

# HAW RIVER DISTRIBUTION CENTER

579,040 SF Industrial Space  
Available For Lease Along  
I-85 Corridor



VIDEO TOUR



**M MERUS**

## HAW RIVER DISTRIBUTION CENTER

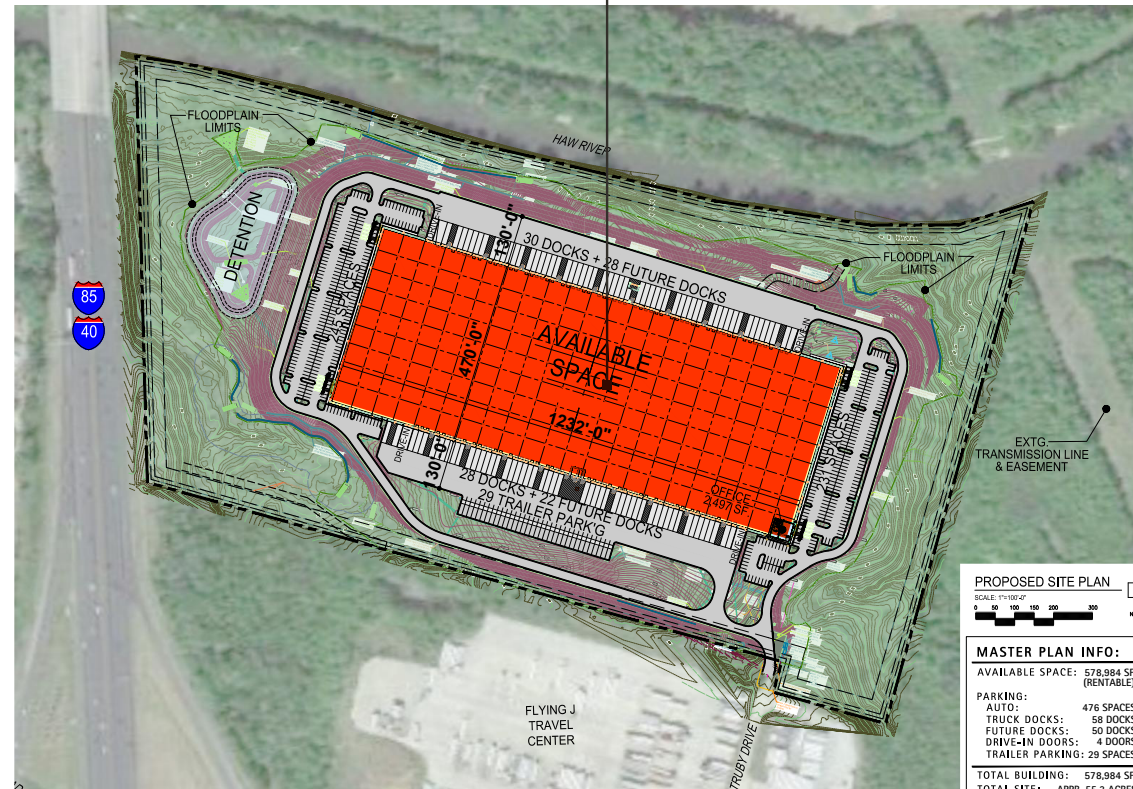
# Property Overview

Class A industrial development located directly on the I-85 / I-40 corridor in Mebane, NC

Available Now

- ±55 Acre Class A industrial Development located at 1325 Truby Drive, Graham, North Carolina
- 579,040 SF of distribution space with 2,500 SF of speculative office
- 9 megawatts available
- Zoned I-1 (Light Industrial)
- Close proximity to major markets, situated between The Triangle (Raleigh, Durham, Chapel Hill) and the Triad (Greensboro, High Point, Winston-Salem)
- Frontage to I-40/I-85, connecting site to numerous large cities including Raleigh, Charlotte, Atlanta, Richmond, and Washington D.C.
- The I-40/I-85 corridor is an emerging distribution area with a remarkably strong tenant mix between national manufacturers and distribution users, making it one of the most fundamentally sound corridors in the Sunbelt
- Ease of access to Piedmont Triad International Airport (40 miles away) and Raleigh-Durham International Airport (41 miles away)

