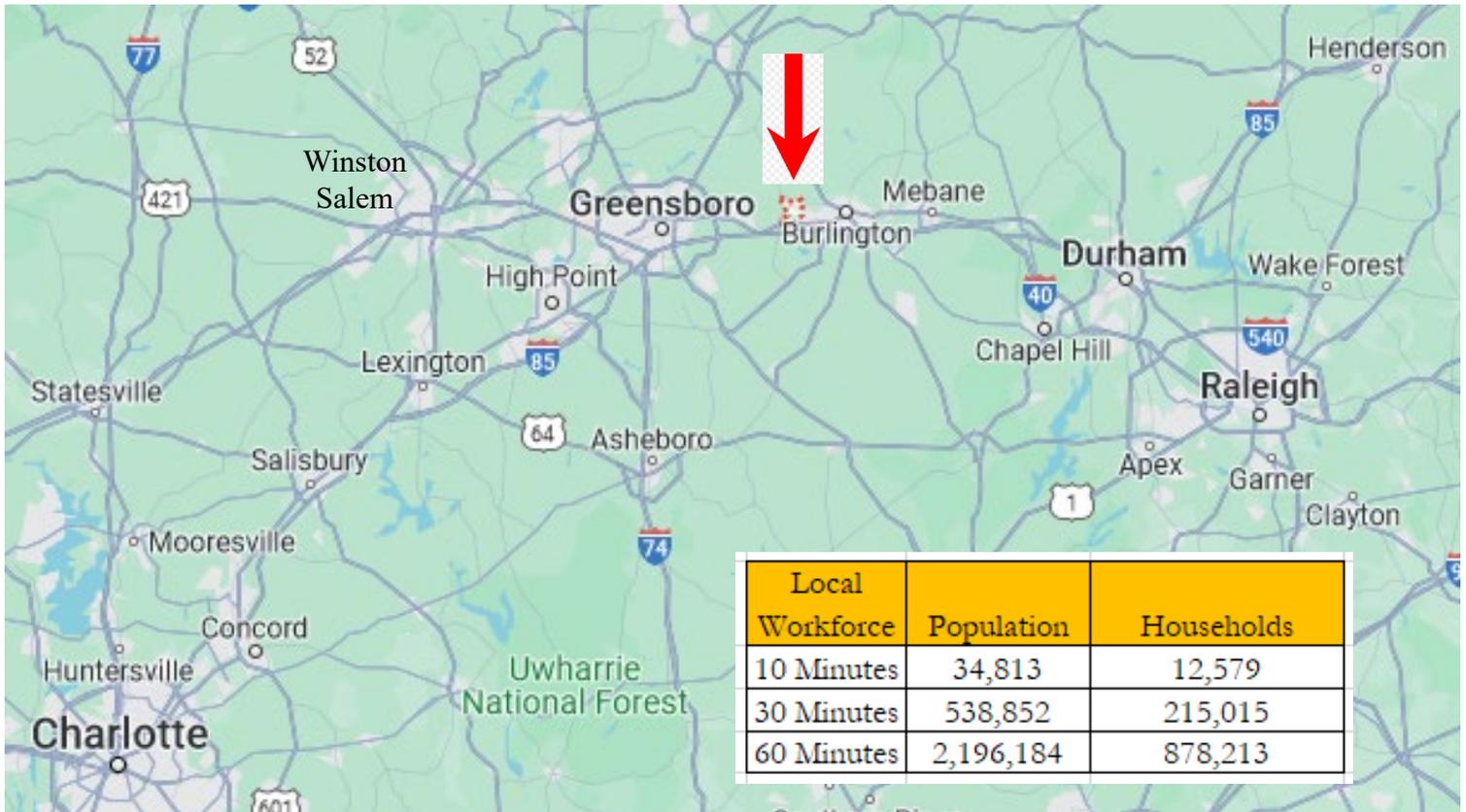


Industrial / Mixed Use For Lease

110 - 130 Railroad Avenue, Gibsonville, NC

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Central NC Location On I-40 / I-85:
Within approx. 3.5 miles of two interstates, this 131K SF industrial facility has a subdividable 65K – 73K+ SF vacancy and is within one hour of NC’s largest cities.



