
HAW RIVER DISTRIBUTION CENTER

1325 TRUBY DRIVE, GRAHAM, NORTH CAROLINA

±579,040 SF INDUSTRIAL SPACE FOR LEASE



VIDEO TOUR

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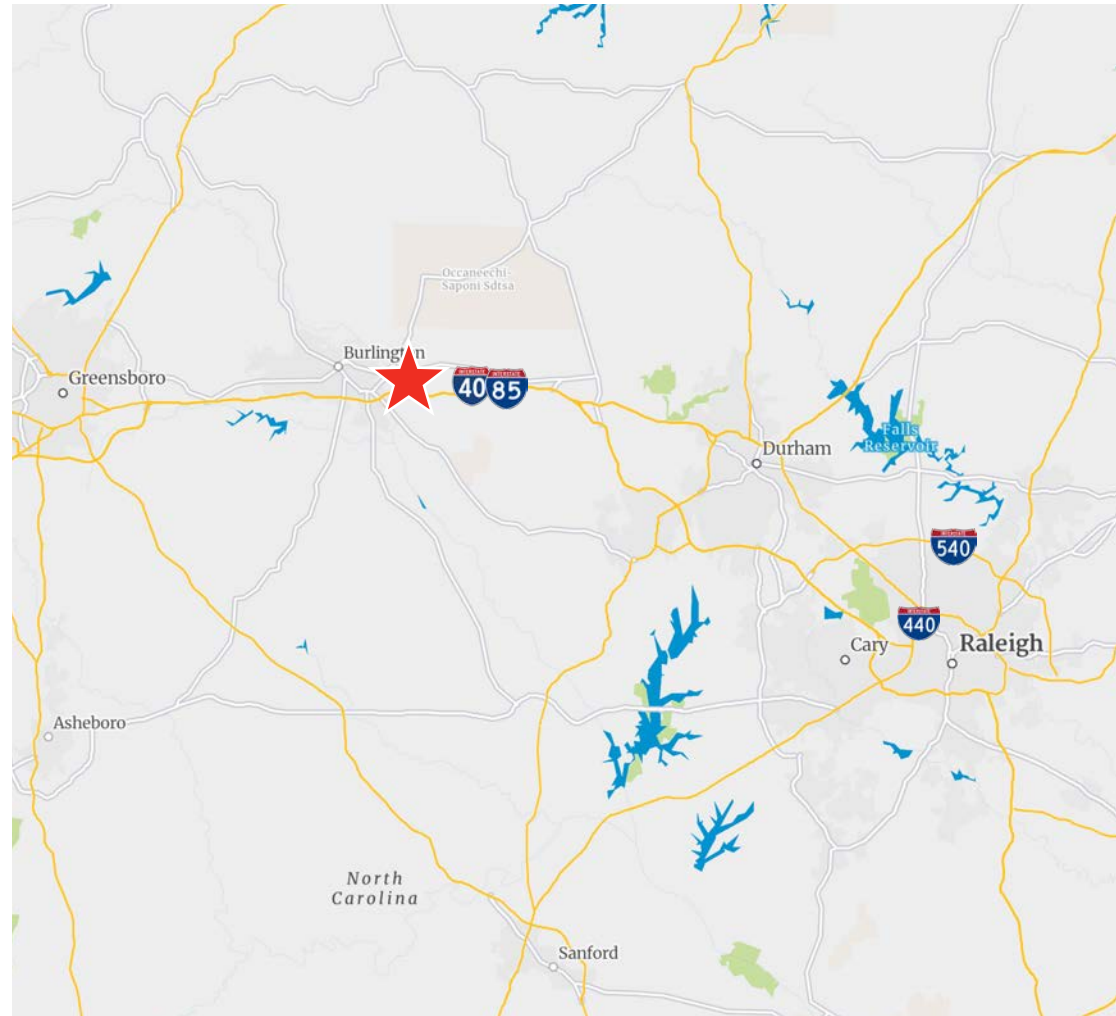
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HAW RIVER DISTRIBUTION CENTER

