

Construction
in Full Swing at
Buildings I & II!



Creekside Logistics I & II

2080 & 2090 Creekside Industrial Drive | Mebane, NC 27302

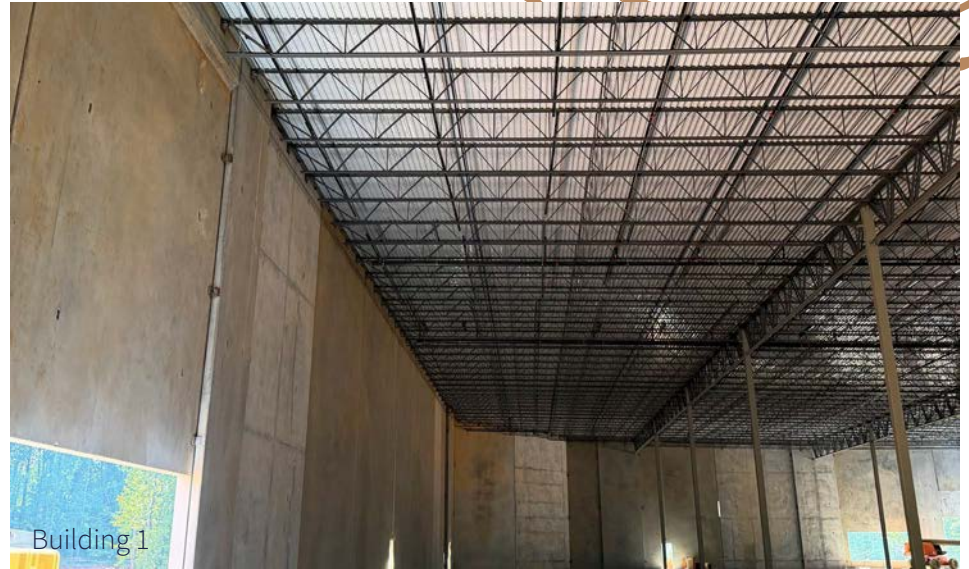


GRIFFIN
PARTNERS

CBRE

Construction Progress

September 2026



Creekside Logistics I & II

±196,800 SF Class A Industrial Development

Strategically positioned in the heart of North Carolina, this two building industrial development boasts prime visibility along the I-40/I-85 corridor, just 30 minutes from the Raleigh-Durham International Airport. This convenient location offers unparalleled access to major industrial thoroughfares, ensuring seamless connectivity to major North Carolina markets including Raleigh and Charlotte. The development's proximity to key economic hubs further enhances its appeal, making it a premier choice for businesses looking to leverage the region's robust infrastructure and dynamic growth opportunities.



