

Central Carolina Enterprise Park

6000 Enterprise Park Drive
Building 5
Sanford, NC 27330

 **SAMET**

LEE-MOORE
CAPITAL COMPANY 

CBRE

±117,185 SF CLASS A INDUSTRIAL SHELL BUILDING WITH EXPANSION



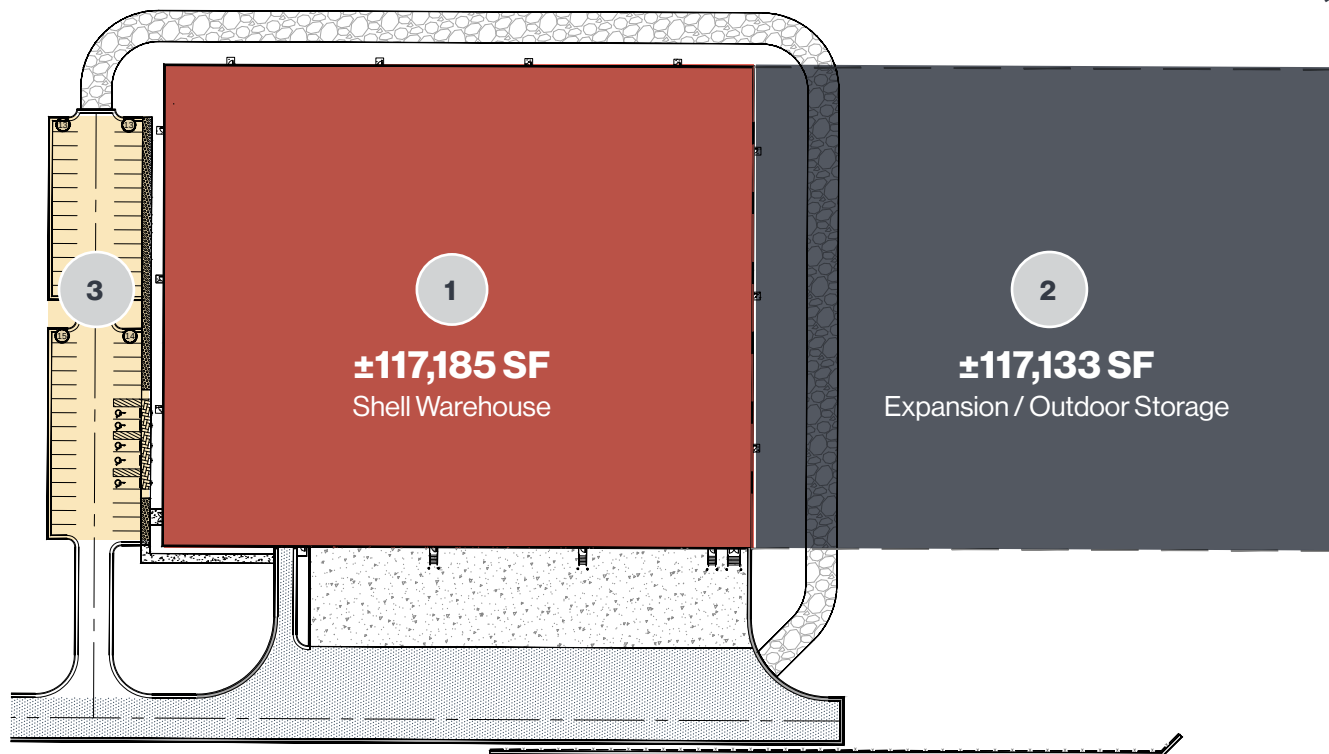
INDUSTRIAL SPECIFICATIONS

Building Highlights

Available SF	±117,185 SF Shell building available
Future Expansion	Up to ±117,133 SF Total footprint ±234,318 SF
Site Acreage	17.69 Acres
Outdoor Storage	Up to ±4-acres of outdoor storage available onsite
Office SF	Built-to-suit
Column Spacing	50' x 54'
Ceiling Height	26' - 29'
Dock-High Doors	Nineteen (19) doors 9' x 10'
Drive-In Doors	One (1) door 12' x 14'
Floor Thickness	6 inches
Power	Up to 5 MW available with the ability to expand
Expansion	Up to 284,000 SF of expansion between Lot 6 & Lot 9
Exterior	Concrete tilt-up panels
Interior	Steel frame
Parking	55 paved parking spaces with the ability to add dedicated Trailer Parking or additional employee parking spaces
Timing	Shell delivered and ready for tenant up-fit
Pricing	Contact for more information



Floor Plan



1

EXISTING

±117,185 SF spec shell warehouse
available immediately

2

EXPANSION

±117,133 SF future expansion or
outdoor storage opportunity

3

PARKING

55 paved parking spaces
available and expandable

Expansion Opportunity



Sites Ready for Development

LOT #	ACRES
1	Astellas
2	Pfizer
3	Pfizer
4	14.50 ac
5	6.93 ac
6	19.39 ac (Spec Bldg)
7	8.13 ac
8	Liberty Tire Recycling
9	17.93 ac
10	56.58 ac
11	8.16 ac
12	13.26 ac
13	11.06 ac
15	9.37 ac
16	3.94 ac



