

AVAILABLE

**24,795 SF +/- Industrial Building
Butner, NC**



Located ½ mile from Interstate 85 Exit 191 and 17 miles from Interstate 540 Creedmoor Exit 11.

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AVAILABLE

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BUILDING SIZE

TOTAL: 24,795 SF

WAREHOUSE SPACE: 24,615 SF

OFFICE SPACE: 180 SF

CONSTRUCTION

CLEAR HEIGHT: 30'

FLOOR: Concrete

YEAR CONSTRUCTED: 1997

STRUCTURE EXTERIOR: Metal

ROOF: Metal

SILO: Sawdust Collection

TRANSPORTATION/PARKING

DRIVE-IN DOORS: 2 at 22' x 25'H

ON-SITE PARKING: Large Auto, Tractor
Trailer Parking

MAJOR HIGHWAY ACCESS: ½ Mile from
Interstate 85

TRUCK COURT AREA: Large Tractor Trailer
parking

COMMENTS

Convenient to Interstate 85 and 17 miles from
Interstate 540 Creedmoor Exit 11
Includes 8 - 180'x60' Freestanding Covered
Storage Buildings
Large Fenced outside storage area

SITE ACREAGE

55 +/- Acres

MECHANICAL

Power: 480V - 3 Phase

NATURAL GAS: Pipeline Gas Heat

SPRINKLER SYSTEM: Dry System with
onsite Reservoir Backup

WAREHOUSE LIGHTING: Metal Halide

UTILITIES/ZONING

WATER: Town of Butner

SEWER: Town of Butner

ZONING: Industrial

COSTS

LEASE RATE: \$2.75/NNN

AVAILABILITY

DATE: Immediate

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Site Location



Office Area



3 Phase Power