

FOR LEASE

**142,824 - 340,402 SF  
INDUSTRIAL/  
WAREHOUSE SPACE**



## 2516 Industry Dr.

Burlington, North Carolina 27215

### Property Features

- Up to 340,402 SF Available
- **142,824 - 227,347 SF with 10 dock high doors (9 with dock levelers) and warehouse office area**
  - Section 1: 84,523 SF - 22' clear height
  - Section 2: 46,405 SF - 19' clear height
  - Section 3: 96,419 SF - 24' clear height
- **113,055 SF with 6 dock high doors and one ground level door**
  - 15' clear
  - 8,000 SF of prime office area can be added to the 113,055 SF space
- **8,800 SF** of first class finished office also available
- **Location:** Premier location fronting I-85-40 between NC 62 and NC 49 Interchanges, 30 minutes from RTP to the east and Greensboro to the west
- Metal Halide Lighting
- **Fire Protection:** ESFR Sprinkler System
- **Column Spacing:** 32 x 40

**Lease Rate: \$4.75/SF Industrial Gross**  
**Landlord paying property taxes and building**



For more information, contact:

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INDUSTRY DRIVE S.R. 1184

WATER TANK

96,419 SF

LOADING

LOADING

LOADING

46,405 SF

113,055 SF

84,523 SF

MANUFACTURING  
LEASED

RETAIL  
13,913 SF  
(LEASED)

OFFICE  
8,800 SF

0 50 100  
SCALE IN FEET  
SCALE IS APPROXIMATE

INTERSTATES 40 & 85

