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LEE COUNTY
NORTH CAROLINA
Southern Base of the Research Triangle Region

**available
buildings
and sites**

AVAILABLE BUILDINGS | UNDER 30,000 SQUARE FEET



independent drive

- ▶ 5,000-square-foot office and warehouse, zoned for light industrial use, is located on 1.59 acres and a service road just steps from US 421 in Sanford.



mcCurry building

- ▶ 5,000-square-foot metal building zoned for light industrial use is a half mile from US 421 and NC 87 in the bustling Old Jonesboro section of Sanford.



cameron drive

- ▶ 6,800-square-foot former trucking terminal near US 421, NC 87, NC 42, NC 78 and the Sanford Bypass features an extensive loading dock.



pedley building

- ▶ 8,000 square feet of air-conditioned commercial space on US 15-501, just two miles from US 1, was constructed in 2008 and can be subdivided.



dixon hughes

- ▶ 9,600-square-foot brick office building, located on 1.19 acres near US 1 and US 421 in Sanford, can be subdivided for multiple tenants.



adcock building

- ▶ 12,096 square feet of light industrial space with 16-foot ceilings and 8,000 square feet of outdoor covered storage is one mile from US 421 in Sanford.



maxwell building

- ▶ 12,155-square-foot brick building, formerly used as a maintenance shop, offers light industrial space on one acre near NC 87 and US 421 in Sanford.



rose street building

- ▶ 15,000 feet of warehouse space, zoned "heavy industrial," includes showroom or office space and 12- to 14-foot ceilings blocks from US 421-NC 87-NC 42.



gunter building

- ▶ 16,000 square feet of light industrial space, standing on one acre near NC 87 and US 421 in Sanford, was formerly used as a warehouse.



hulak building

- ▶ 16,000-square-foot, air-conditioned brick building on two acres in Sanford offers quick and easy access to both US 421 and NC 87.



magneti marelli 1 and 2

- ▶ Two adjacent buildings, 20,000 and 28,000 square feet, offer plenty of light industrial space in Sanford, just one mile from US 421 and NC 87.



harry thomas building

- ▶ 22,500 square feet for manufacturing are available on a 1.21 parcel along the Horner Boulevard commercial corridor in the City of Sanford.



trans-matic building

- ▶ 24,380-square-foot building offers two stories of space on five acres is located one mile from US 1 and just off US 15-501 in the Lee County Industrial Park.

AVAILABLE BUILDINGS | 30,000 TO 75,000 SQUARE FEET



3201 industrial drive

- ▶ 30,000-square-foot warehouse features 20- to 24-foot ceilings, office space and dry sprinkler system in a light-industrial section of Sanford near US 421.



hill wholesale florist

- ▶ 32,500 square feet on 7.59 acres, just off US 1 north of Sanford, were used as a warehouse, but zoned for light industrial or commercial use.



colfax building

▶ 49,013 square feet of office and light manufacturing space, with 22-foot ceilings, occupies 11.86 acres in the popular Lee County Industrial Park.



carnes building

▶ 50,000-square-foot brick and metal facility occupies nine acres in a popular industrial location near NC 87 and US 421 in the City of Sanford.



sorrell building

▶ 51,200 square feet zoned for light industrial use offers 22-foot ceilings, office space and three acres (with 11 more available) just a half mile from US 421.



simpson industrial park 1

▶ 52,500-square-foot warehouse with 27-foot ceilings on 3.36 acres is zoned for light industrial use and located near US 421, NC 87 and the Sanford Bypass.



spec building

▶ 60,000 square feet in a new industrial building near US 421 in Sanford offers 8.21 acres, with 10 more available, and can be adapted inside.



davenport building

▶ 64,000-square-foot manufacturing building on Third Street in Sanford was formerly used as a warehouse and can be subdivided for multiple tenants.



lee avenue building

▶ 75,000 square feet, standing on three acres zoned for light industrial use, is available in two adjoined brick buildings being offered as a package.



parkdale building

▶ 78,000 square feet of air-conditioned office and light-industrial space offers an easily-accessible location along US 421 and near US 1 in Sanford.



four seasons building

▶ 80,000-square-foot brick structure offers air-conditioned manufacturing space with 16- to 20-foot ceilings on five acres zoned for industrial use near NC 42.



cap building

▶ 125,000-square-foot, modern production facility on US 421 in Sanford provides freestanding office space and 22.5-foot ceilings on 24 acres.



api building

▶ 145,636 square feet on 12.7 acres in Sanford was formerly used for metal fabrication and machining and is conveniently located near US 421 and US 1.



gkn driveline building

▶ 260,486 square feet of air-conditioned manufacturing space with rail service and other amenities on 39 prime acres in the Lee County Industrial Park.



lee county industrial park | 2 to 244 acres

▶ 244 acres of prime industrial land, available in parcels of 2 acres or more, is just one mile from US 1 and US 15-501 in the park north of Sanford.

womack site

▶ 9.0 acres on Clyde Rhyne Drive, north of Sanford near two divided highways, US 1 and US 15-501, is available for light industrial use.

mcdonald site

▶ 10.0 acres on Wilson Road in the City of Sanford offers an attractive site for light manufacturing, with quick access to US 421 and NC 87.

van harris site

▶ 20.0 acres on Industrial Drive on the south side of Sanford provides a location for light industrial operations and easy access to NC 87.

cp properties

▶ 185 acres formerly used for agriculture features rail service and zoning for heavy industrial use just off US 15-501 and not far north of US 1.

marion property

▶ 208 acres formerly used for agriculture provides 4,712 feet of road frontage along US 1 a few miles southwest of the Sanford city limits.