



FOUNDRY
COMMERCIAL

FALLS LAKE II
200 BUSINESS PARK DRIVE
BUTNER, NORTH CAROLINA 27509

INDUSTRIAL SPACE FOR LEASE
±58,182 SF

FALLS LAKE II

INDUSTRIAL SPACE FOR LEASE



SITE FEATURES

- Great access to Interstate 85
- Located within Falls Lake Commerce Center, a master-planned business campus strategically positioned on Interstate 85 in Granville County
- Quality tilt-up concrete construction with glass store fronts
- Ideal for warehouse, distribution, or R&D space
- 120 employee parking spaces
- Space available immediately

JACKSON RIVES

Principal, Industrial Services

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ALEXIS LAMBETH

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INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	Falls Lake II	CEILING HEIGHT	30'
INDUSTRIAL PARK NAME	Falls Lake Commerce Center	LIGHTING	T5 Fluorescent lighting
ADDRESS	200 Business Park Drive	COLUMN SPACING	50' x 58'
CITY	Butner	FLOOR THICKNESS	6"
STATE	North Carolina	SPRINKLER SYSTEM/TYPE	ESFR sprinkler system
ZIP CODE	27509	LOADING DOCK	Eleven (11) 9' x 10' dock-high doors One (1) 10' x 14' drive-in loading doors
COUNTY	Granville		32 Seals 32 30,000 lb McGuire levelers 32 Swing Arm Lights
LEASE RATE	\$5.75/SF NNN	FANS	Eight (8) Rite height 16' fans Wall mounted fans and ten (10) louvers
TICAM	Estimated \$1.05	ELECTRICAL CAPACITY	2,000 Amp service
BUILDING TYPE	Industrial/Warehouse	NATURAL GAS SERVICE PROVIDER	Dominion Energy
ZONING	HI ZONING INFO	WATER AND SEWER PROVIDER	SGWASA
NUMBER OF BUILDINGS	1	ELECTRICAL PROVIDER	Duke Energy
BUILDING DIMENSIONS	650' X 232'	POWER	77/480 volt, 3-phase electrical GenerAc generator in place Ten (10) charging stations connections Step down transformer for air compressor
TOTAL SF	151,867 SF	HVAC	Office
AVAILABLE SF	58,182 SF 57,312 SF Warehouse 870 SF Office	SECURITY	Security system can remain in place
BAY SIZE	11,600 SF	ADDITIONAL FEATURES	15 trailer parking spaces
EXTERIOR WALL MATERIAL	Concrete		
ROOFING MATERIAL	Standing seam metal		
NO. OF PARKING SPACES	120 spaces		
YEAR BUILT	2009		
TRUCK COURT DEPTH	200' shared truck court		

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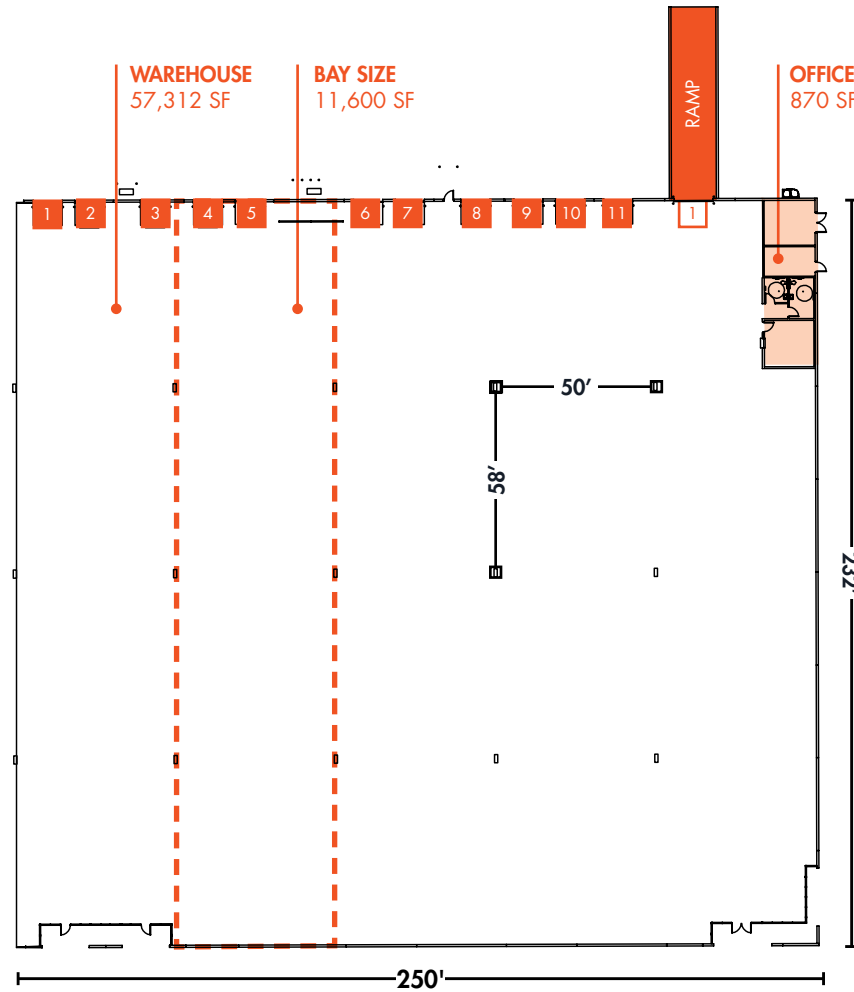
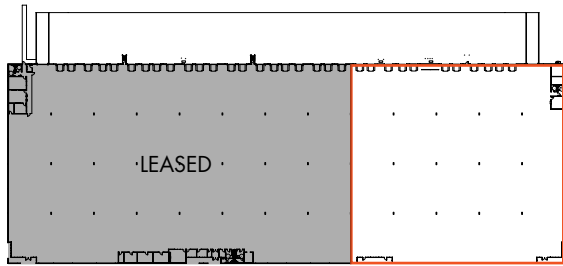
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FLOOR PLAN

