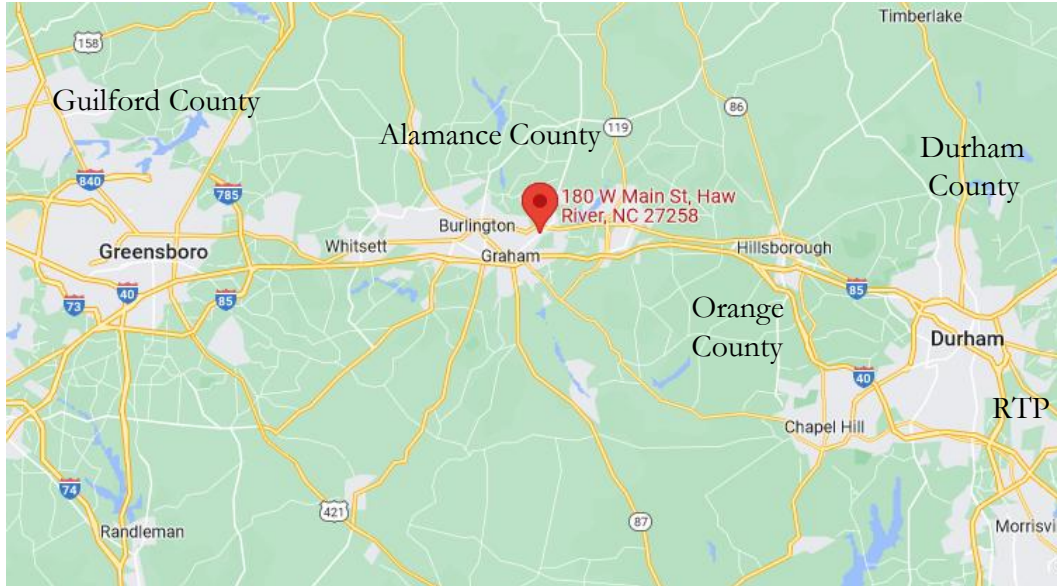


Haw River Industrial Or Mixed Use Mill

180 West Main Street, Haw River NC

DOWELL
COMMERCIAL



Contact: Sean Dowell at (336) 378-5067 or sean@dowellcommercial.com

This Property Offers:

A Solid, Central North Carolina Location: This Alamance County location is near the combined I-40 / I-85 thoroughfare. Building is 3.5 miles from exit 150.

Opportunity: A one year or less lease in a modified gross deal. Min. 5,000 SF for a three+ months time. **Contact Broker.**



Parcel: Alamance Co. parcel 171662.
Zoning: CMU
Available Space: Approx. 61,500 SF.
Ceilings: 33' to deck. Typical clear is 25' to lights. New roof in 2026.
Columns: Varied. Approx 40' typical.
Fire Suppression: Dry sprinklered.
Heating or Cooling: None.
Access: 10' x 10' entry door at shared docks.
Docks & Ramp: Two (2) shared 8' x 10' docks, a 10' x 10' dock, and fork lift ramp.
Bathrooms: Shared

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contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions, imposed by our principles.

