

INDUSTRIAL SITE FOR SALE OR LEASE

EXISTING IMPROVEMENTS | IOS POTENTIAL



4009 ESTATE DR | CREEDMOOR, NC 27522

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PROPERTY SUMMARY

±9.55-acre improved industrial property available for sale or lease at 4009 Estate Drive in Creedmoor, NC. The property features a partially cleared and fenced yard with multiple existing structures, including office and shop spaces. With LI zoning and additional land for expansion, the site offers a strong value-add opportunity for investors or owner-users.

LOCATION DESCRIPTION

The property is located within Ledge Rock Industrial Park in Granville County, just two minutes from I-85, providing direct access to the greater Raleigh-Durham market. Positioned near US Highway 15, the site offers convenient connectivity and strong traffic counts along both US 15 and I-85.

PROPERTY HIGHLIGHTS

- » ±9.55-acre industrial site for sale or lease
- » Zoning: LI (Light Industrial) - Granville County
- » Located in Ledge Rock Industrial Park
- » Existing improvements: office, shop, & storage structures
- » Partially cleared, fenced, & stabilized yard area
- » IOS (Industrial Outdoor Storage) potential
- » ±2 minutes to I-85 (Exits 189 & 191) with access to US Highway 15
- » Traffic Counts: ±7,400 VPD (US HWY 15) & ±35,000 VPD (I-85)
- » City water/sewer & fiber optic connectivity
- » Large gravel parking & storage area
- » Additional land for expansion or development
- » Site can be sold vacant
- » **Sale Price:** \$2,000,000
- » **Lease Rate:** Call broker



PROPERTY LAYOUT

#	Building	Measurements	Square Footage
1	BLDG 4009	56x24	1,344 SF
2	BLDG 4011	30x22	660 SF
3	BLDG 4013	38x12	456 SF
4	BLDG 4015	22x12	264 SF
5	*WORKSHOP/ GARAGE	70x40	2,800 SF