Master Site Plan

25.6

Site
Acreage

G-6

Mebane
Zoning

197K

Total SF
Available

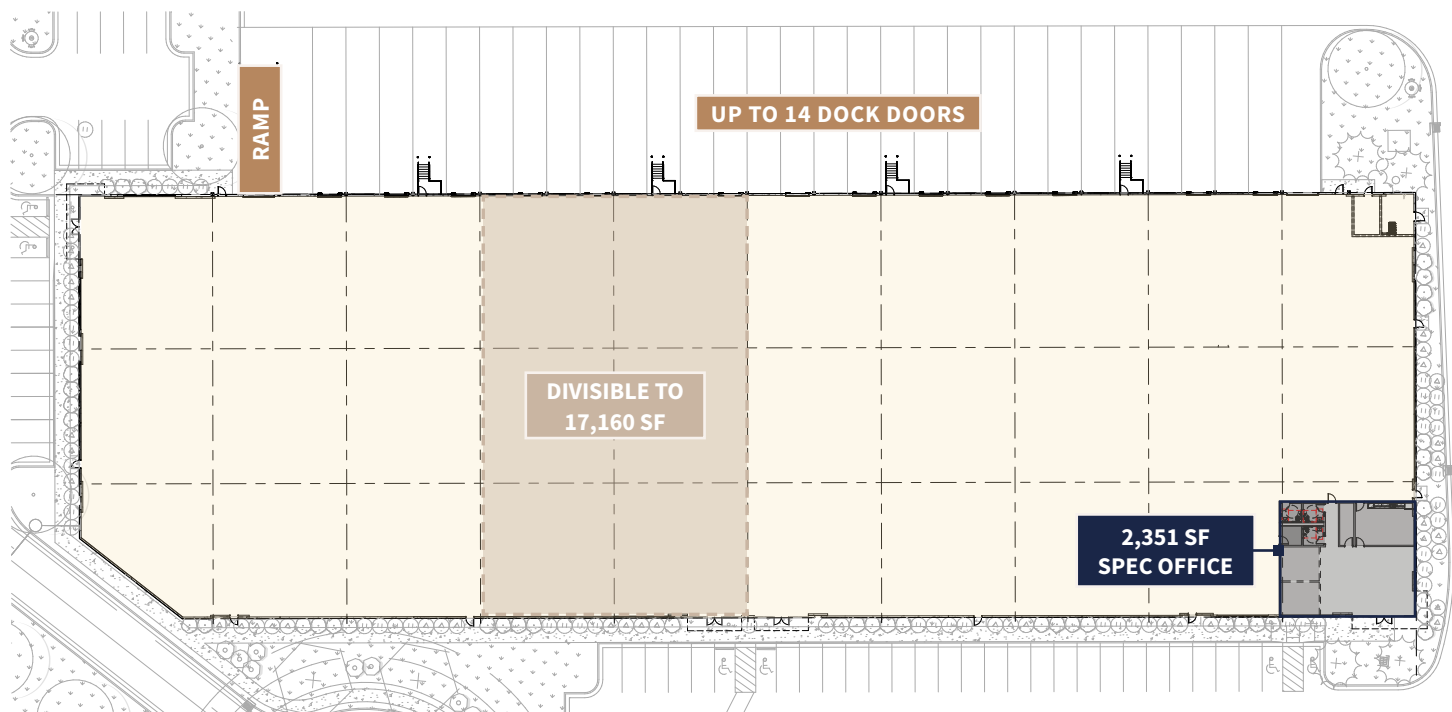
237

Auto
Parking



Building I

17,160 SF - 85,095 SF

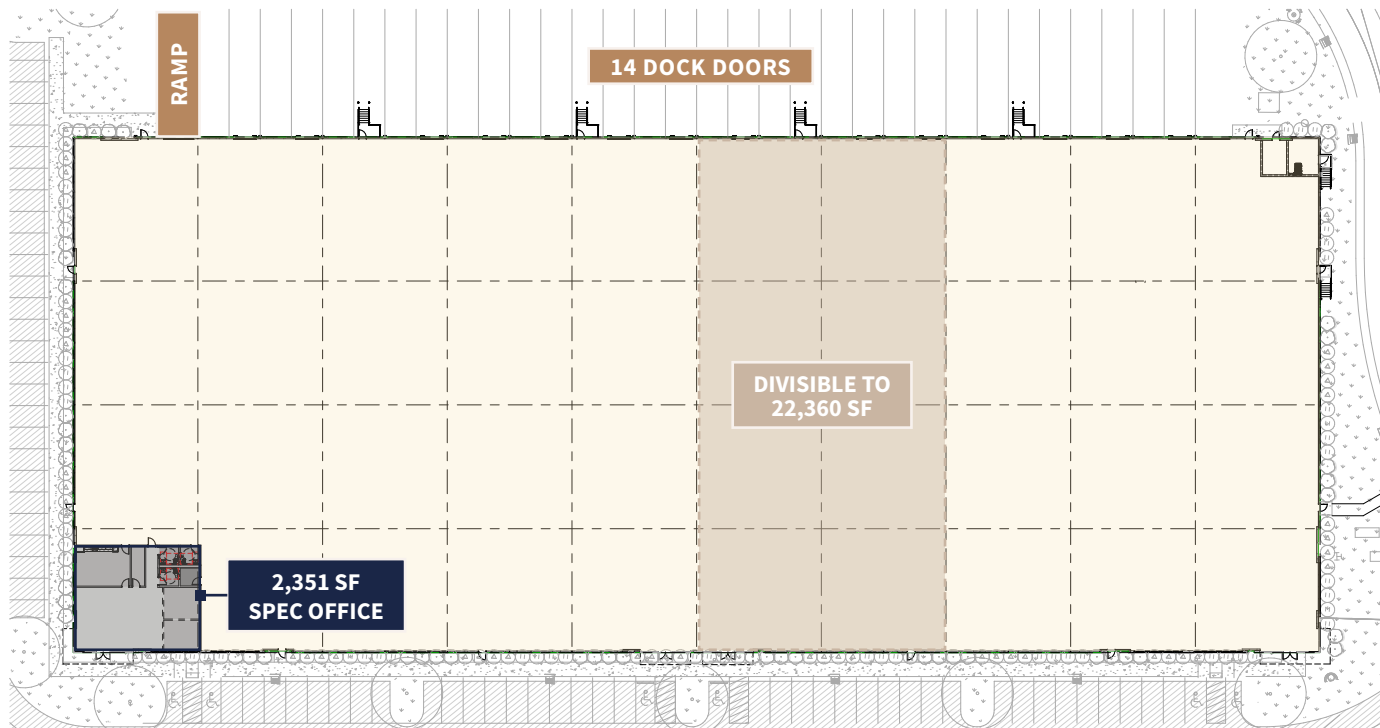


Address	2080 Creekside Industrial Dr Mebane, NC
Building Size	85,095 SF
Available SF	17,160 SF - 85,095 SF
Office SF	2,351 SF Spec Office
Building Dimensions	520' x 165'
Column Spacing	52' x 52'6" (typ.) 60' Speed Bay
Clear Height	32' clear

Sprinkler System	ESFR
Power	1,600 amps per building
Dock-High Doors	Up to Fourteen (14) 9' x 10'
Drive-in Doors	One (1) 12' x 14' drive-in ramp
Auto Parking	120 auto spaces
Zoning	Mebane G-6
Shell Delivery	September 2026

Building II

22,360 SF - 111,713 SF



Address	2090 Creekside Industrial Dr Mebane, NC
Building Size	111,713 SF
Available SF	22,360 SF - 111,713 SF
Office SF	2,351 SF Spec Office
Building Dimensions	520' x 215'
Column Spacing	52' x 51'8" (typ.) 60' Speed Bay
Clear Height	32' clear

Sprinkler System	ESFR
Power	1,600 amps per building
Dock-High Doors	Fourteen (14) 9' x 10'
Drive-in Doors	One (1) 12' x 14' drive-in ramp
Auto Parking	117 auto spaces
Zoning	Mebane G-6
Shell Delivery	October 2026

Spec Office

Building I



Building II



Open Office

Private Offices

Breakroom

Restrooms

Perfectly Positioned

Backbone of the Southeast

Renowned as the “backbone of the southeast,” the I-40/I-85 corridor is the region’s premier transportation and logistics hub. Occupiers can enjoy unparalleled access to major cities like Atlanta to the south and Washington DC to the north, all within a day’s drive.

The region is home to a labor force of 1.5 million within a 45-minute drive, along with 36,000 graduates annually from 20 area colleges and universities. The advantages of easy global travel, economic incentives, an abundant supply of highly skilled workers, and advanced infrastructure create an optimal business climate.