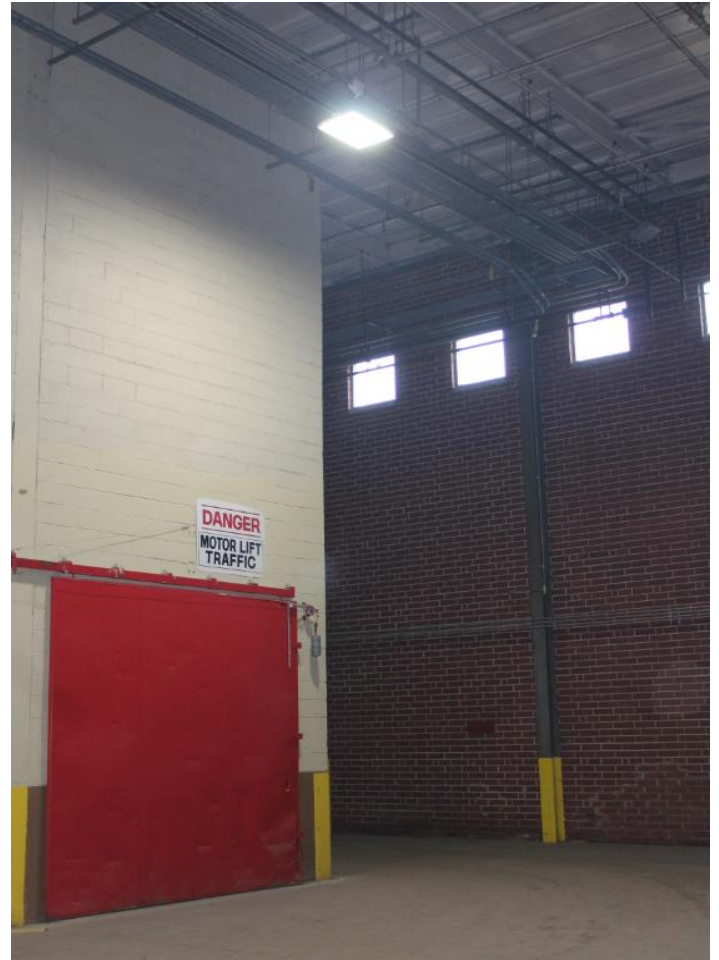
Haw River Industrial Or Mixed Use Mill

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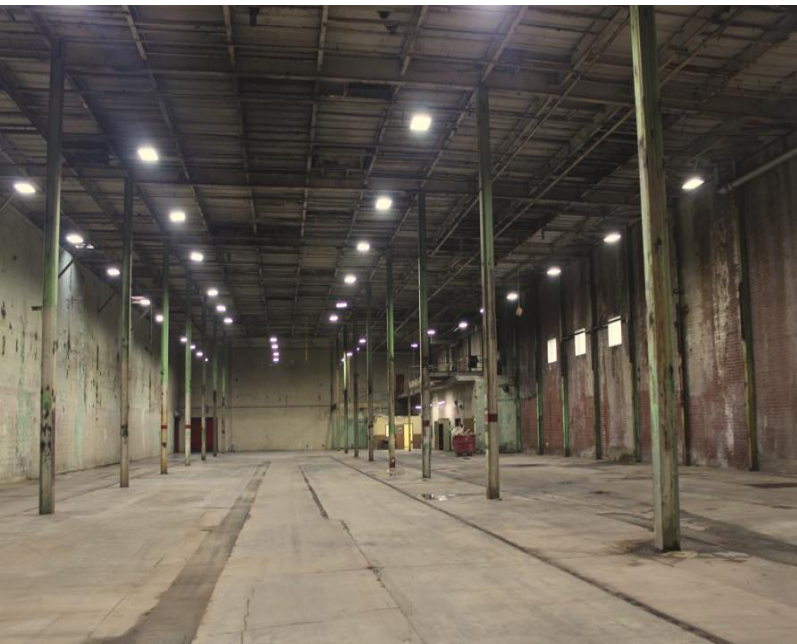
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Above & Right) Warehouse Five (approx. 12,200 SF)
Below) Warehouse Six (approx. 10,850 SF)



Above & Below) Shared Docks
Left) Warehouse Seven (approx. 35,250 SF)