1325 Truby Drive,  
Graham, NC  
579,040 SF



HAW RIVER DISTRIBUTION CENTER

# Aerial View

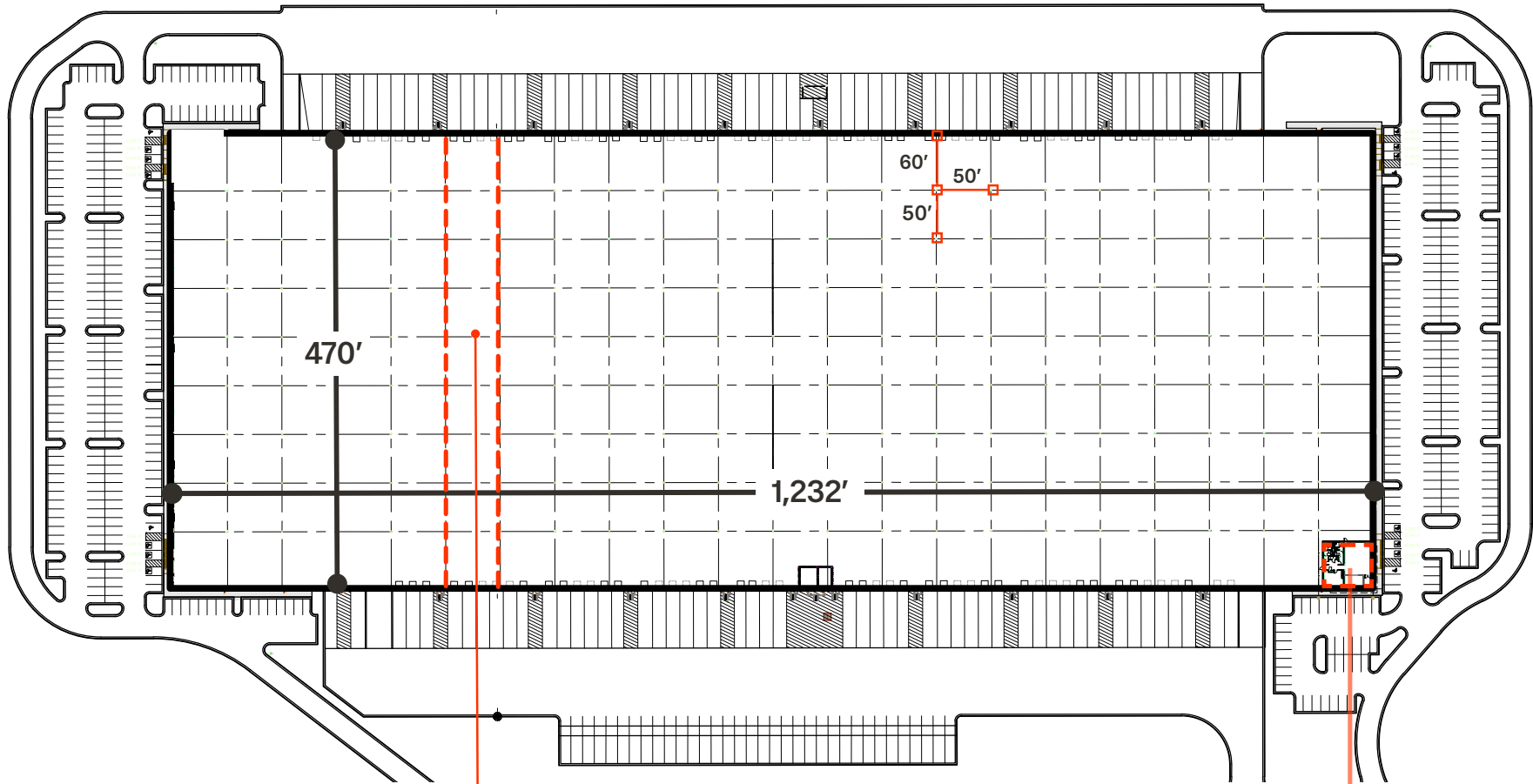


579,040 SF

HAW RIVER DISTRIBUTION CENTER

# Floor Plan

±579,040 SF (Divisible)



