



INDUSTRIAL SPACE FOR LEASE

LEASE OVERVIEW

AVAILABLE | SUITES E, G, H

LEASE PRICE | \$12 PER SF

LEASE TYPE | NNN

SQUARE FOOTAGE | UP TO +/- 9,237 SF

ZONING | PLANNED DEVELOPMENT

Industrial space for lease at Southern Pines Corporate Park, located at the corner of Yadkin Road and Air Tool Drive with convenient access to US Hwy 1 and just minutes from Downtown Southern Pines. The property is zoned Planned Development (PD) and is situated within an established corporate park with tenants including Amazon, UPS, Ingersoll Rand, Donald Ross Sportswear, National Athletic Village, and Cardinal State Storage. The building totals +/- 57,270 SF, with available space in Suites E, F, and G—formerly used as a brewery—ranging from

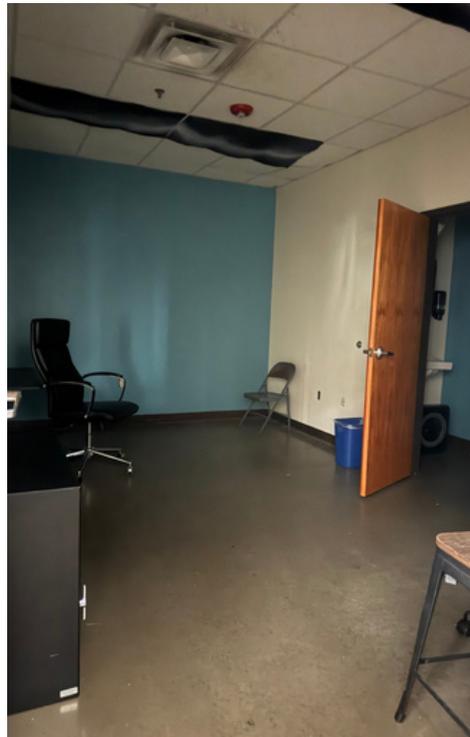
approx. 2,800 SF to 9,237 SF, with an additional 5,184 SF potentially available. Features include on-site parking, ceiling heights of approximately 17 feet at the peak, and a NNN lease structure.

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PHOTOS



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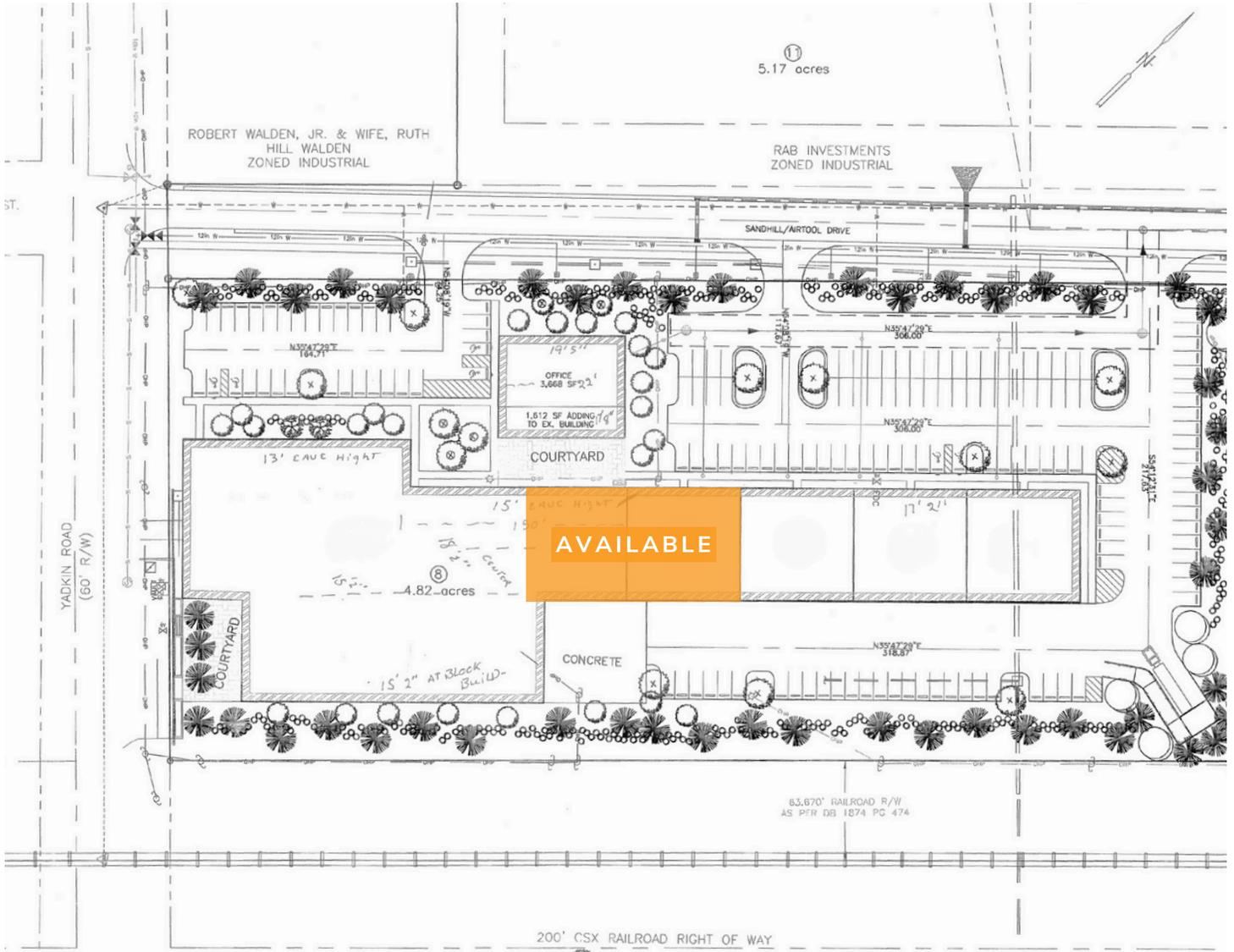


