

# FOR LEASE

420 E. Third Street  
Siler City, NC 27344

# WAREHOUSE



**THOMAS GOODWIN | VICE PRESIDENT**  
(919) 760-4819 (D) (919) 227-9943 (C)  
THOMAS@PHOENIXCOMMERCIALNC.COM



**PHOENIX**  
COMMERCIAL PROPERTIES

# PROPERTY OVERVIEW



## BUILDING SIZE

±28,500 SF TOTAL  
AVAILABLE ±17,513 SF

## BUILDING FEATURES

- FORMER FURNITURE SHOWROOM
  - BUILT IN 1940
  - 2 SHARED DOCKS
- FULLY CONDITIONED
- FULLY SPRINKLED
- SPACE CAN BE DIVIDED
- CLEAR HEIGHT - APPROX 10
- HARDWOOD FLOORING\*

## LOCATION

LOCATED IN CHATHAM COUNTY WITH GREAT  
ACCESS TO HWY 64, HWY 421

## PARKING

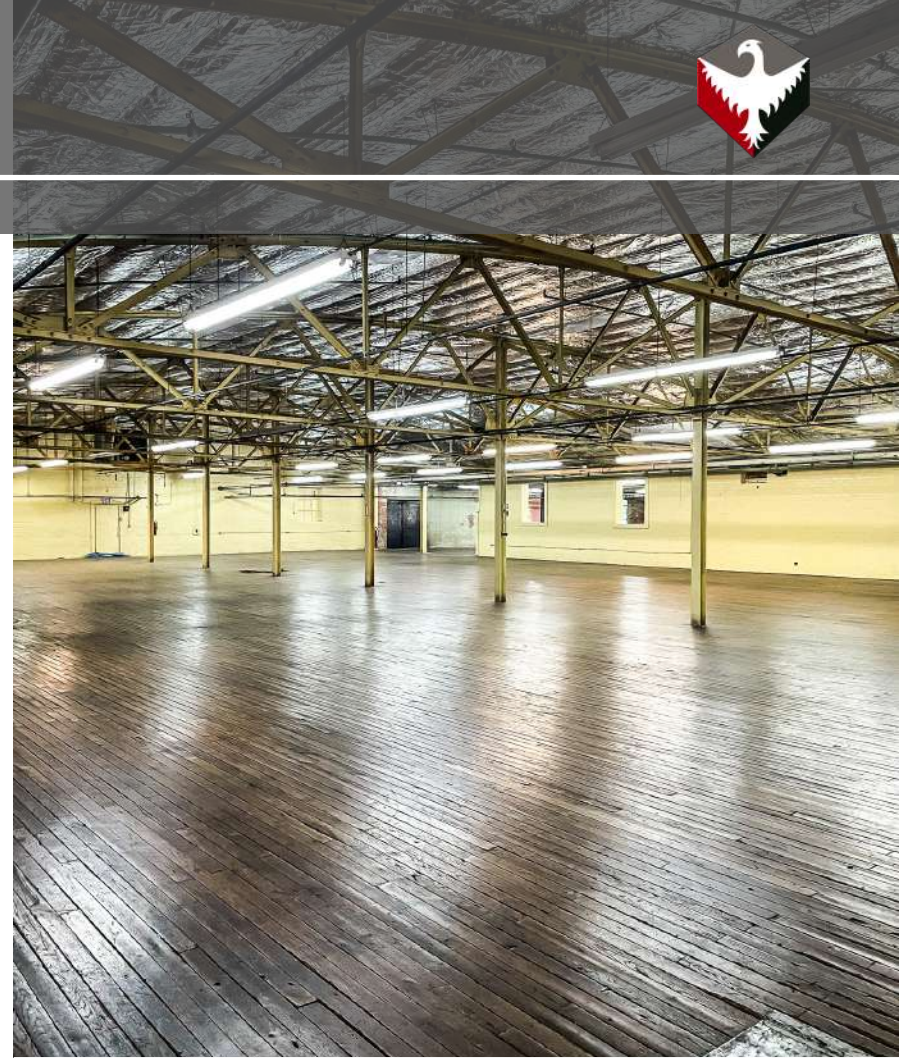
DEDICATED 0.61 ACRE GRAVEL LOT

## ZONING

H-C (HIGHWAY COMMERCIAL) [CLICK HERE](#)  
FOR PERMITTED USE TABLE

## RATE

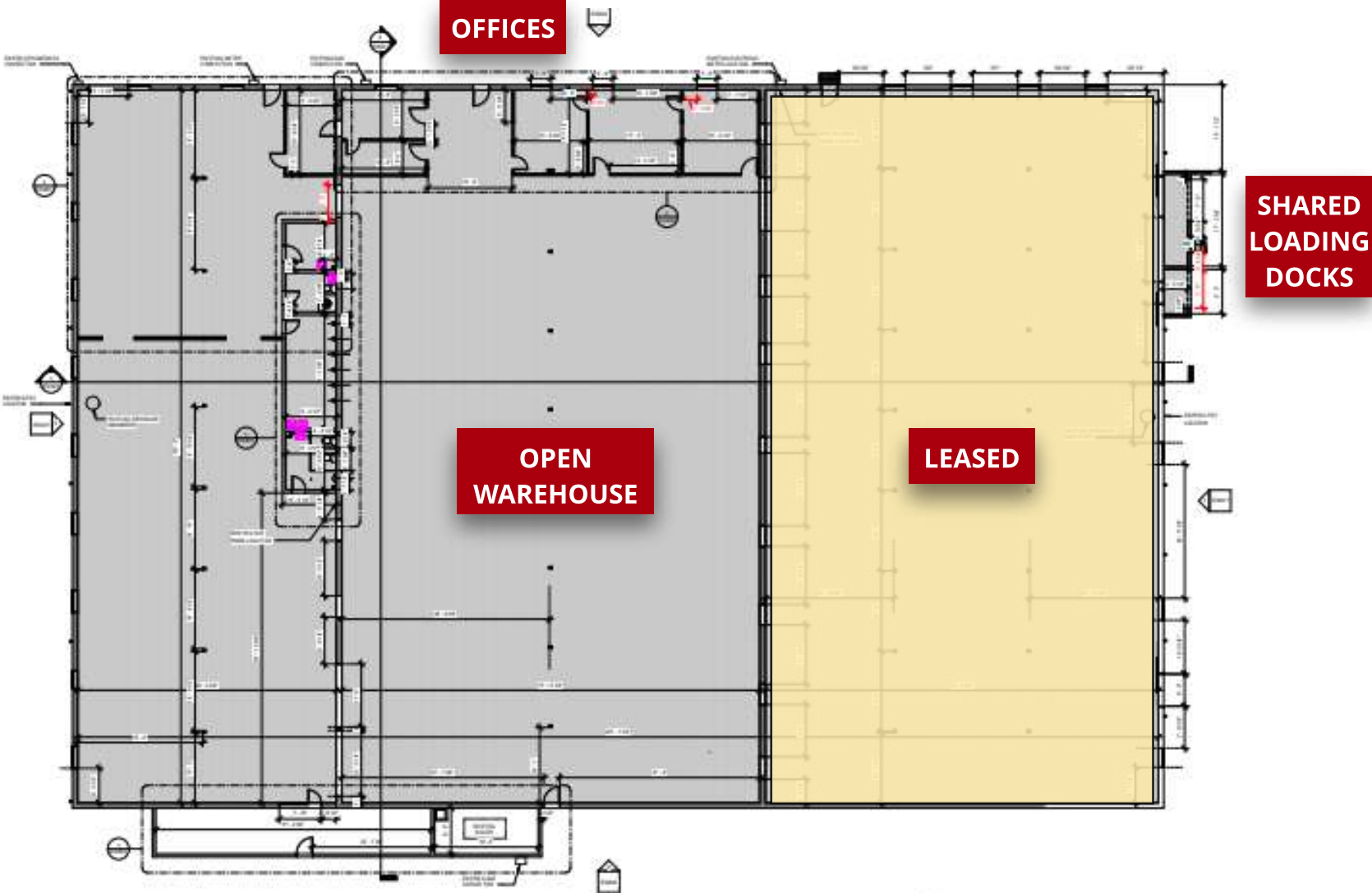
\$2.95 PSF NNN  
TICAM: \$0.63 (ESTIMATED)