Bay Size  
16,500 SF

2,497 SF  
Speculative  
Office



# Building Features

±579,040 SF (Divisible)

<b>Building Size</b>	579,040 SF
<b>Dimensions</b>	470' x 1232'
<b>Date Available</b>	Available now
<b>Spec Office</b>	2,497 SF
<b>Column Spacing</b>	50' x 50'
<b>Bay Sizes</b>	±56' x 60' "speed" bays with ±56' x 50' interior bays End bays may vary
<b>Dock Doors</b>	Thirty eight (38) dock doors Twenty (20) dock pit with mechanical levelers and bumpers Fifty (50) future knockouts, Four (4) drive-ins
<b>Lighting</b>	LED hi-bay
<b>Clear Height</b>	36'
<b>Electrical</b>	2000 amp
<b>Trailer Parking</b>	29 trailer stalls

<b>Associate Parking</b>	476 parking spots
<b>Sprinkler System</b>	ESFR Sprinkler System
<b>Exterior Wall Material</b>	8" concrete tilt wall exterior panel
<b>Roofing</b>	45 mil TPO membrane roof
<b>Floor/Slab</b>	7" 4,000 psi concrete slab
<b>Truck Court Depth</b>	130'
<b>Zoning</b>	Alamance County I-1
<b>Natural Gas Service Provider</b>	Dominion Energy
<b>Water and Sewer Provider</b>	City of Graham
<b>Water Line</b>	2"
<b>Sewer Line</b>	8"
<b>Electrical Provider</b>	Duke Energy