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PROPERTY LAYOUT

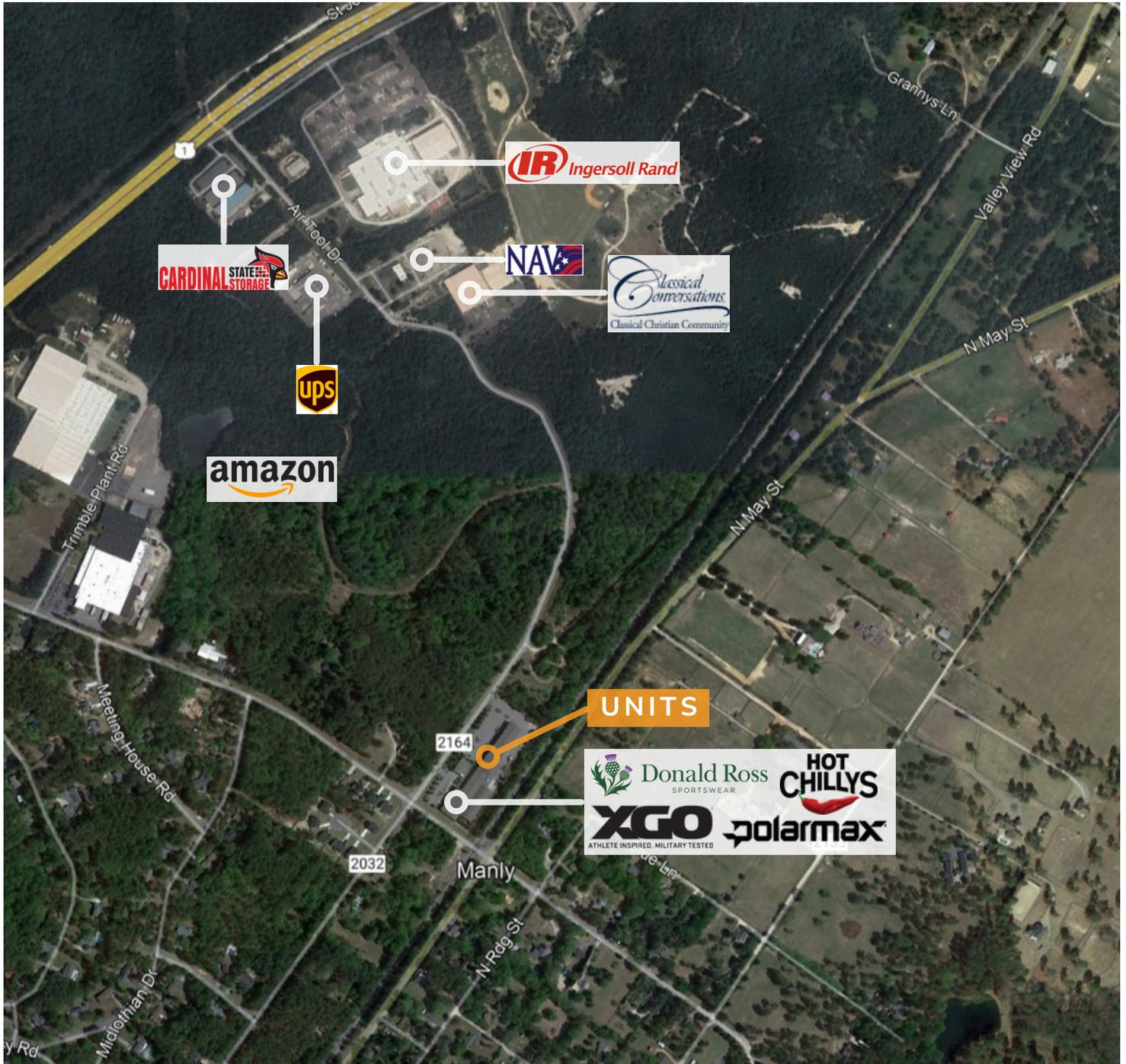


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AREA MAP



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LOCATION MAP



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