

EXIT 189

SITE

FALLS LAKE  
COMMERCE CENTER



# FALLS LAKE COMMERCE CENTER 200 BUSINESS PARK DRIVE

BUTNER, NORTH CAROLINA 27509

RETAIL LAND FOR SALE  
±5-ACRE RETAIL SITE



# FALLS LAKE COMMERCE CENTER

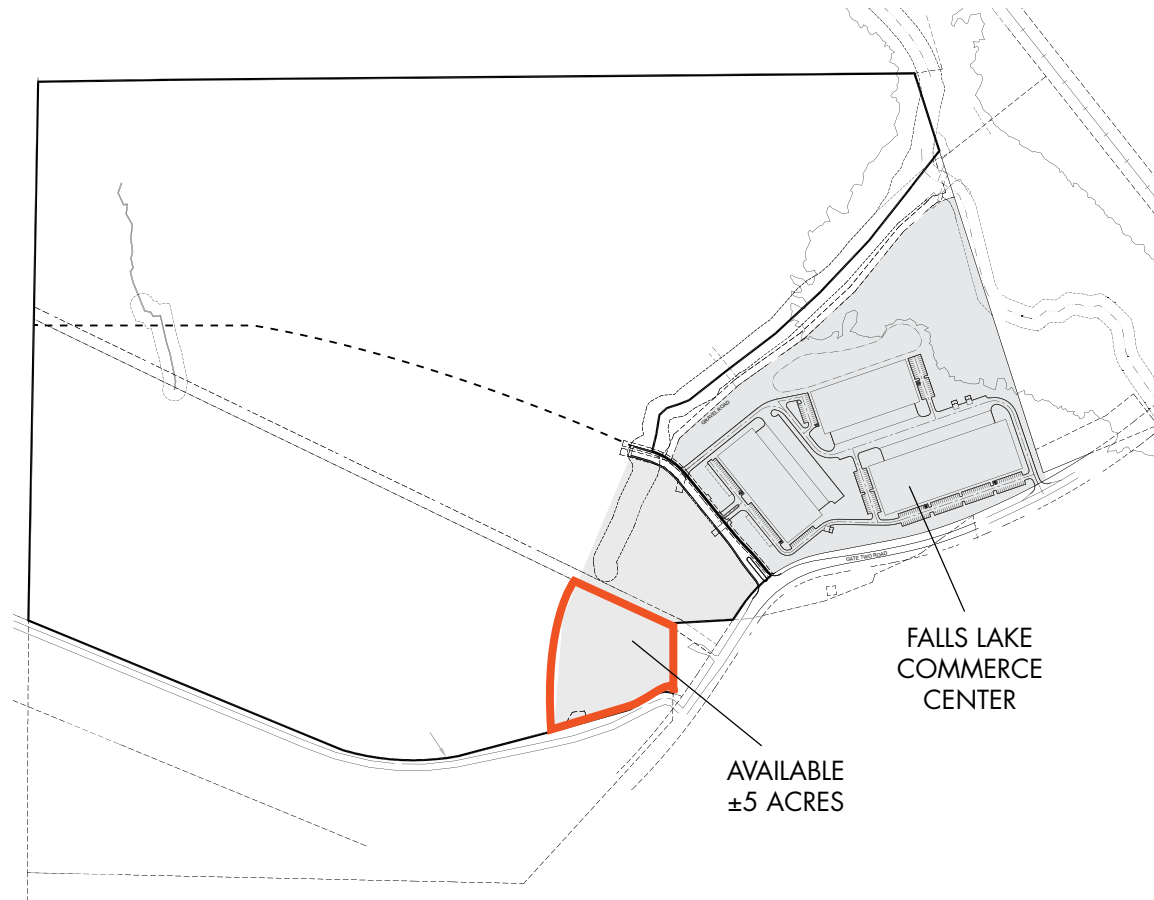
## RETAIL LAND FOR SALE

### PROPERTY FEATURES

- Adjacent to the new 340,000-square foot Falls Lake Commerce Center, Class A industrial development
- Adjacent to Ritchie Brother's North Carolina location
- Approximately four miles northeast of Durham County and just 17 miles from Research Triangle Park