HAW RIVER  
DISTRIBUTION CENTER

# Property Photos



Warehouse



Warehouse



Spec Office



Spec Office



±579,040 SF

122,000 VPD



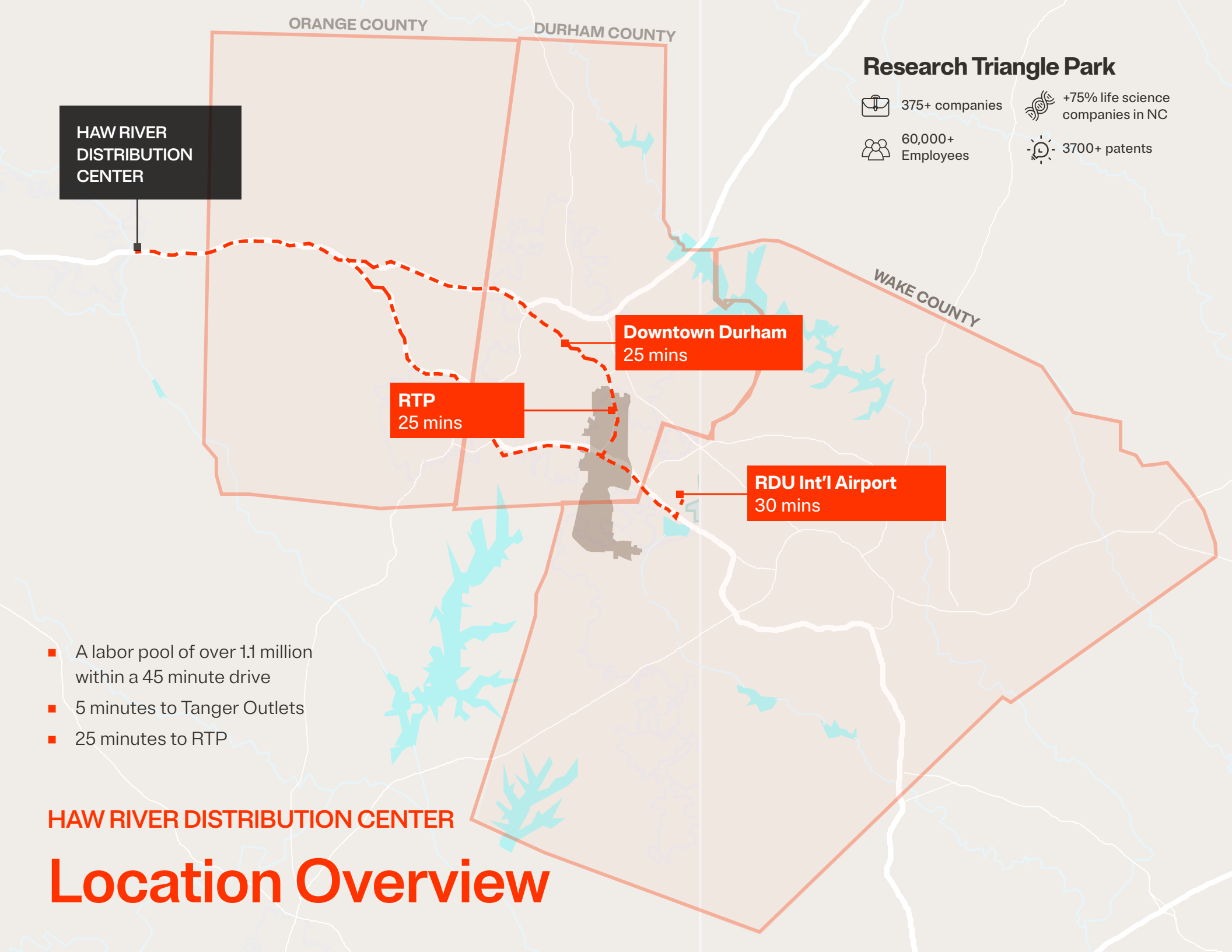
Exit 150

Jimmie Kerr Rd

15,500 VPD

HAW RIVER DISTRIBUTION CENTER

# Location Overview



ORANGE COUNTY

DURHAM COUNTY

### Research Triangle Park

375+ companies