Downtown to Downtown, Per Google Maps	Distance to Gibsonville	Context
Gibsonville		Location of Subject Site.
Elon	< 3 Miles	Adjacent City.
To I-40 / I-85	3.4 - 3.7 Miles	To exits 138 and 140. Two combined interstates.
Burlington	7 Miles	NC's 18th Largest City and Adjacent City.
Greensboro	17 Miles	NC's 3rd Largest City.
PTIA	28 Miles	International Airport
Chapel Hill	40 Miles	NC's 16th Largest City.
Winston Salem	43 Miles	NC's 5th Largest City
Durham	44 Miles	NC's 4th Largest City.
Research Triangle Park	51 Miles	7K Acre Research Park. Largest in the US
RDU	56 Miles	International Airport
Raleigh	66 Miles	NC's 2nd Largest City
Charlotte	106 Miles	NC's Largest City

For More Details, Contact Sean Dowell at (336) 378-5067 or Sean@DowellCommercial.com

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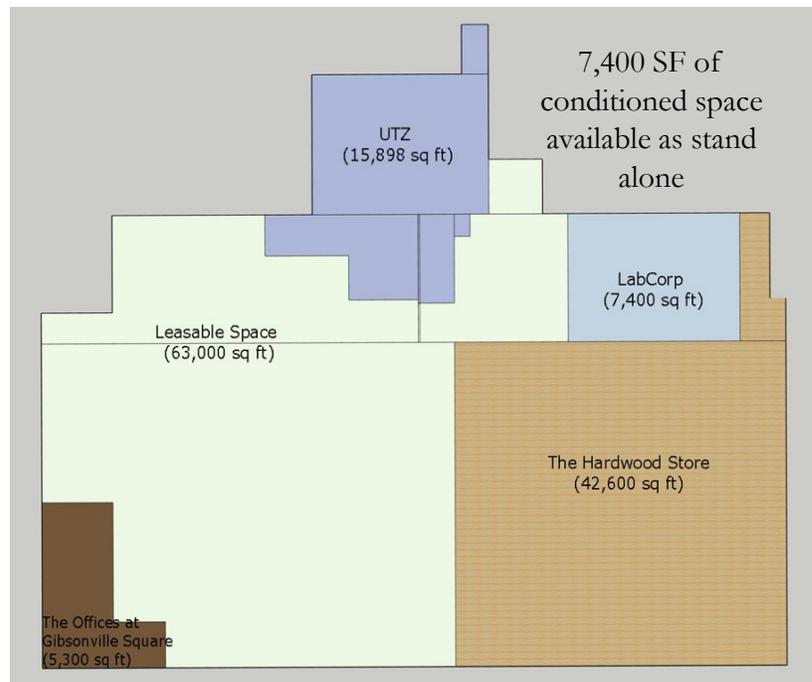
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Gibsonville Square offers a safe location three traffic lights from I-40 / I-85 adjacent vibrant downtown Gibsonville. This 290K SF downtown is off four lane University Drive within two miles of a) Elon University and b) Burlington's highest demographic neighbors. Excellent last stop location for a flex or storage user that requires a retail front such as a brewery, a building supply operation, an indoor grow operation, a self storage conversion, if not used simply for warehousing.