115K

vehicles per day on
I-40/I-85

48%

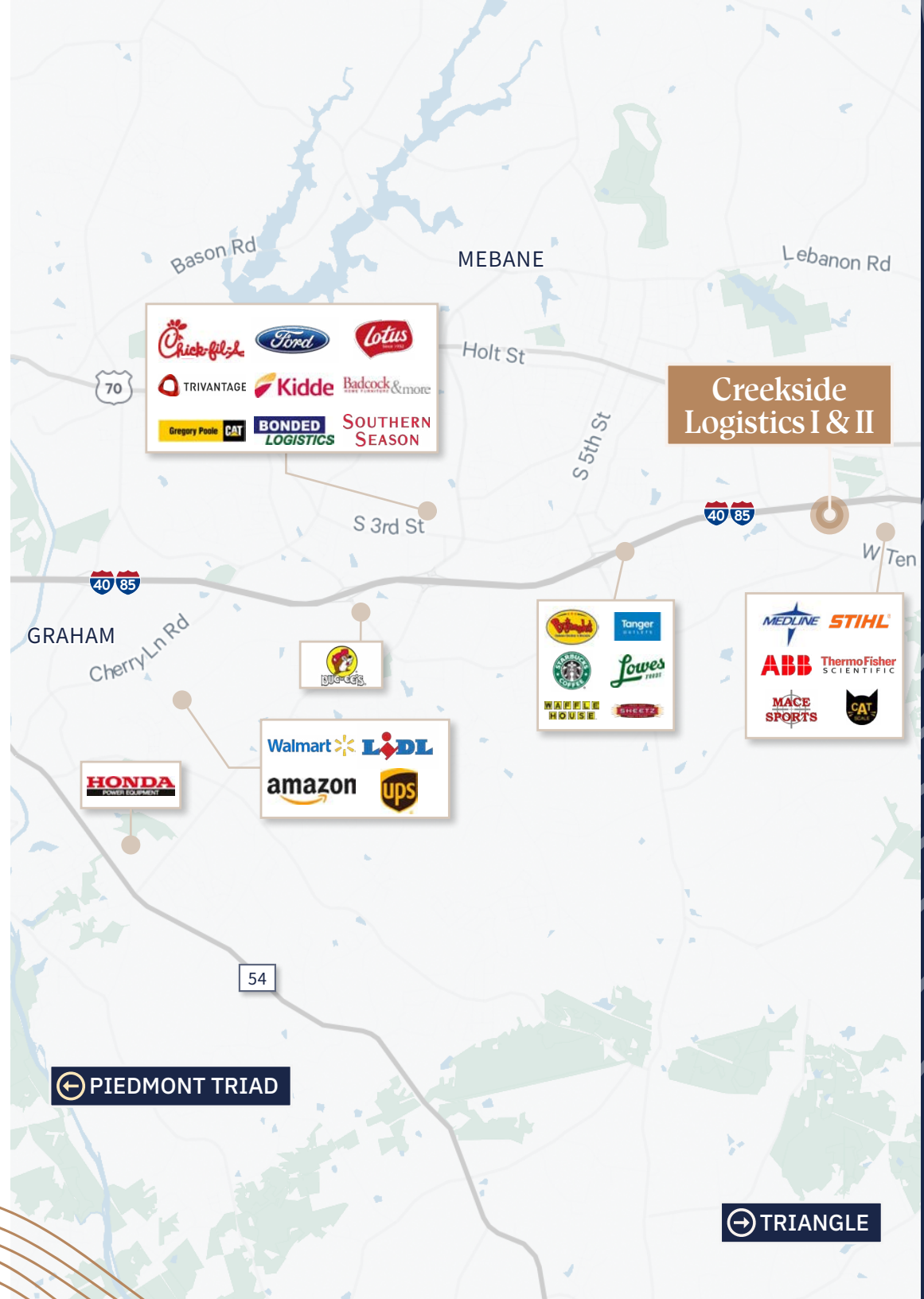
of the U.S. population
within 600 miles

10.7M

total population in
the state of NC

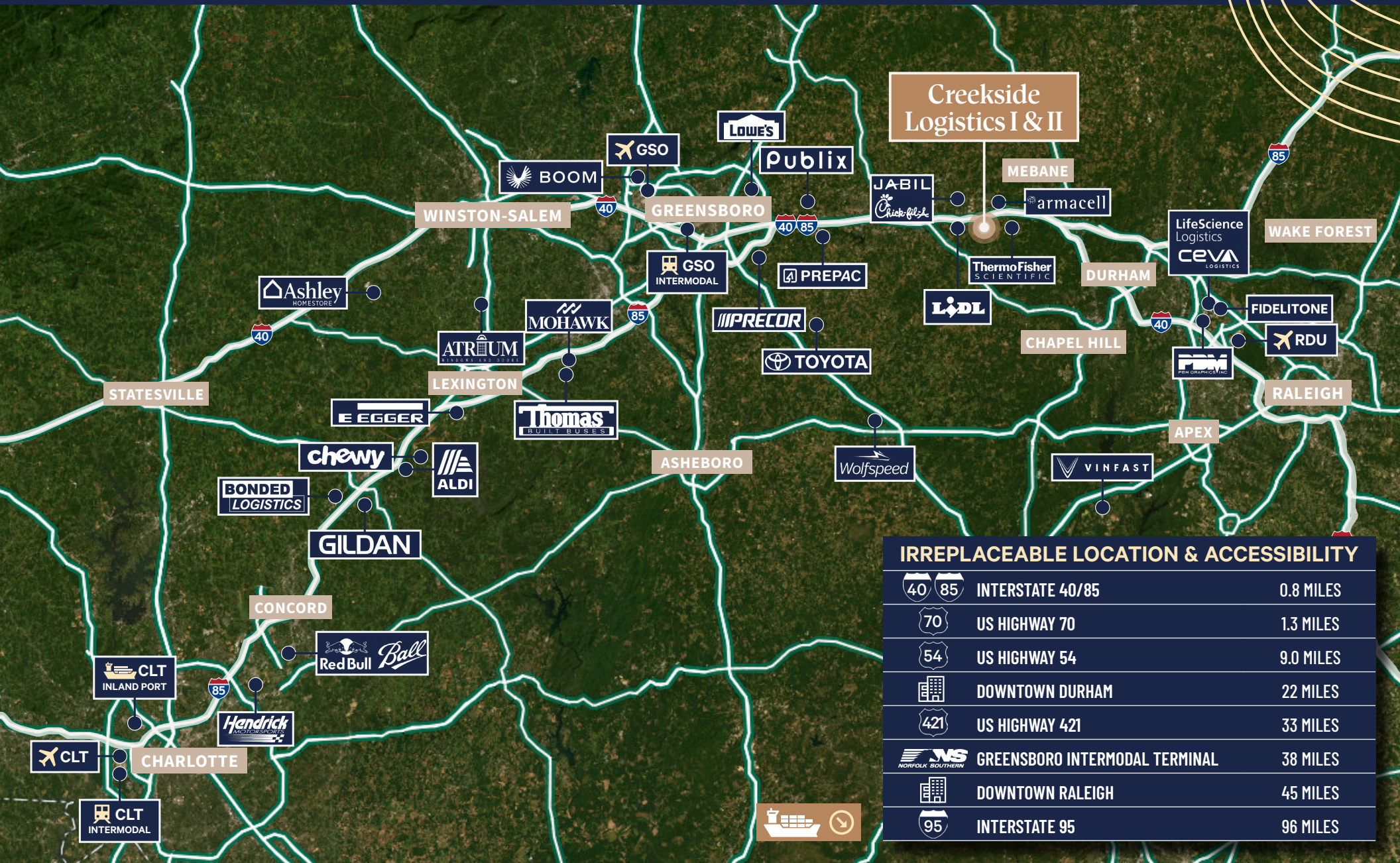
#1

best business climate
in the U.S.



Location is Everything

Major North Carolina Distributors & Manufacturers along the I-40/85 Corridor



IRREPLACEABLE LOCATION & ACCESSIBILITY

	INTERSTATE 40/85	0.8 MILES
	US HIGHWAY 70	1.3 MILES
	US HIGHWAY 54	9.0 MILES
	DOWNTOWN DURHAM	22 MILES
	US HIGHWAY 421	33 MILES
	GREENSBORO INTERMODAL TERMINAL	38 MILES
	DOWNTOWN RALEIGH	45 MILES
	INTERSTATE 95	96 MILES