+75% life science companies in NC

60,000+ Employees

3700+ patents

**HAW RIVER DISTRIBUTION CENTER**

**RTP**  
25 mins

**Downtown Durham**  
25 mins

**RDU Int'l Airport**  
30 mins

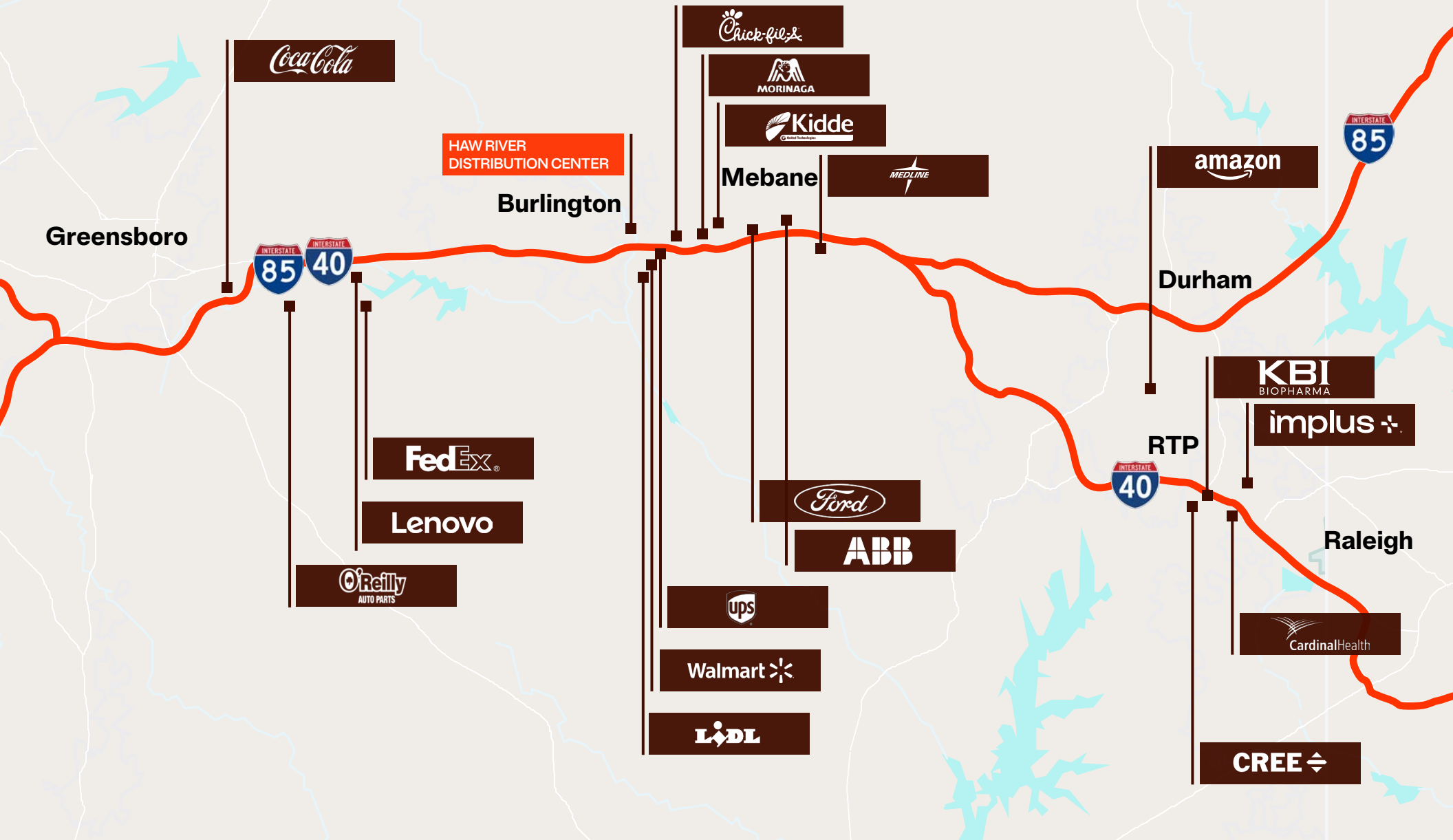
- A labor pool of over 1.1 million within a 45 minute drive
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

