



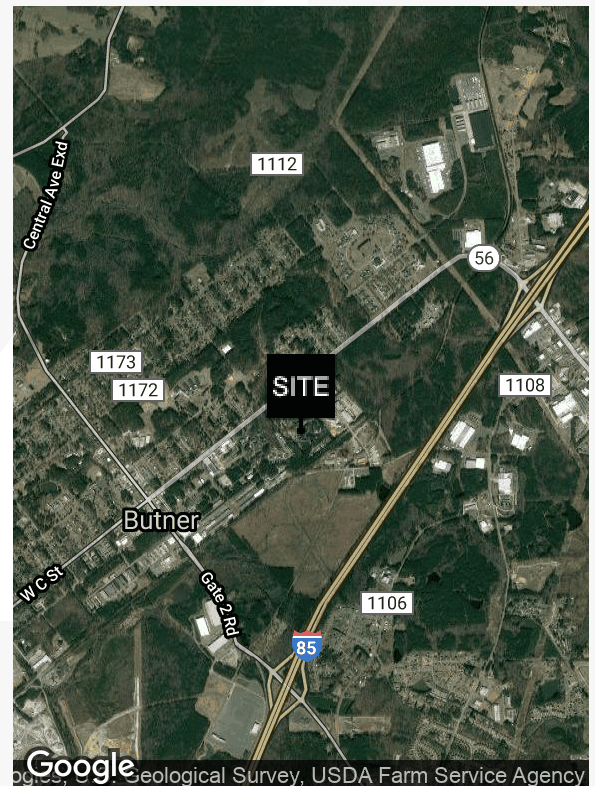
## 900 E C Street

Butner, North Carolina 27509

### Property Highlights

- Newly renovated! ±36,500 SF warehouse located on approximately 4 acres (to be subdivided from current tax parcel)
- Includes ±5,000 SF office with new paint and carpet
- ±1,000 SF mezzanine area in warehouse
- 19' Ceiling height
- Sprinklered
- Gas heat in warehouse
- Duct work in place for HVAC in warehouse
- Crane rails in place
- 2 new dock high doors (1 with pit leveler and 1 with new edge of dock leveler)
- 1 Drive in door
- LED lights
- New 20 year warranty TPO roof
- Warehouse floor resealed
- Landlord will consider subdividing
- Zoned LI - see brochure for link below to table of permitted uses
- Lease Rate: \$5.50/sf NNN
- TICAM: ±\$0.55/sf
- Sale Price: \$2,495,000

### [Zoning Table of Permitted Uses](#)



For more information

**Ed Brown, SIOR, CCIM**

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For Sale & Lease  
**Industrial**