Haw River Industrial Or Mixed Use Mill
180 West Main Street, Haw River NC

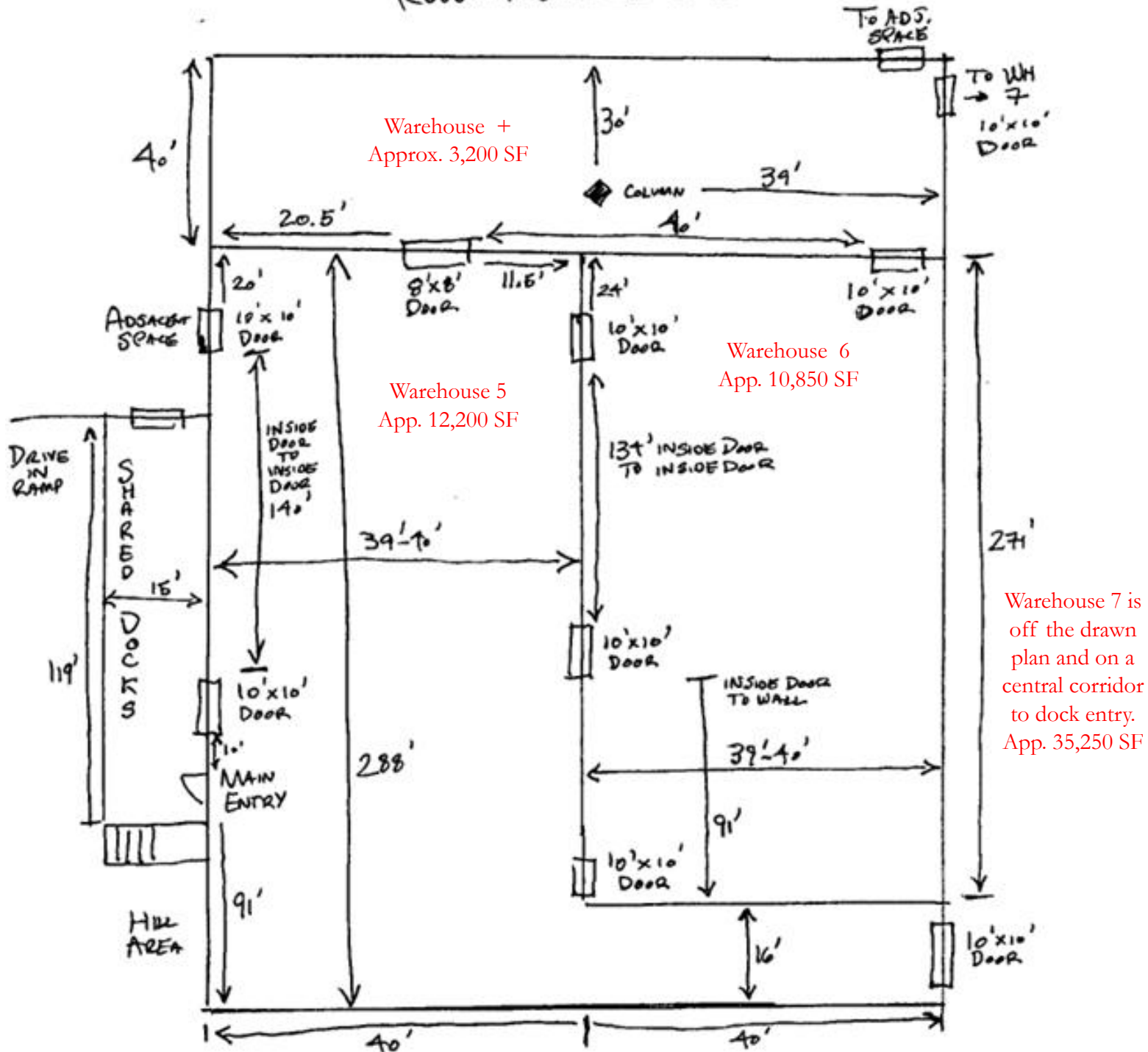
180 West Main Street, Haw River NC

**DOWELL
COMMERCIAL**

HAW RIVER GRANITE MILL

WAREHOUSE
526

NOT TO SCALE
ROUGH MEASUREMENTS



Warehouse 7 is off the drawn plan and on a central corridor to dock entry. App. 35,250 SF

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