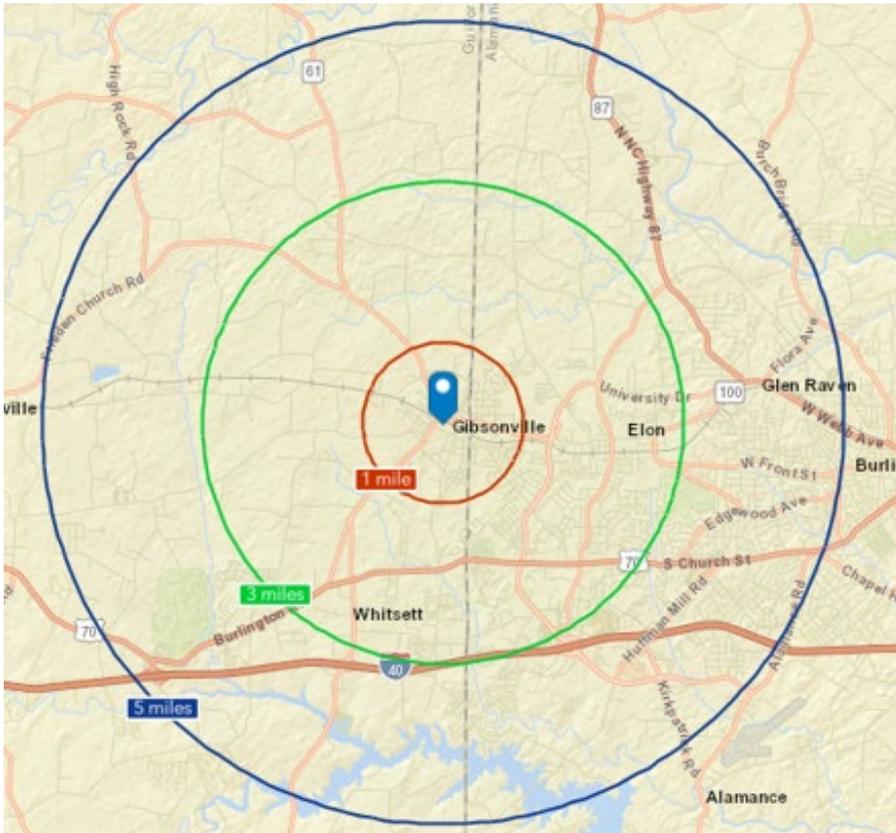


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Building Facts

Parcel: Guilford Co. REID 102532.

Land: 6.34 acres

Building SF: Approx. 131K SF.

Year Built: Completed 1975 – 1979.

Tenants: The Hardwood Store, Utz.

Zoning: Industrial.

Econ. Development: Tier 2 (2025)

Fire Suppression: Wet sprinklers.

Heat: Spot gas units.

Ceiling Height: 15' – 16' typical with limited areas as tall as 23'+.

Improvements: A new roof and LED lighting upgrades were installed in 2024. Office space also updated.

Docks / Drive In: Building overall has six dock doors, abundant drive in doors, and area to add more

For Sale: \$5,200,000, aka \$39.69 SF.

Available Space Facts:

Square Footage; Approx. 65K – 73K SF. Space can be subdivided.

Layout: Multiple separate industrial areas with common dock space

Office: 5K SF. Excellent stand alone executive suites, if not used otherwise.

Column Spacing: 26' x 10' is typical with numerous 20' corridors.

Floors: Concrete.

Floor Drains: Multiple.

Dock / Drive In Doors: Three dock doors. One 12' x 12' dock door and a grade level door in 65K SF. Two additional dock doors (9' x 11' and 8' x 8') in contiguous space.

For Lease: Contact broker for details.

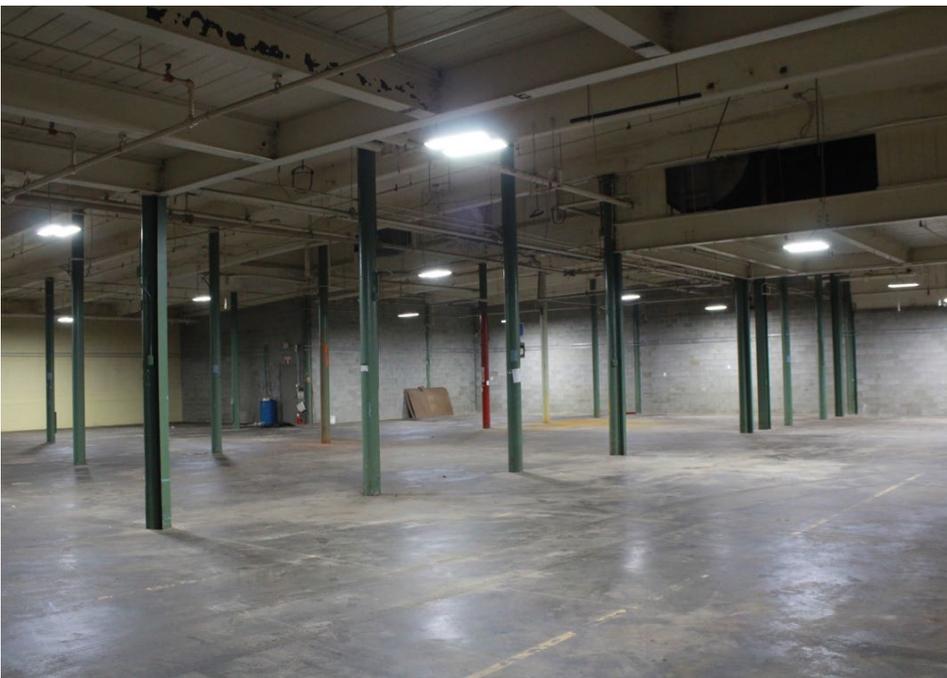
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Large open approx. 40K SF with varied high clear areas.
Available space is 65K - 73K+ SF.