58,182 SF



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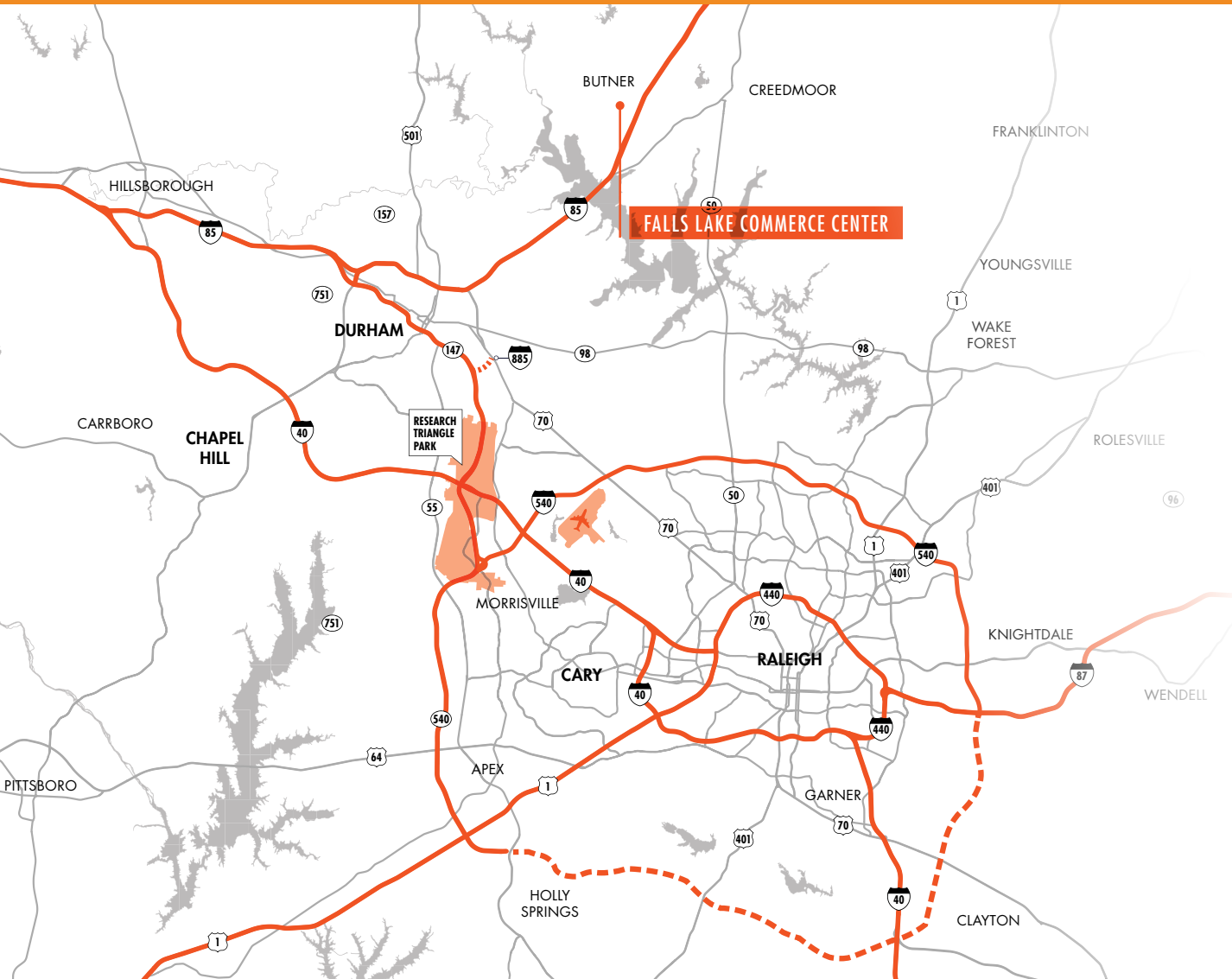
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INDUSTRIAL SPACE FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 85	<1 mile
	Interstate 70	11 miles
	Interstate 40	20 miles
	Interstate 540	20 miles
	Interstate 440	23 miles
	Interstate 1	26 miles
	Interstate 87	40 miles
	Interstate 95	60 miles

