

# Haw River Business Center

180 East Main Street, Haw River NC

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## This Property Offers:

**A Solid, Central North Carolina Location:** This Alamance County location between the Triangle and Triad markets allows for superior metro to metro access. Property is near the combined I-40 / I-85 thoroughfare and in an area seeing tremendous industrial growth.

**Abundant Financial Incentives:** Property is 1) in a tier two county (2020), 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.

**Historic Mill Rehab:** Lofts on the Haw River is a \$44 million dollar historic rehab. A manufacturing and retail type use is possible due to site proximity.

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## Map Legend (4Q20)

- Area 1: Prior Haw River Recycling. Available.
- Area 2-4: Prior Plastics Recycling. Contiguous, gross 106K SF which may or may not be available.
- Area 5 (6,7): Available through DCR. Details below.
- Area 17 and Adjacent: Historic Mill Rehabilitation

## Site Specifications (Area 5)

- **Parcel:** Alamance County parcel 171662.
- **Census Tract:** 370010212201. Opportunity zone.
- **Available Space:** Approx. 61,516 SF. Space can be subdivided but is best utilized for a single user.
- **Construction:** Masonry building built 1967.
- **Layout:** See page 2 of flyer. Also available in pdf.
- **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:** For lease or for sale. Inquiry about pricing.

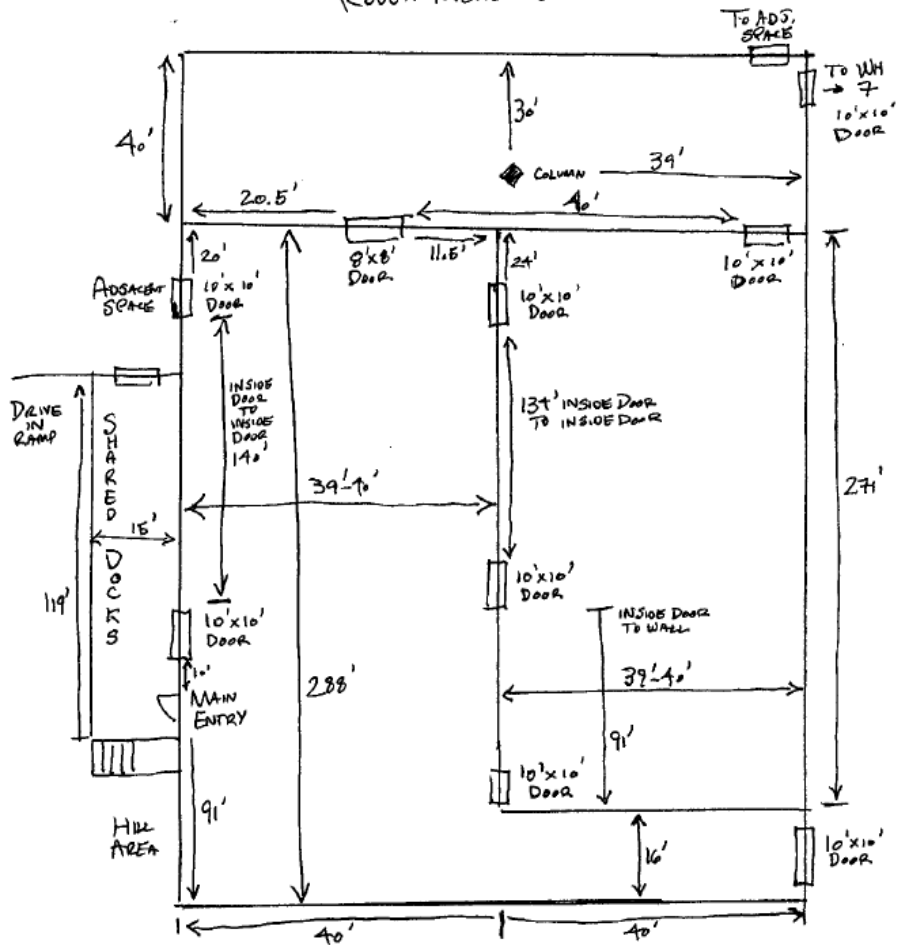
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HAW RIVER GRANITE MILL WAREHOUSE 526  
NOT TO SCALE  
ROUGH MEASUREMENTS



## Space Specific Details

Warehouses 5 – 7 are each separated with a fire wall and all are sprinkled. Area five and six are plug and play. Area seven is being improved.

- **Warehouse 5 & 6:** Approx. 27K SF. Approx. floor plan is above and available in pdf.
- **Warehouse 7:** Approx. 33K SF. Back area accessible only through 5 & 6.

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