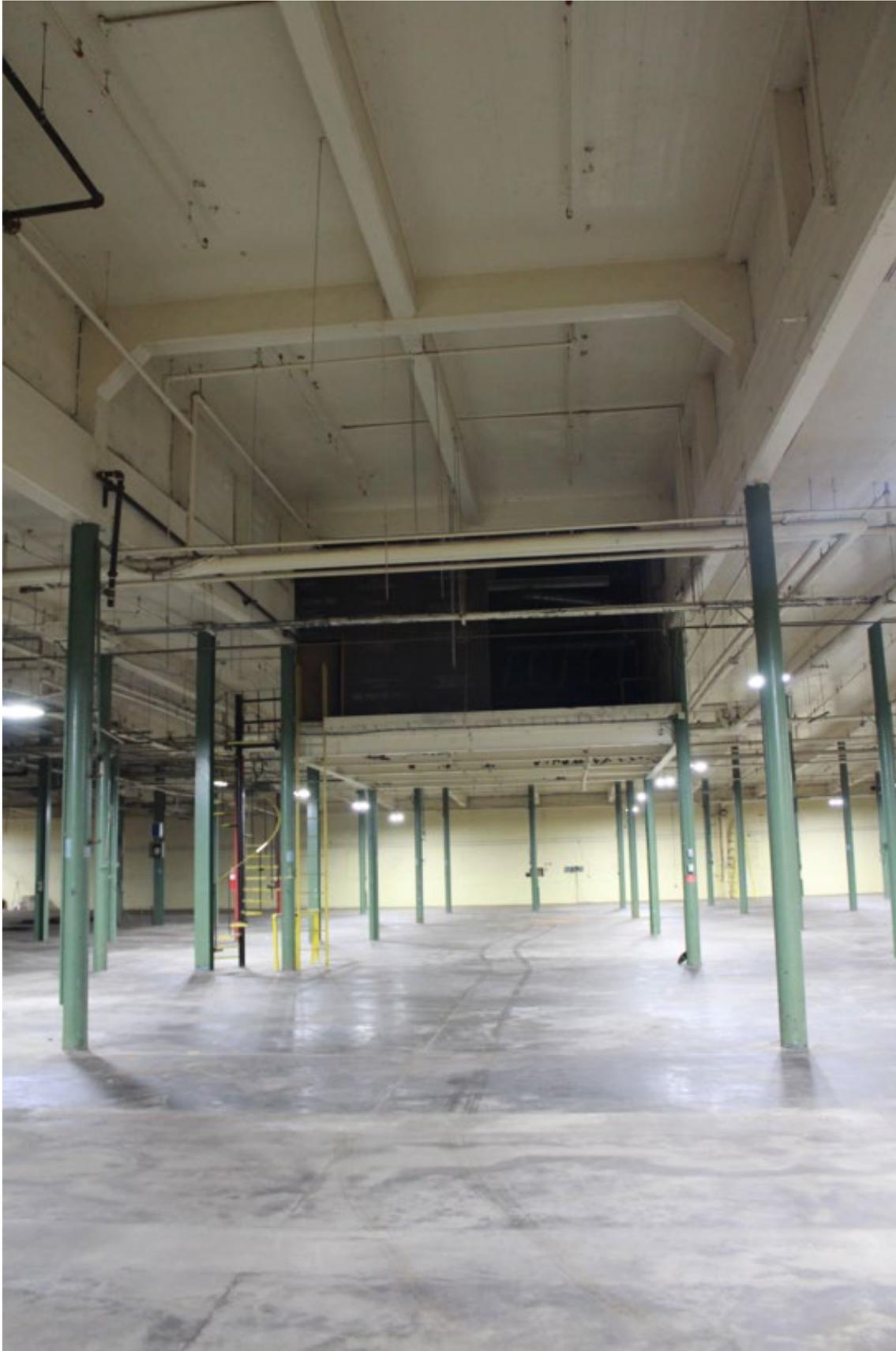


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