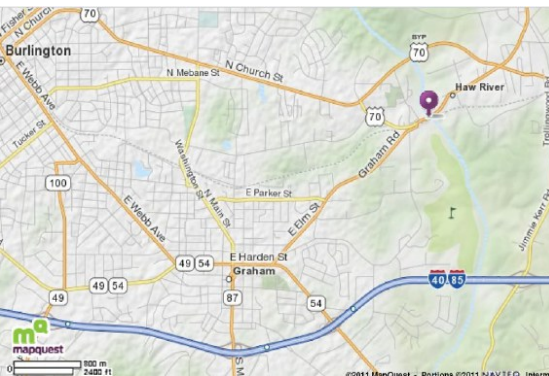


Haw River Industrial Space(s)

122 East Main Street, Haw River NC

Dowell Commercial



This Property Offers:

A Central North Carolina Location: This Haw River location between the Triangle and Triad markets allows for superior North Carolina market to market access. Primary proximity to Burlington (population est. 50,000), Greensboro (population est. 243,000), Chapel Hill (population est. 55,000), and Durham (population est. 219,000). Immediate proximity to Tanger Outlets Center in Mebane and other area amenities.

Excellent Interstate Thoroughfare Access: Property is on the high traffic combined Interstate 40 / Interstate 85 thoroughfare between its splits in Raleigh (I-85 to Virginia and I-40 to Raleigh / Fayetteville) and its split in Greensboro (I-85 to Charlotte and I-40 to the mountains). Interstate mileage estimations are as follows: Greensboro: est. 27 miles, Durham: est. 31 miles, Winston Salem: est. 53 miles, Raleigh: est. 55 miles, Charlotte: est. 118 miles, Richmond, VA: est. 182 miles, Columbia, SC: est. 210 miles

*For details, contact:
Sean Dowell at (919) 924-4137 or
Ken Born at (703) 980-7754*

Available Space: Property offers 27,459+ SF (warehouse 5 & 6) of 32' clear span space. Space is laid as two long bays with pass throughs and has a total dimension of 81' x 339'. Overall space has shared access to two (2) eight by eight dock doors, a ten by ten dock door, and an eight by ten drive in door. Dry fire suppression. If additional space is required, this warehouse could be expanded into area seven (approx 33,000 SF), which has the same clear height and infrastructure as outlined above.

On site Infrastructure: The property has A) a large private parking area that allows for on site and overnight truck parking and B) an on site transformer to suit any users power needs.

Aggressive Pricing: Site is owned by a motivated group interested in leasing or selling this property. Contact us with your specific requirements and let us make an aggressive offer to you. Consider this Haw River Mixed Use Project as you search for your next business location.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.