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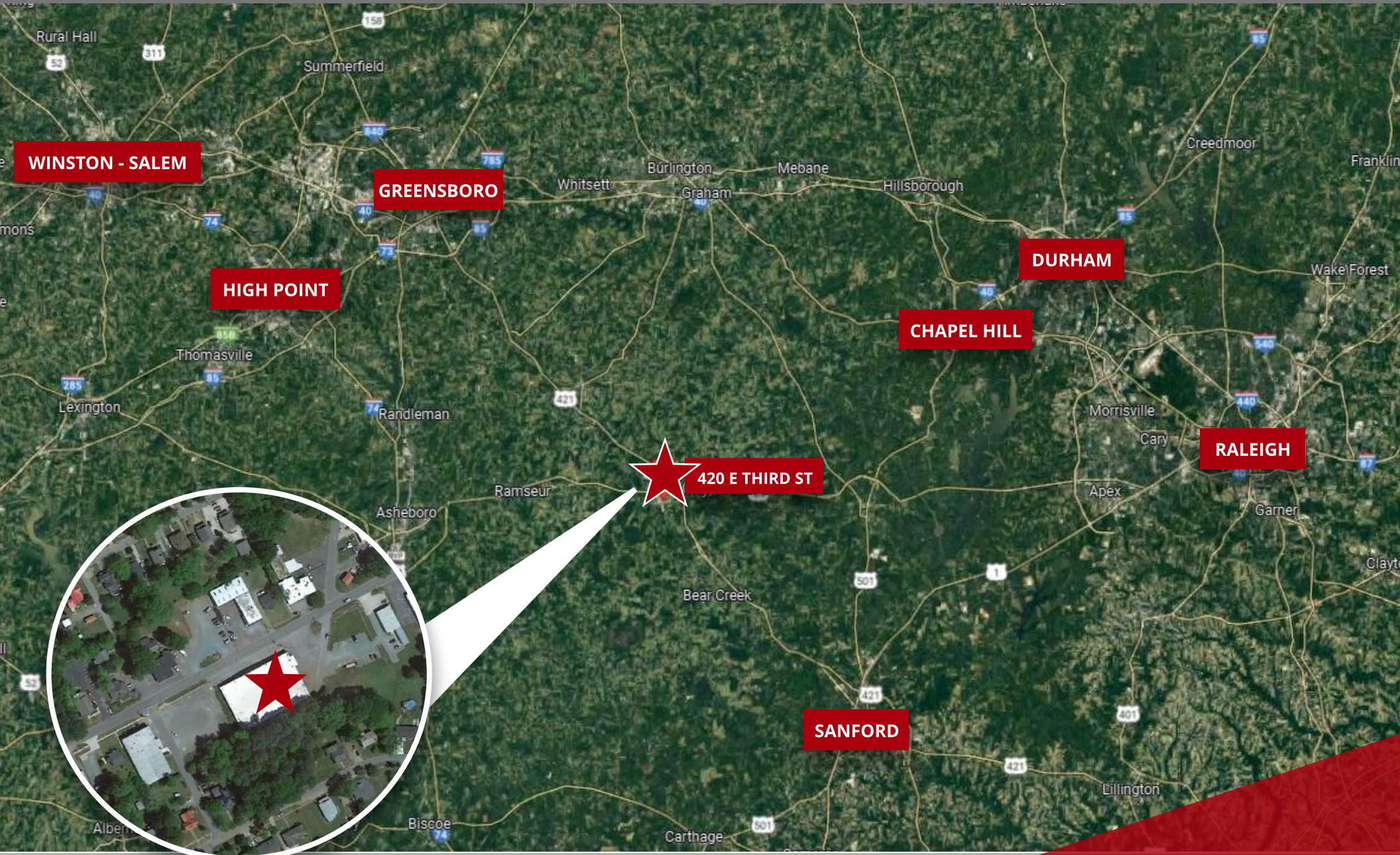
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.

# SUITE 101 FLOOR PLAN



\*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

# AREA AMENITIES



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## CHATHAM COUNTY

### NORTH CAROLINA

Chatham County, part of the Research Triangle, is one of the fastest growing counties in North Carolina. The region and the state are frequently ranked as best places for business in the United States. A strong quality of life attracts a diverse resident workforce and innovative companies that value strong education, recreation opportunities and vibrant communities. A strategic location provides an avenue to the urban amenities found in nearby Chapel Hill, Durham, Raleigh, Greensboro and other great cities.

Chatham Park is a mixed-used development located adjacent to Jordan Lake spanning 7,068 acres. A short distance from Raleigh, Durham and Chapel Hill, the property stands as a logical complement to Research Triangle Park, providing a future anchor to one of the nation's fastest growing, economically vibrant and most desirable areas. At full build out, the project is expected to add 60,000 residents and will house 22 million square feet of office, research, retail and community space.

## MAJOR ACTIVITY IN THE AREA

CLICK LINKS BELOW



## TRANSPORTATION



**45.6 MILES/44 MINUTES**

Drive time to Greensboro Airport



**48.2 MILES/52 MINUTES**

Drive time to RDU Airport



**32.9 MILES TO GREENSBORO**



**47 MILES TO RTP**

(Research Triangle Park)

# CONTACT

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