**HAW RIVER DISTRIBUTION CENTER**

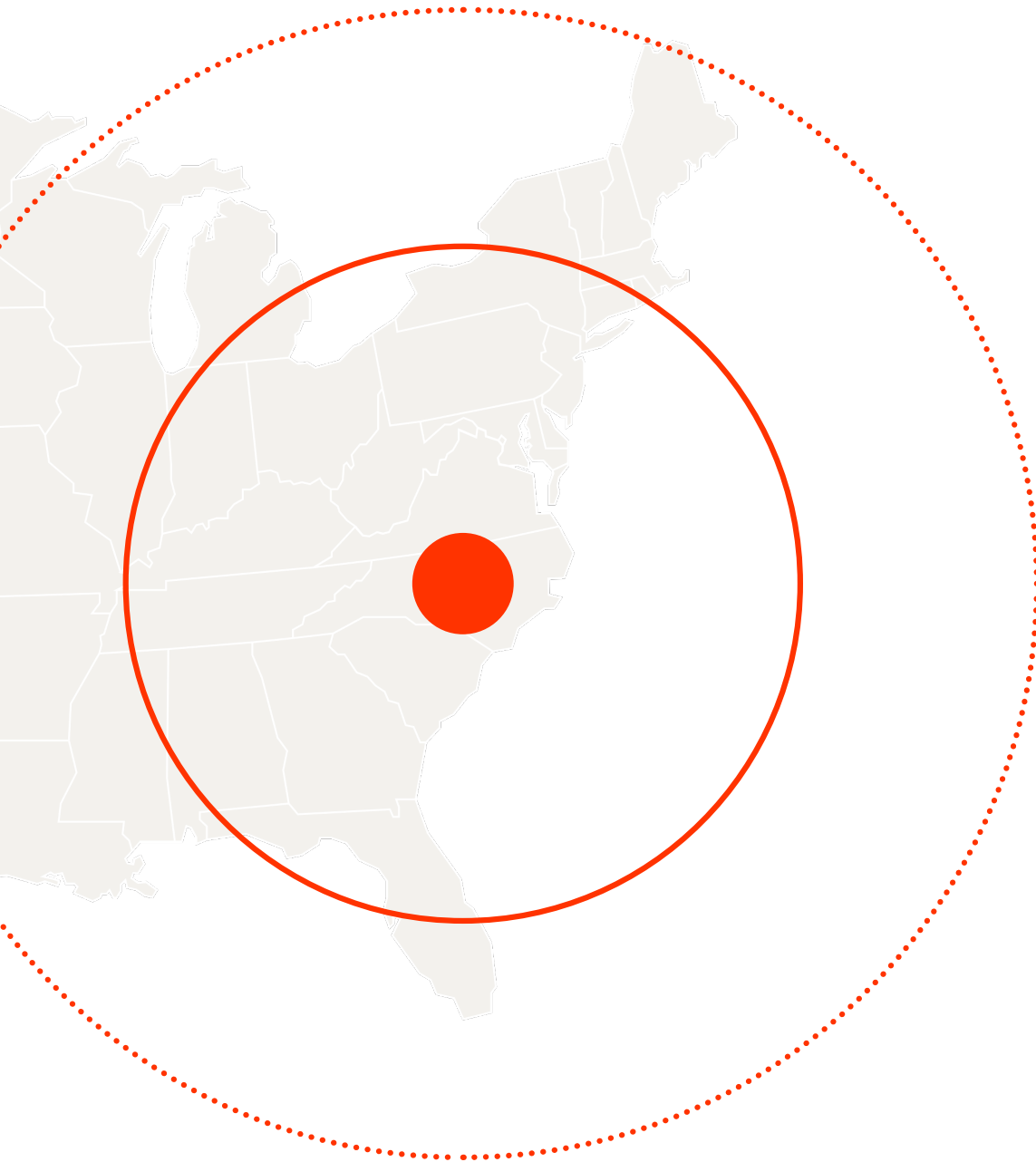
# Location Overview

## HAW RIVER DISTRIBUTION CENTER

# Major Distributors on I-85 / I-40 Corridor



# Location Overview



## Unparalleled Access

- Excellent ingress on I-40 with immediate access to I-85

## Proximity To Major Markets

- Research Triangle Park (RTP)
- Raleigh - Durham - Chapel Hill MSA (The Triangle)
- Greensboro - High Point - Winston-Salem MSA (The Triad)