- **±55 Acre** Class A industrial Development located at 1325 Truby Drive, Graham, North Carolina
- **±579,040 SF** of distribution space with 2,500 SF of speculative office
- **9 megawatts** available
- Zoned **I-1 (Light Industrial)**
- Close proximity to major markets, situated between The **Triangle (Raleigh, Durham, Chapel Hill)** and the **Triad (Greensboro, High Point, Winston-Salem)**
- Frontage to **I-40/I-85**, connecting site to numerous large cities including Raleigh, Charlotte, Atlanta, Richmond, and Washington D.C.
- The **I-40/I-85 corridor** is an emerging distribution area with a remarkably strong tenant mix between national manufacturers and distribution users, making it one of the most fundamentally sound corridors in the Sunbelt. The I-40/I-85 corridor is home to companies such as Walmart, Lidl, Ford, Kidde, Amazon, Chick-Fil-A, UPS, Lenovo, Fed Ex, Coca Cola, and many more
- Ease of access to Piedmont Triad International Airport (40 miles away) and Raleigh-Durham International Airport (41 miles away)
- Call broker for asking rent



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122,000 VPD

15,500 VPD

Jimmie Kerr Rd

INTERSTATE 40 INTERSTATE 85

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Building Features

Building Size	579,040 SF with 2,500 SF of speculative office
Dimensions	470'x1232'
Clear Height	36'
Date Available	Delivered
Bays	±56' x 60' "speed" bays with ±56' x 50' interior bays. End bays may vary.
Dock Doors	Thirty eight (38) dock doors Twenty (20) dock pit with mechanical levelers and bumpers Fifty (50) future knockouts
Drive-Ins	Up to 4
Trailer Parking	34
Associate Parking	499
Roofing	45 mil TPO membrane roof
Floor/Slab	7" 4,000 psi concrete slab
Zoning	Alamance County I-1



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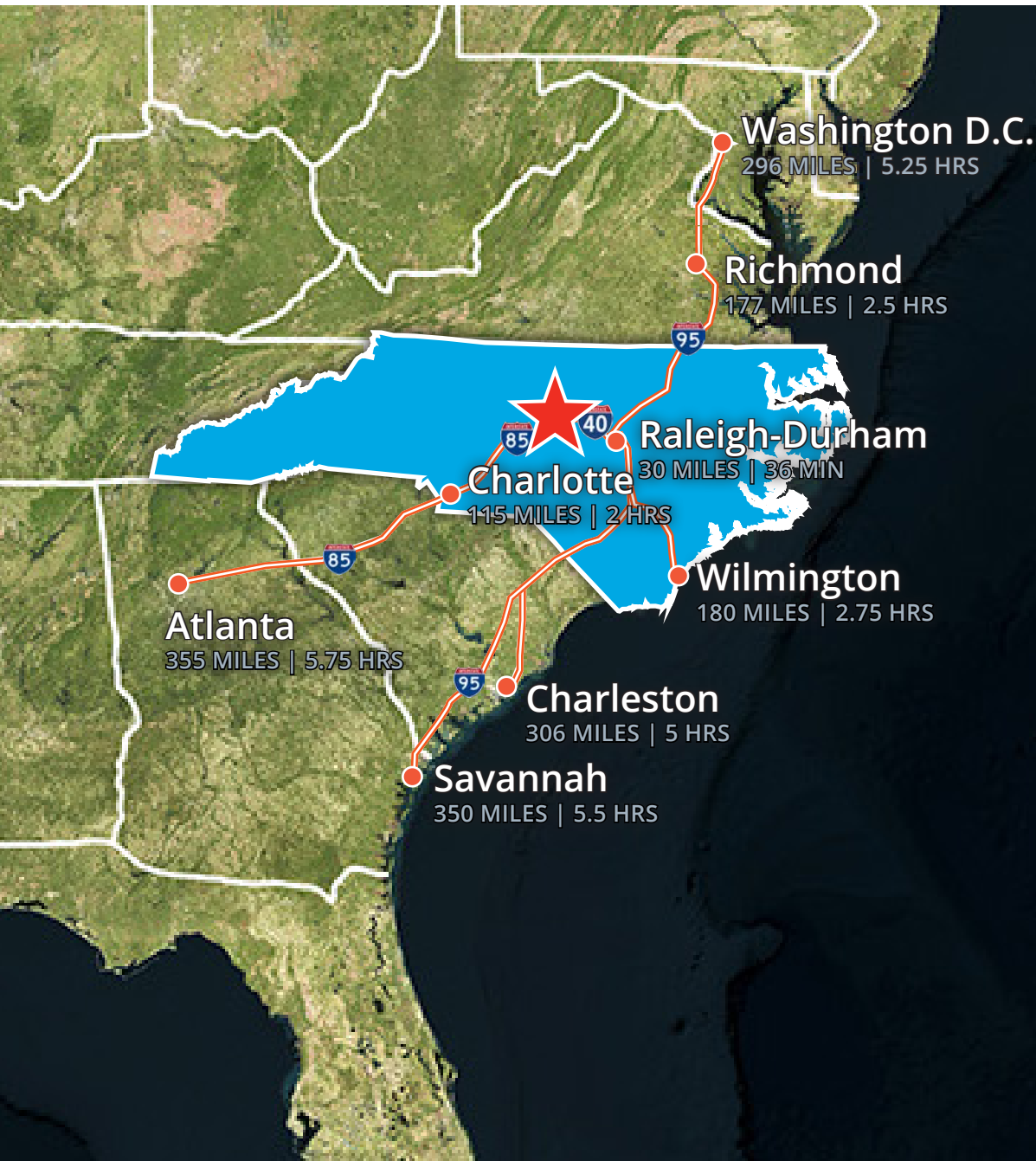
Aerial



