



HAGAN
PROPERTIES

CORFAC INTERNATIONAL

AVAILABLE FOR SALE

Build-to-Suit up to 70,000 SF
Carolina Central Industrial Center • Lot 7
1402 Dogwood Way • Mebane, NC 27302



CORFAC
International



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein; all information is submitted subject to errors, omissions, change of price, change of financing, prior lease or sale, withdrawal without notice, conditions affecting title and any other listing conditions. The suitability of this investment opportunity (including cap rate, income and expense projections, tax implications and other criteria affecting suitability for investment) must be determined by you and your professional advisors based on your own due diligence. All information contained herein is subject to your independent verification. Hagan Properties Incorporated assumes no liability for any inaccuracy contained herein.



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Site Information:

- Acreage: 5.60 acres

Utilities/Zoning:

- Water/Sewer: City of Mebane
- Electric: Duke Energy
- Natural Gas: Public Service of NC
- Zoning: Light Industrial
- Protective Covenants: Yes

Comments:

- Available immediately
- Site is level & graded
- Paved parking in place
- Storm water drainage in place
- 324' frontage on Dogwood Way

Transportation/Parking:

- Major Highway Access: I-40/85 via Highway 119
- Airports:
 - Piedmont Triad International (40 minutes)
 - Raleigh-Durham International (30 minutes)

Pricing Information:

- Sale Price: Negotiable



Carolina Central Industrial Center

Located in Alamance County in Mebane, NC, Carolina Central Industrial Center (CCIC) is a 91-acre corporate park with over 700,000 square feet of existing space. CCIC is centrally located at Interstate 40/85 (Exit 153) between Greensboro (Piedmont Triad) and Raleigh (Research Triangle). This well-maintained business park offers attractive landscaping, underground utilities, well-lighted streets and ample parking.

CCIC – Put your business in the heart of Carolina



Co-Brokerage:

- Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement
- Subagency is not offered
- Compensation is not offered to Principals, their Affiliates or Subsidiaries



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For more information or to schedule a showing, call:

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