## Experienced Labor Pool

- Workforce of 1.1 million people within a 45-min drive

## 50% Of The U.S. Population

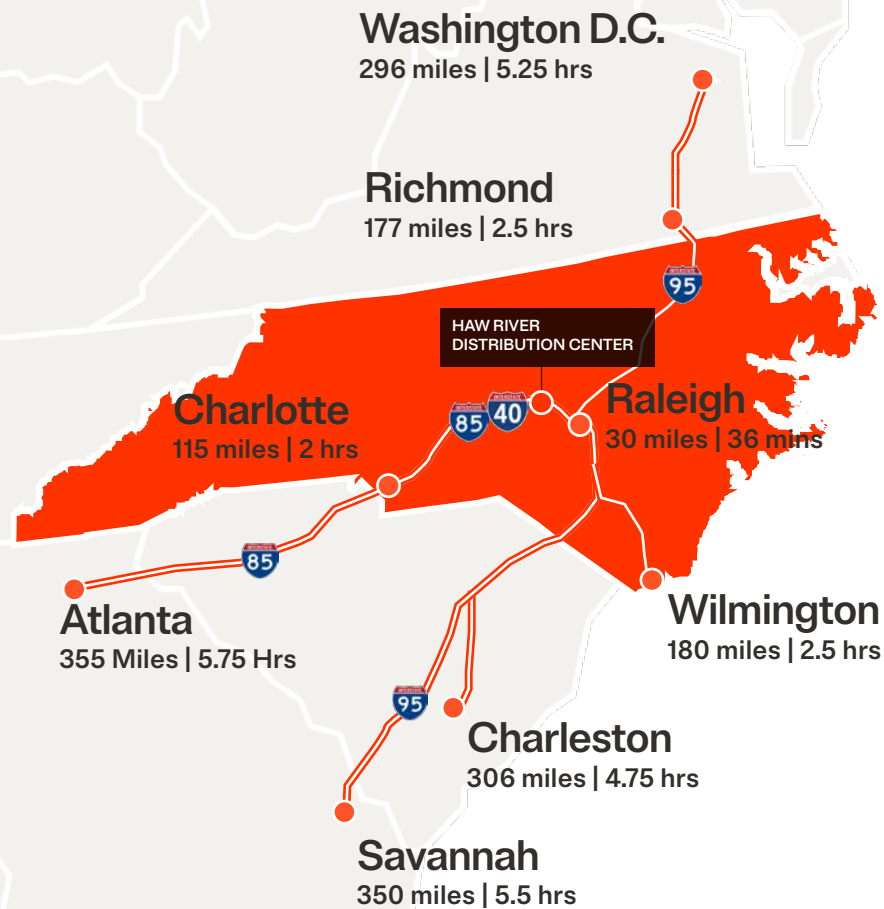
- Accessible within a 12 hr / 1-day drive

## 2-Day Trucking Distance

- Access to a population of over ±236.6 million

## BUCKHORN INDUSTRIAL PARK

# Proximity To Major MSAs



### Airports

- 1 Piedmont Triad International 40 miles
- 2 Raleigh-Durham International 41 miles
- 3 Fayetteville Regional 90 miles
- 4 Charlotte Douglas International 133 miles



### Ports

- 1 Norfolk, VA 211 miles
- 2 Morehead City, NC 200 miles
- 3 Wilmington, NC 188 miles
- 4 Charleston, SC 306 miles
- 5 Savannah, GA 350 miles
- 6 Jacksonville, FL 480 miles

# The next era of AI. Neyer is Merus.



## We design, build, and develop.

No matter where you are in the process, we can deliver build-to-suit or speculative commercial real estate solutions across all product types.

- Industrial
- Multifamily
- Mixed-use
- Medical office
- Office

## Experience

\$1.3B

ASSETS UNDER  
MANAGEMENT

24.6M SF

DEVELOPED  
SINCE 2015

180

EMPLOYEE-OWNERS

4

OFFICES

## What sets us apart

### As invested as you are.

We think like owners.

That's because we're all company owners at Merus. This is a unique and powerful distinction because it deeply influences our culture and operations. Every team member demonstrates a deeper sense of ownership and accountability—in both their daily tasks and the collective success of the organization.

### Every discipline. One team.

As an integrated team, we have all the right experts in one room. We share the same goals. We solve complex problems faster. As a result, projects go smoother. While most developers hire a general contractor and an architect, we have it all in-house.

### 130 years of excellence.

We've been in the industry for a long time and have a long reputation built on trust. But we've never stood still. We've constantly adapted and improved our approach and we're always finding ways to be even better.



CINCINNATI

NASHVILLE

PITTSBURGH

RALEIGH



# Contact us

**JUSTIN PARKER**  
Vice President  
Real Estate Development  
+1 919 538 0493  
jparker@merus1894.com

**LARRY LAKINS, SIOR**  
Executive Vice President  
Industrial Services  
+1 919 815 5327  
larry.lakins@colliers.com

**HUNTER WILLARD, SIOR**  
Executive Vice President  
Industrial Services  
+1 919 264 0304  
hunter.willard@colliers.com

**ANDREW YOUNG, SIOR**  
Senior Vice President  
Industrial Services  
+1 919 880 6194  
andrew.young@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

**Colliers Raleigh**  
4208 Six Forks Road, Suite 800  
Raleigh, NC 27609  
[colliers.com/raleigh](https://colliers.com/raleigh)

