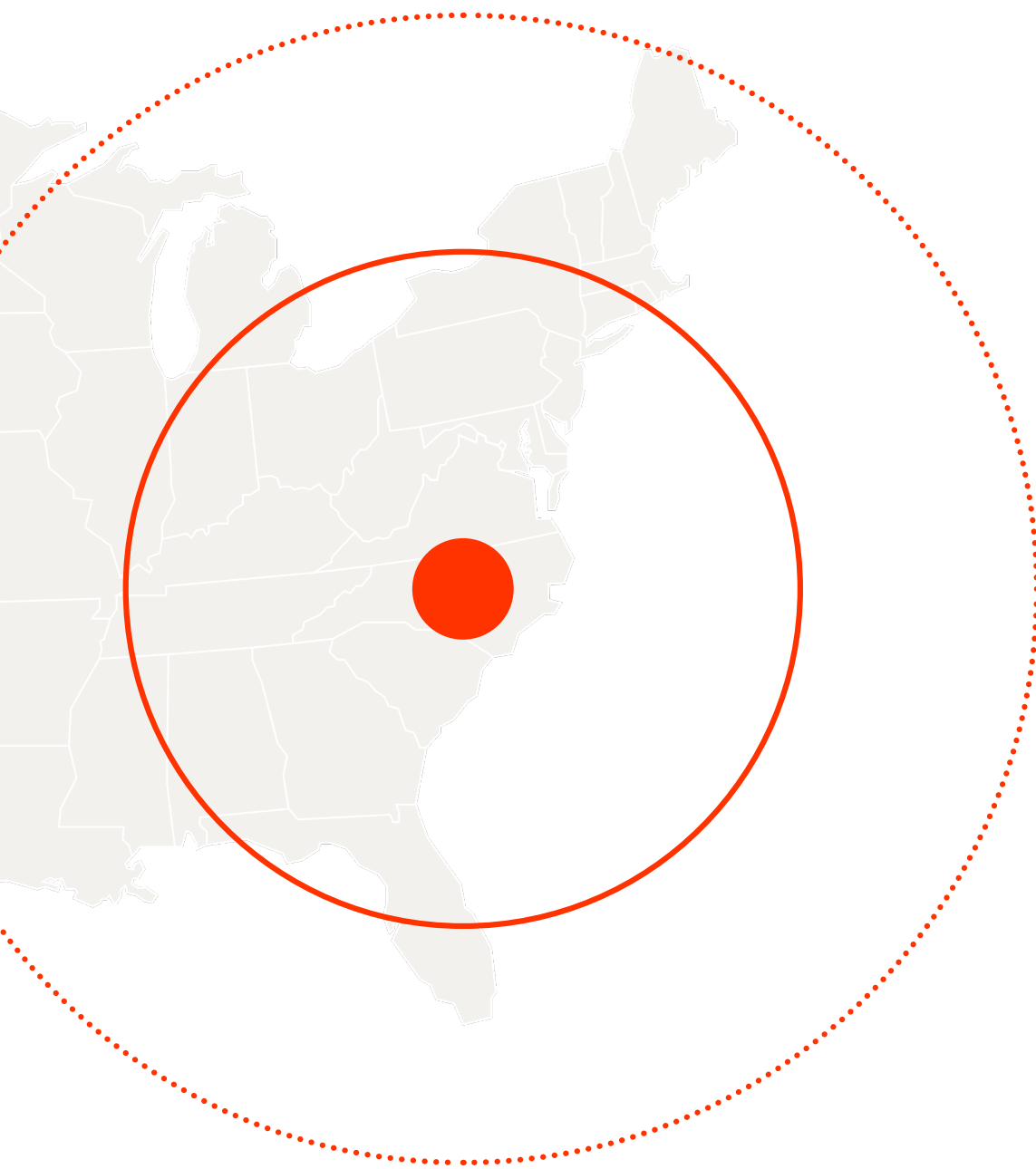
Location Overview

BUCKHORN INDUSTRIAL PARK

Major Distributors on I-85 / I-40 Corridor



Location Overview



Unparalleled Access

- Excellent ingress on I-40 with immediate access to I-85

Proximity To Major Markets

- Research Triangle Park (RTP)
- Raleigh - Durham - Chapel Hill MSA (The Triangle)
- Greensboro - High Point - Winston-Salem MSA (The Triad)

Experienced Labor Pool

- Workforce of 1.1 million people within a 45-min drive

50% Of The U.S. Population

- Accessible within a 12 hr / 1-day drive

2-Day Trucking Distance

- Access to a population of over ±236.6 million

BUCKHORN INDUSTRIAL PARK

Proximity To Major MSAs



Airports

- | | | |
|---|---------------------------------|-----------|
| 1 | Piedmont Triad International | 48 miles |
| 2 | Raleigh-Durham International | 33 miles |
| 3 | Fayetteville Regional | 90 miles |
| 4 | Charlotte Douglas International | 128 miles |



Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 203 miles |
| 2 | Morehead City, NC | 193 miles |
| 3 | Wilmington, NC | 172 miles |
| 4 | Charleston, SC | 323 miles |
| 5 | Savannah, GA | 366 miles |
| 6 | Jacksonville, FL | 498 miles |



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Experience

\$1.3B

ASSETS UNDER
MANAGEMENT

24.6M SF

DEVELOPED
SINCE 2015

180

EMPLOYEE-OWNERS

4

OFFICES

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