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Airports

1	Piedmont Triad International	40 miles
2	Raleigh-Durham International	41 miles
3	Fayetteville Regional	90 miles
4	Charlotte Douglas International	133 miles

Ports

1	Norfolk, VA	211 miles
2	Morehead City, NC	200 miles
3	Wilmington, NC	188 miles
4	Charleston, SC	306 miles
5	Savannah, GA	350 miles
6	Jacksonville, FL	480 miles

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Close Proximity to Research Triangle Park

Located in the center of three tier one research universities, the **Research Triangle Park (RTP)** is the largest, and one of the most successful, research parks in the United States. RTP is home to more than 200 companies employing over 50,000 people. Companies in the Park range from IT giants like IBM to entrepreneurial ventures hoping to commercialize the world's next big idea. Over 46% of the companies in RTP are engaged in the Life Sciences. Companies located in RTP have received more than 3200 patents and almost 2000 trademarks.



200+ companies



50,000+ employees



over **46%** engaged in life sciences



3200+ patents



2000+ trademarks

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About Al. Neyer

For more than 130 years, Al. Neyer has offered a diverse set of real estate development and design-build construction solutions to commercial clients. Rooted in design-build construction, it can integrate all functions in-house, including design, project management, finance, leasing, and ongoing portfolio management. With offices in Raleigh, Cincinnati, Nashville, and Pittsburgh, Al. Neyer serves a local, regional, and national client base.

AT-A-GLANCE

- Established in 1894
- Operates in 4 growth markets in the Eastern U.S.
- 100% employee-owned since 2014 through an Employee Stock Ownership Program (ESOP)
- More than 100 employee-owners across footprint
- Specializes in speculative and build-to-suit projects for commercial clients

OUR COMPETITIVE ADVANTAGE



Boots on the Ground

We have the local expertise that helps us move quickly and execute.



Thinking like Owners

We consider design solutions that increase the long-term feasibility of the project and real estate value for the client.



Vertically-Integrated Development Approach

With design, architecture, and development services in-house, we are able to efficiently create real estate solutions for our clients.



A Long History of Operating with Integrity

We're fueled by a strong set of core values – centered on taking ownership, building relationships through trust, and digging details – and we seek partners that share the same values when doing business.

SPECIALTIES

- Industrial facilities
- Office and medical buildings
- Multi-family developments
- Urban mixed-use developments

EXPERIENCE

5.9M square feet of new project starts in 2023

\$1.3B in capital raised in the last 3 years

20 projects completed in 2023



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