### BUILDING FEATURES

SITE SIZE	±5 ACRES
TIMING	AVAILABLE IMMEDIATELY
SALE PRICE	\$100,000/ACRE
ZONING	HI <a href="#">ZONING INFO</a>



#### JACKSON RIVES

Principal, Industrial Services  
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#### ALEXIS LAMBETH

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

## RETAIL LAND FOR SALE



### 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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### LOCATION & ACCESS



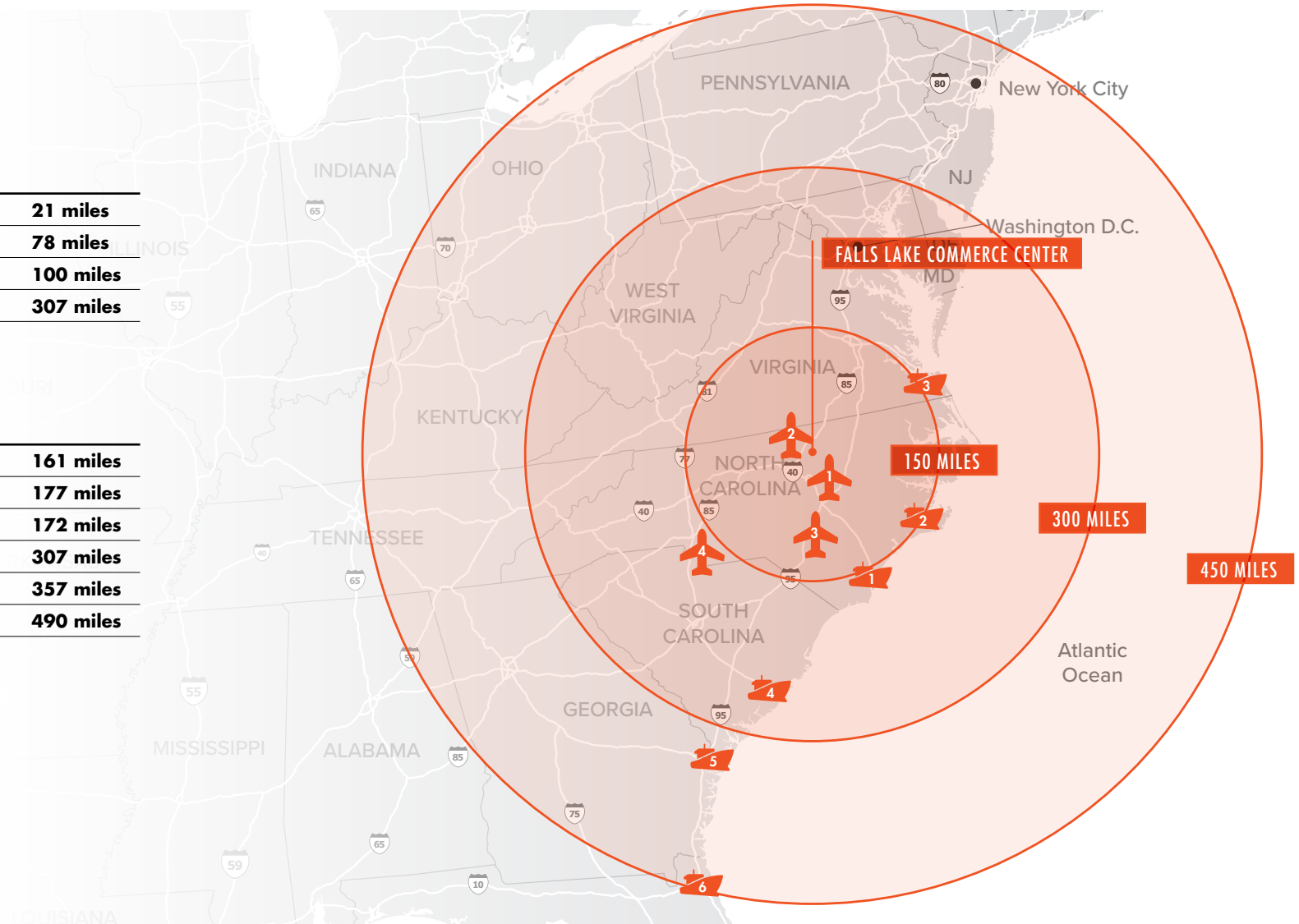
#### AIRPORTS

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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