

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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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contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

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

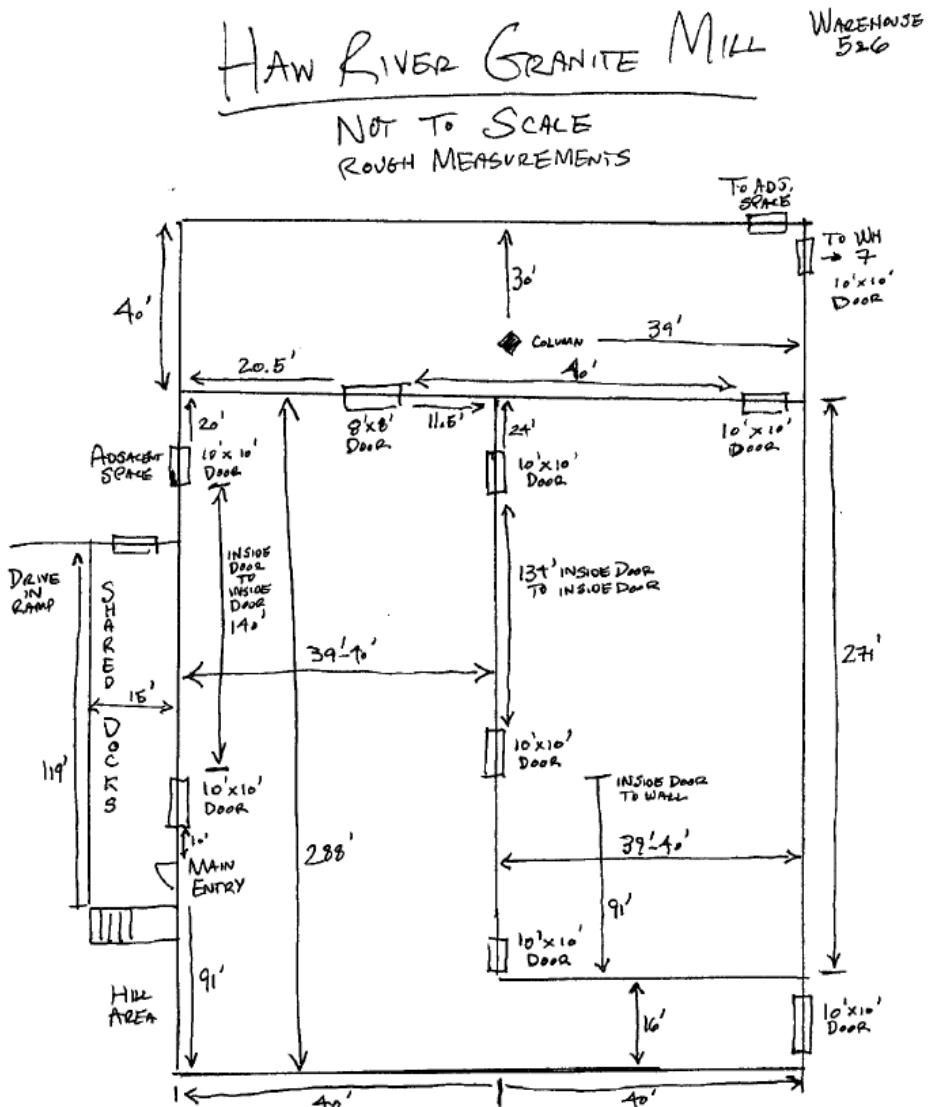
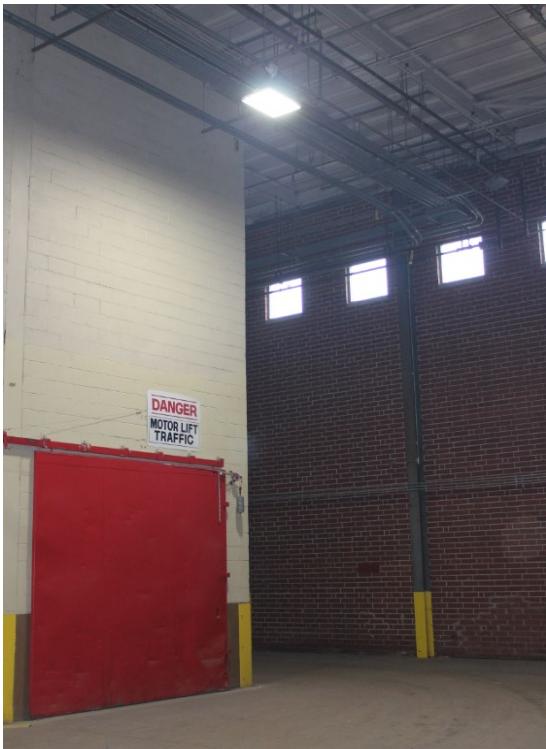
Site Specifications (Area 5)

- **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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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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