In the Neighborhood



Drive Times & Demographics

INTERSTATES/HIGHWAYS	DISTANCE
US-1	1 Mile
US-421	5 Miles
Interstate 540	21 Miles
Interstate 40/440	30 Miles
Interstate 74	50 Miles
Interstate 95	60 Miles

2025 POPULATION

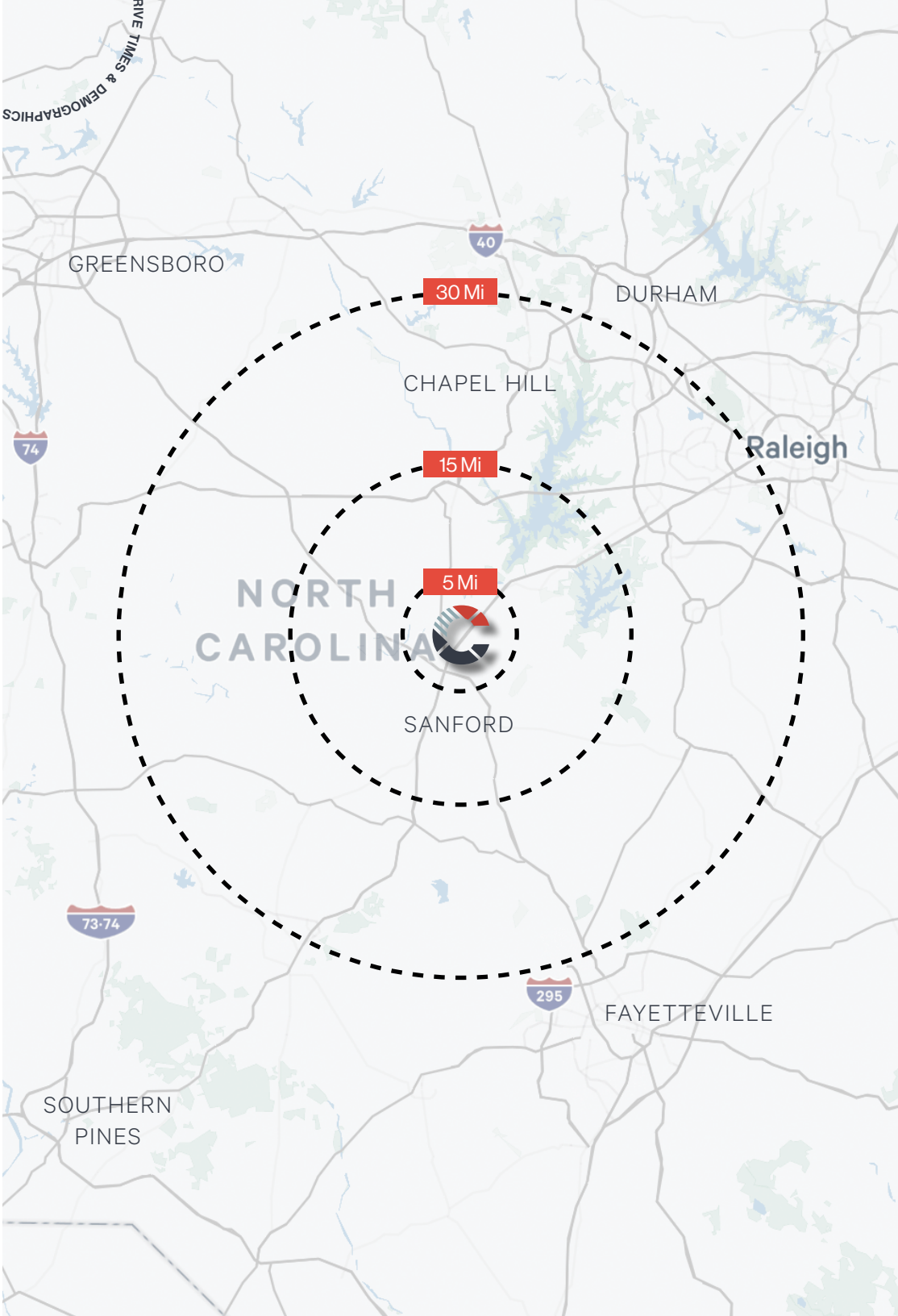
13,528	98,025	1,107,215
5 MILES	15 MILES	30 MILES

2025 AVG. HH INCOME

\$103,294	\$103,864	\$147,553
5 MILES	15 MILES	30 MILES

2025 BUSINESSES

435	3,283	34,779
5 MILES	15 MILES	30 MILES



Strong Connectivity



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CONTACTS

John Hogan, III

Vice President
+1 919 831 8264

John.Hogan@cbre.com

Ann-Stewart Patterson, SIOR

Executive Vice President
+1 919 831 8207

Ann-Stewart.Patterson@cbre.com

Austin Nagy

Senior Vice President
+1 919 831 8197

Austin.Nagy@cbre.com



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