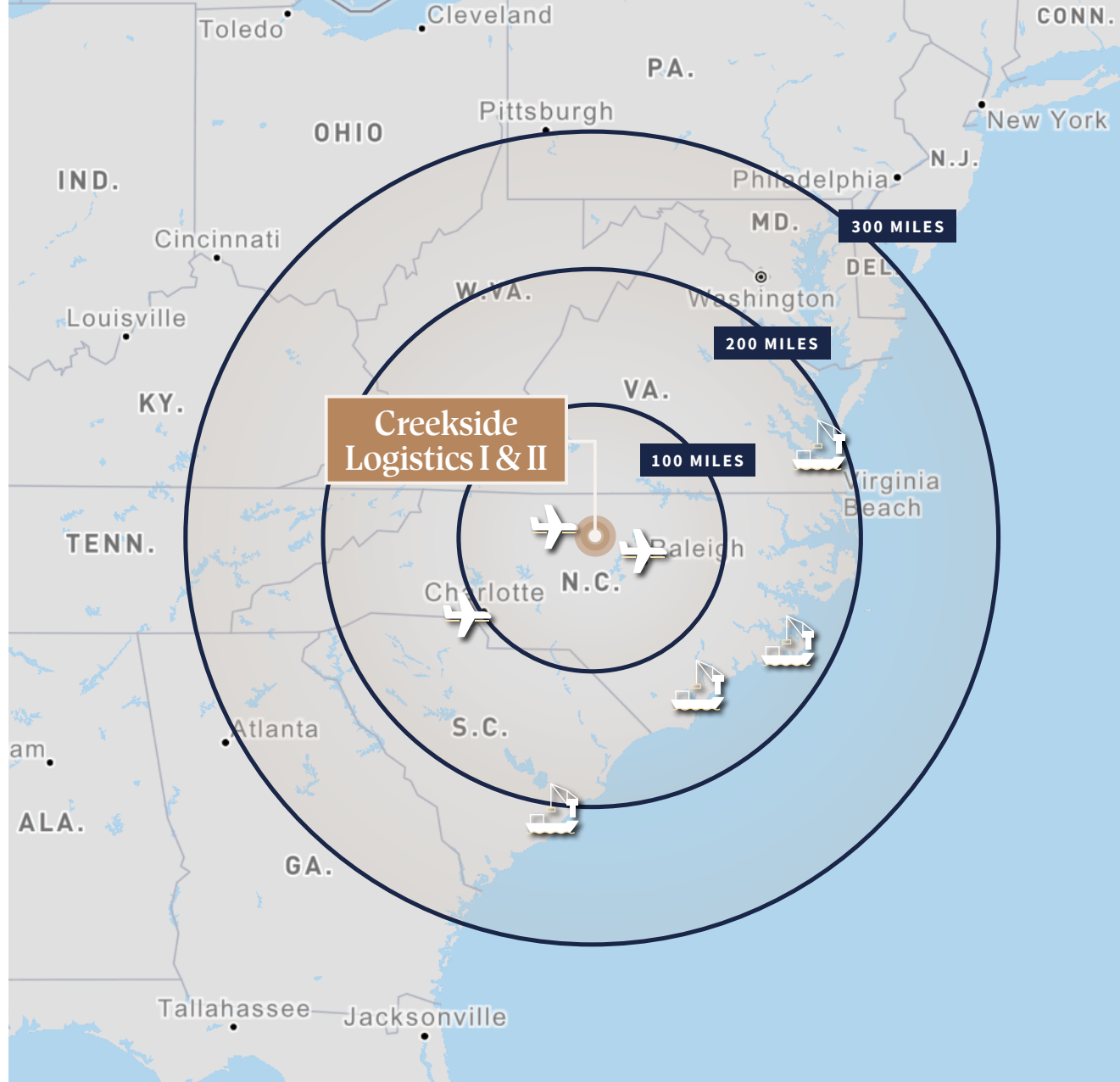
Prime East Coast Connectivity

Airports

Raleigh-Durham Int'l Airport	35 Miles
Piedmont Triad Int'l Airport	48 Miles
Charlotte Douglas Int'l Airport	127 Miles

Seaports

Port of Wilmington, NC	180 Miles
Port of Morehead City, NC	195 Miles
Port of Norfolk, VA	209 Miles
Port of Charleston, SC	313 Miles



Creekside Logistics I & II

Creekside Industrial Drive | Mebane, NC 27302

CONTACTS

Austin Nagy

Senior Vice President
+1 919 831 8197
austin.nagy@cbre.com

John Hogan, III

Vice President
+1 919 831 8264
john.hogan@cbre.com

Dodson Schenck

Executive Vice President
+1 336 478 0234
dodson.schenck@cbre.com

Will Henderson

Executive Vice President
+1 336 544 2745
will.henderson@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.