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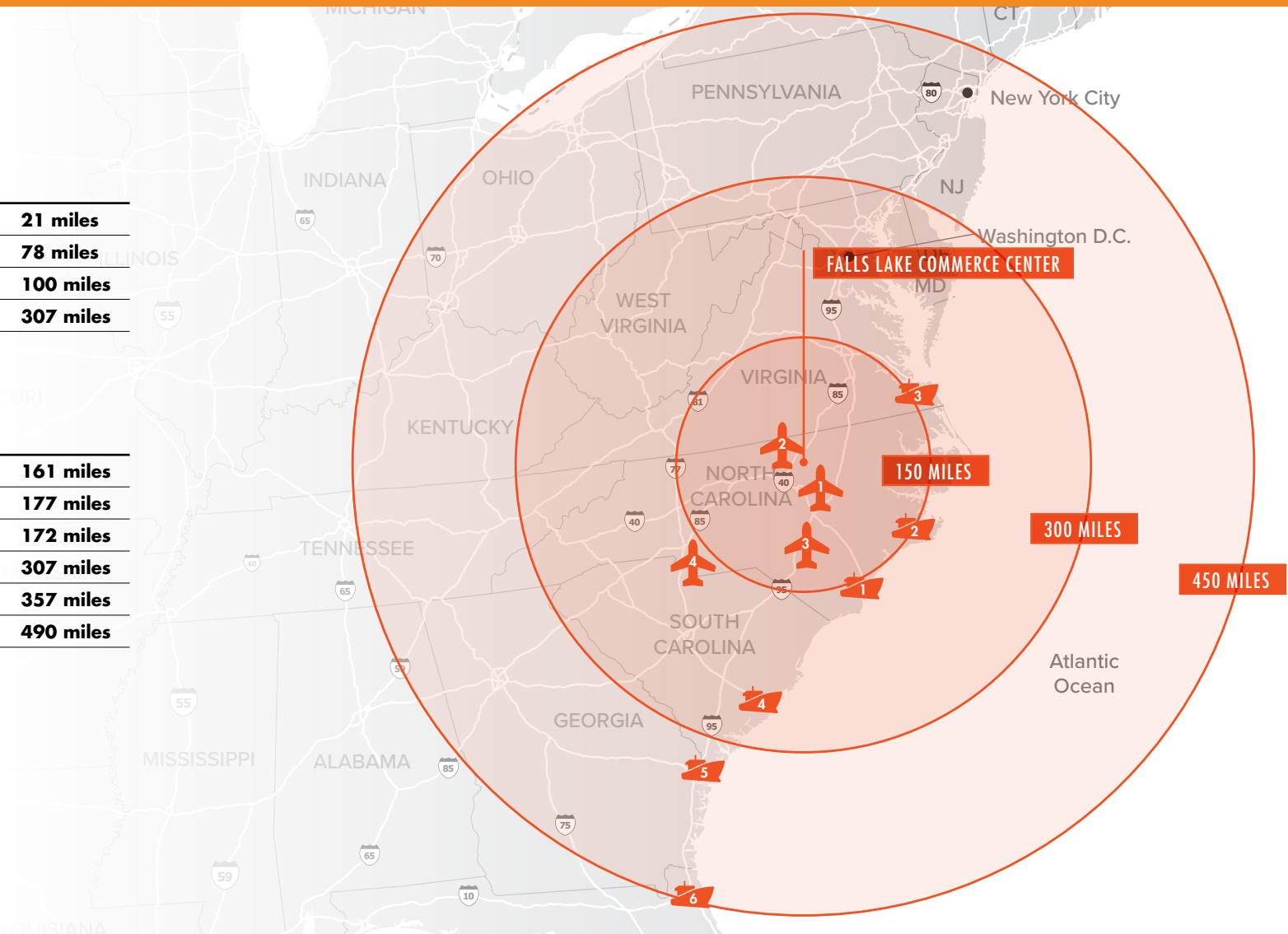
AIRPORTS

1	Raleigh-Durham International	21 miles
2	Piedmont Triad International	78 miles
3	Fayetteville Regional	100 miles
4	Charlotte Douglas International	307 miles



SEAPORTS

1	Wilmington, NC	161 miles
2	Morehead City, NC	177 miles
3	Norfolk, VA	172 miles
4	Charleston, SC	307 miles
5	Savannah, GA	357 miles
6	Jacksonville, FL	490 miles



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