

Haw River Business Center

180 West Main Street, Haw River NC

DOWELL
COMMERCIAL



This Property Offers:

A Central North Carolina Location: This Alamance County location between the Triangle and Triad markets allows for superior metro to metro access. Also, it is on the combined I-40 / I-85 thoroughfare.

Quality Space in an Improving Area: Ownership will refresh this space in 3Q19 with new paint, LED lights, a break room addition, and more. Also adjacent to this asset is a pending \$40 million dollar historic rehabilitation. Details upon request.

Abundant Financial Opportunities: Property is 1) in a tier two county (2019), 2) in an opportunity zone, 3) a contributing structure on a National Register district property, 4) new market tax credit qualified, and 5) in a USDA rural designated area.

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- Parcel:** Alamance County parcel 171662.
- Census Tract:** 370010212201. Opportunity zone.
- Available Space:** Approx. 60,500 SF. Space can be subdivided but is best utilized for a single user.
- Construction:** Masonry building built 1967.
- Layout:** Floor plan available.
- Office Area:** None currently.
- Clear Height:** 25' clear and 33' deck.
- Columns:** Varied. Generally 40' spans.
- Access:** 10' x 10' entry door at shared docks.
- Docks:** Shared docks with two (2) 8' x 8' docks, a 10' x 10' dock, and fork lift ramp.
- Fire Suppression:** Sprinklered. Dry.
- Exterior Space:** The property overall has a fenced, shared parking area that allows for on site and overnight truck parking.
- Pricing:** Inquire about lease and/or sale pricing.