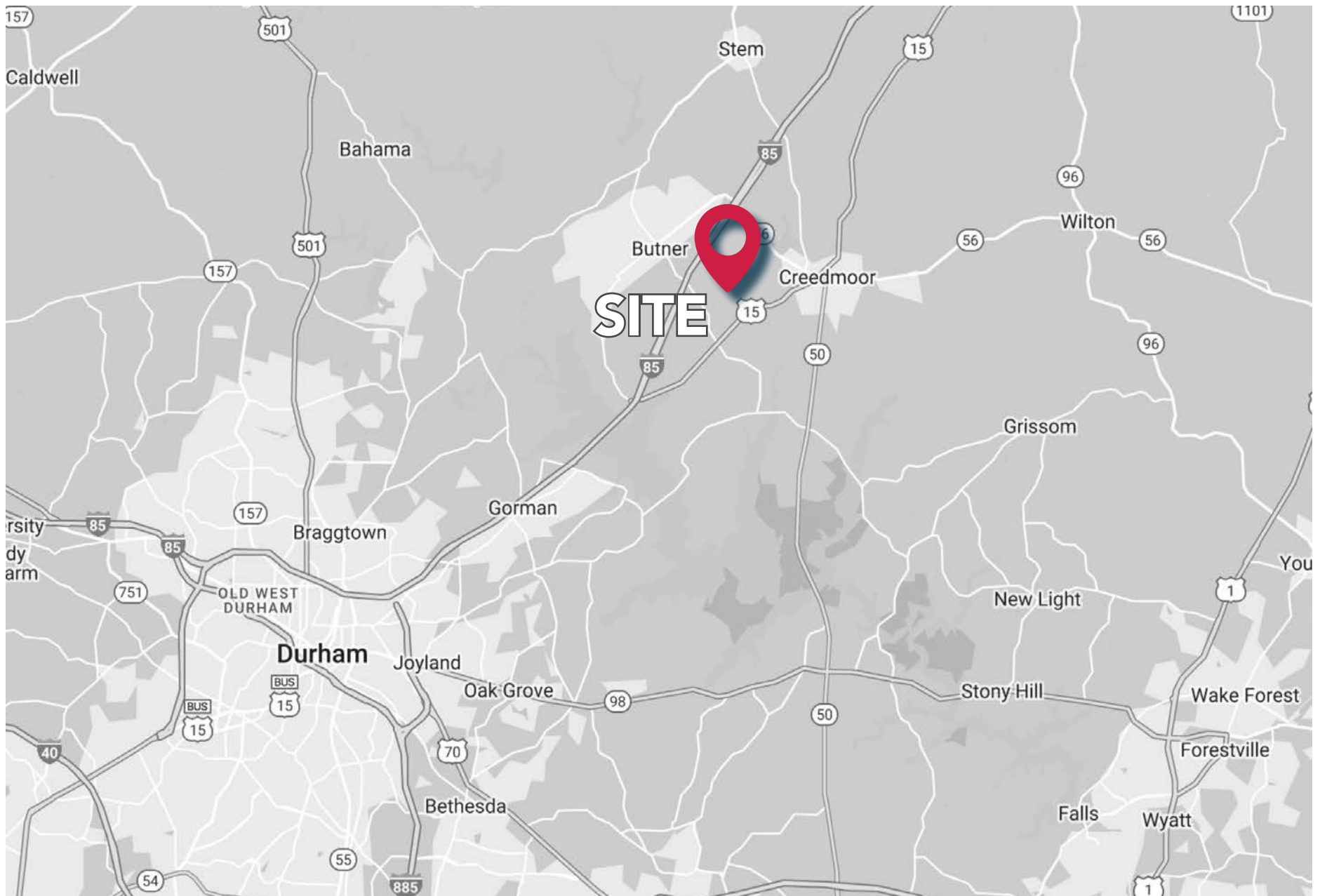
*Occupied by long-term tenant

PROPERTY PHOTOS



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AREA OVERVIEW



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DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population (2025)	1,766	11,554	26,026
Daytime Population	1,138	13,088	23,351
Average Household Income	\$130,025	\$93,794	\$97,177
Median Home Value	\$245,789	\$220,282	\$253,044
Median Age	39.2	39.3	40.1
Bachelor's Degree or Higher	41.7%	29.5%	26.3%

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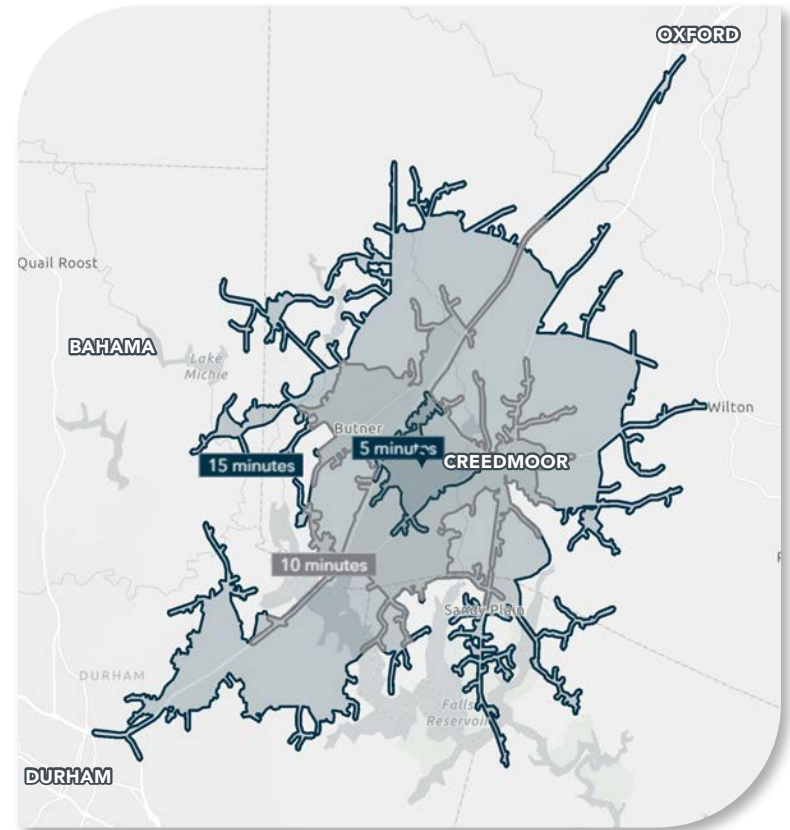
OF THE FASTEST GROWING
REGIONS IN THE U.S.
(CREEDMOOR AREA)
(U.S. CENSUS BUREAU)

#1

STATE FOR BUSINESS
(NORTH CAROLINA)
(CNBC, 2025)

TIER 1

COUNTY FOR ECONOMIC
DEVELOPMENT INCENTIVES
(GRANVILLE COUNTY)
(NC COMMERCE)



STRATEGIC ACCESS. STEADY GROWTH. IN CREEDMOOR, NC

Creedmoor, North Carolina sits just north of Raleigh, offering convenient access to the broader Triangle region and its major highways. The area has experienced steady population and economic growth, supported by its proximity to Durham and key employment centers. Businesses benefit from a strong regional workforce and a more cost-effective alternative to core urban markets, positioning Creedmoor as an increasingly attractive location for industrial and distribution users.

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