TRI PROPERTIES

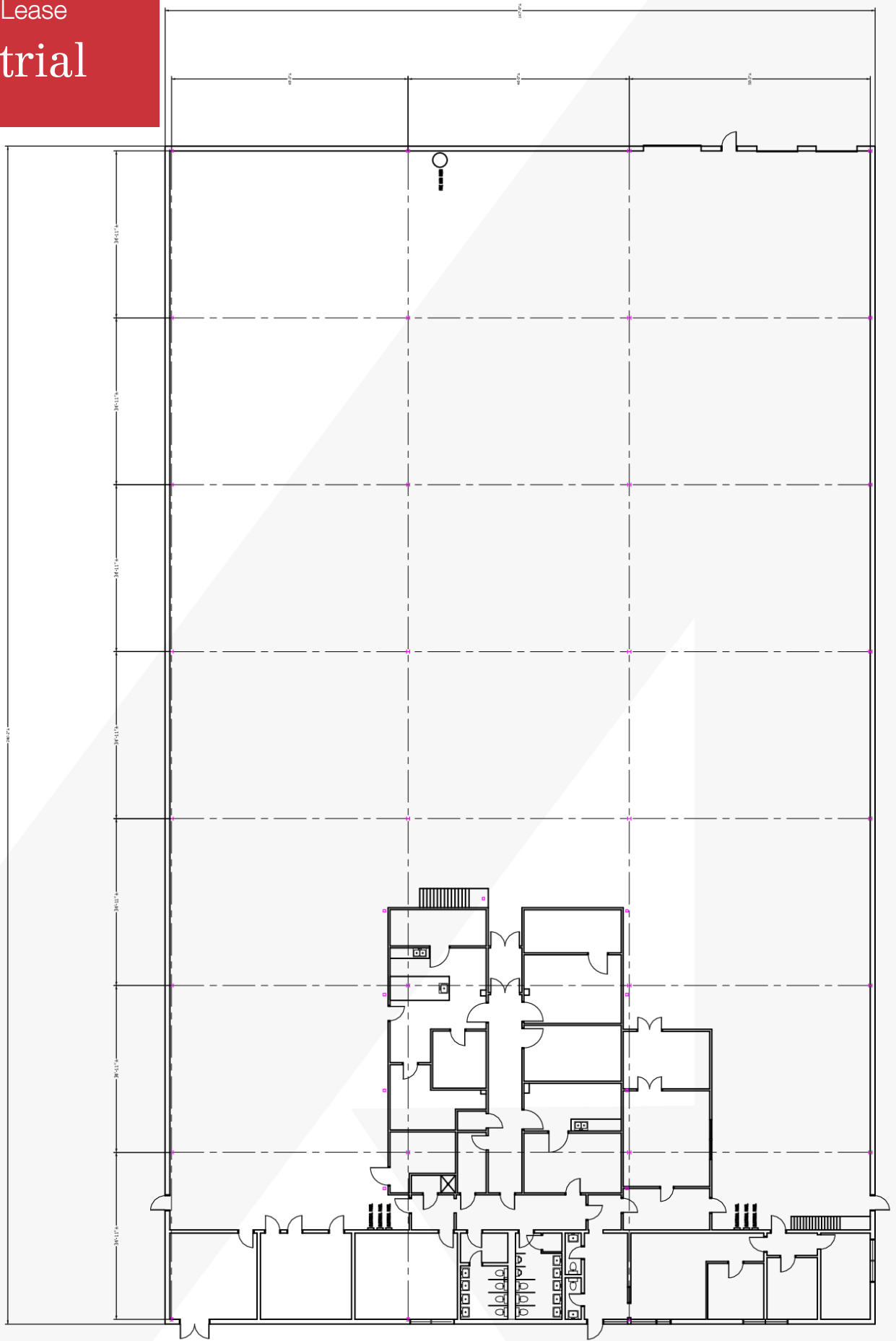
NAI Carolantic Realty

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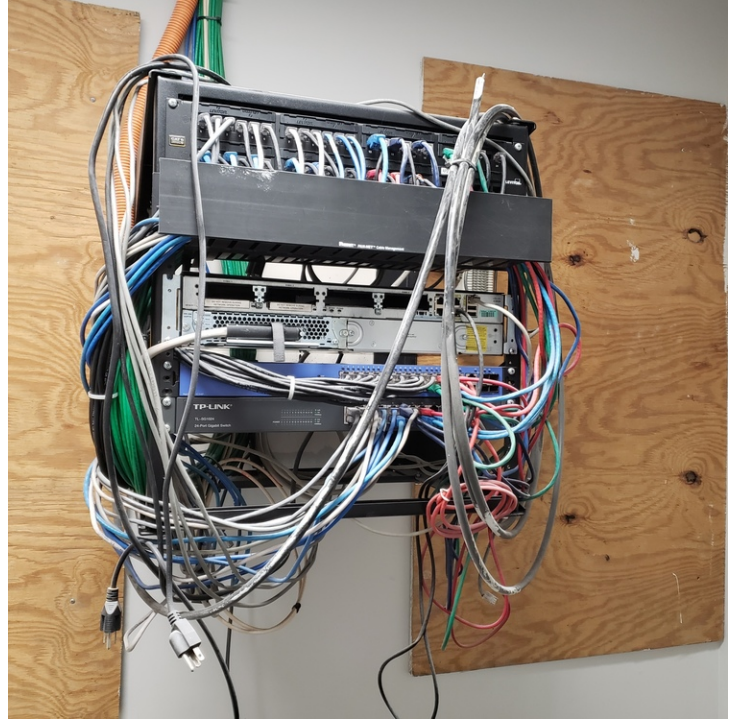
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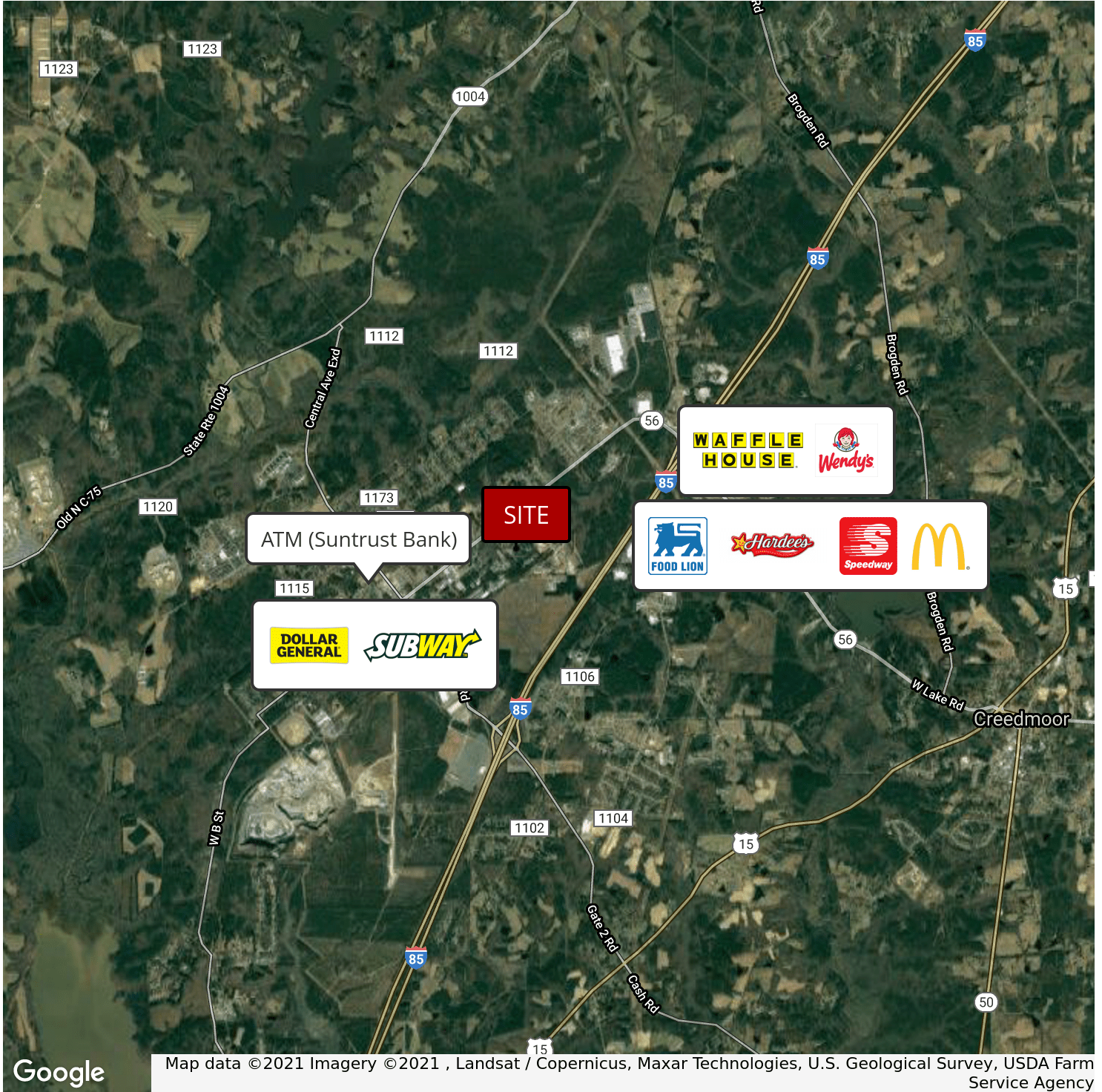
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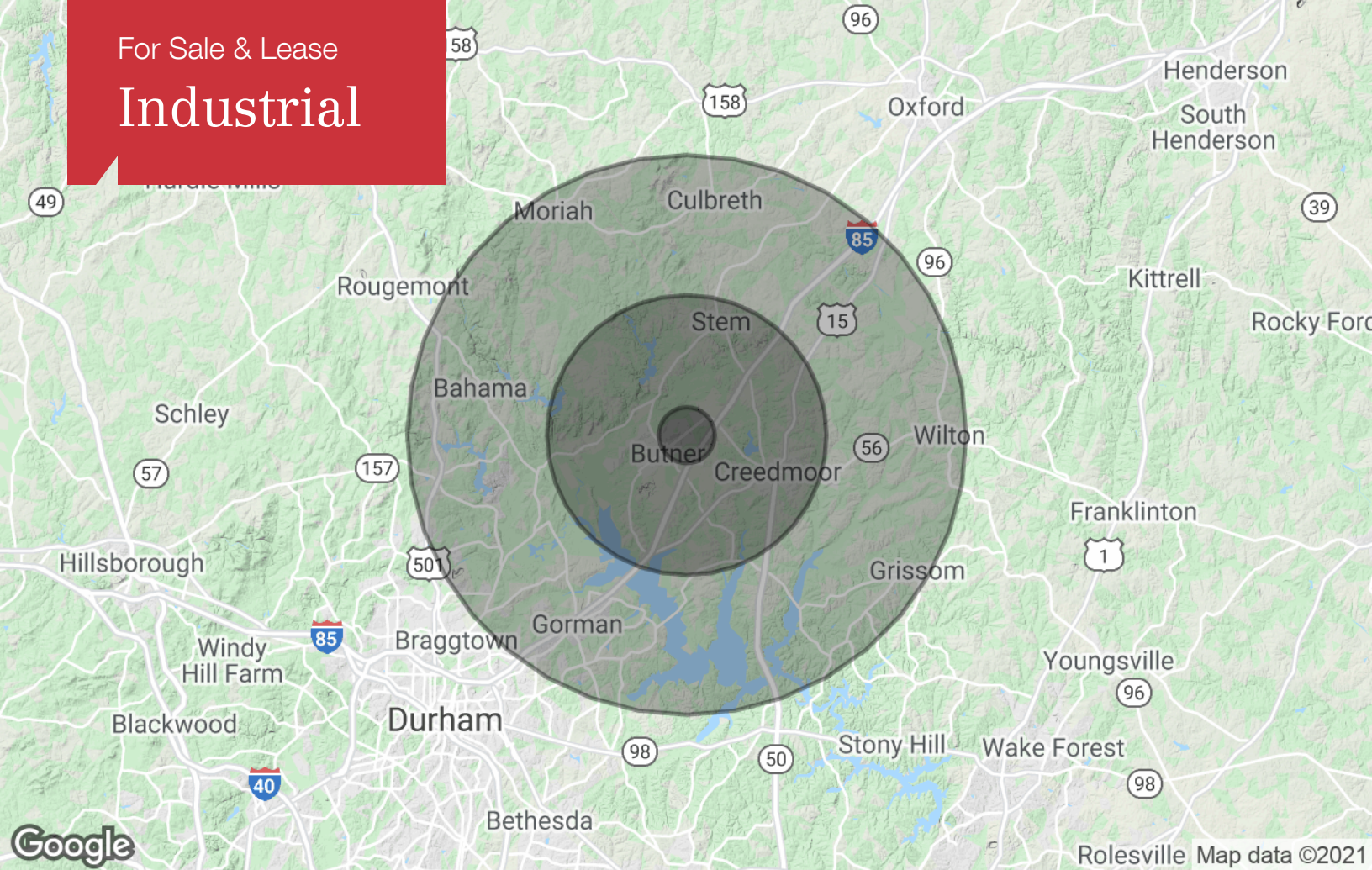
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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	2,120	17,237	53,876
Median Age	43.8	35.7	37.3
Median Age (Male)	44.8	34.4	36.3
Median Age (Female)	43.5	35.7	38.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	666	4,839	17,678
# Of Persons Per HH	3.2	3.6	3.0
Average HH Income	\$44,599	\$54,765	\$70,275
Average House Value	\$164,816	\$150,735	\$193,765

\* Demographic data derived from 2010 US Census