

FLEX SPACE FOR LEASE

3653 - 3673 ALAMANCE ROAD, BURLINGTON, NC 27215



HUNTER STEWART, SIOR, MBA
Vice President, Principal
919.548.3172
hstewart@lee-associates.com

AIMEE GIBBS, J.D.
Broker
919.548.9649
agibbs@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

Office/Warehouse space just steps away from the Burlington Alamance Regional Airport and just 1.7 miles from the intersection of I-40 and NC Hwy 62.

PROPERTY HIGHLIGHTS

- » 22,658 SF Total in two buildings
- » **Available Suites -**
 - » **Suite 3655: 1,250 SF** (Available 8/1/2026)
 - » **Build to Suit: 10,000 to 50,000 SF**
- » Built in 2006
- » 30 parking spaces
- » Metal construction
- » 1 Dock door
- » 6 Drive-in doors (10' x 10')
- » Zoned Industrial 1

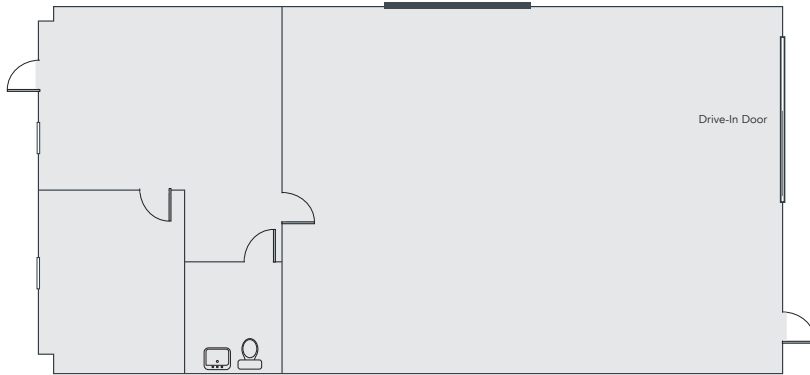
LEASE RATE

- » Contact broker



FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

SUITE 3655



3D VIRTUAL TOUR

SUITE 3655

SUITE SIZE 1,250 SF
AVAILABLE 8/1/2026

OFFICE AREA 110 SF

WAREHOUSE 836 SF

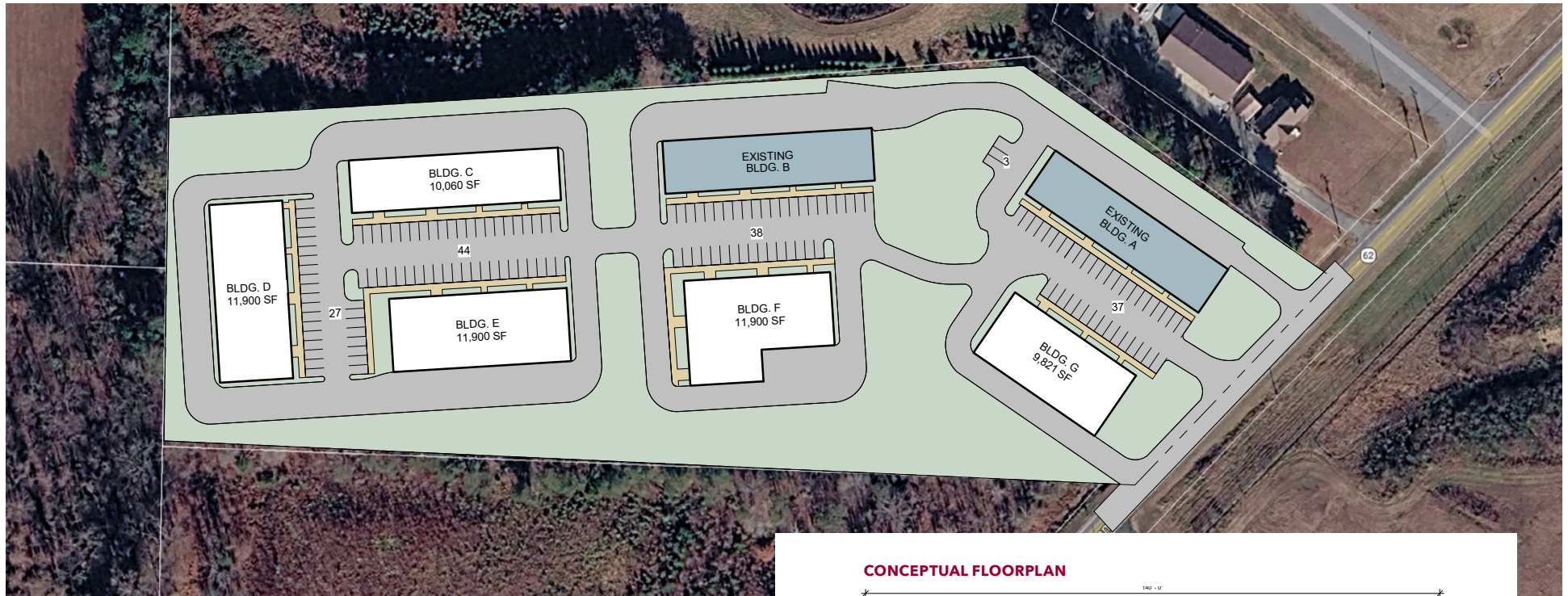
BUILDOUT RECEPTION, 1 PRIVATE OFFICE,
RESTROOM, HEATED WAREHOUSE,
DRIVE-IN DOOR

Images, floor plan, and virtual tour are representative of similar spaces and may not reflect the exact suite available.



FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

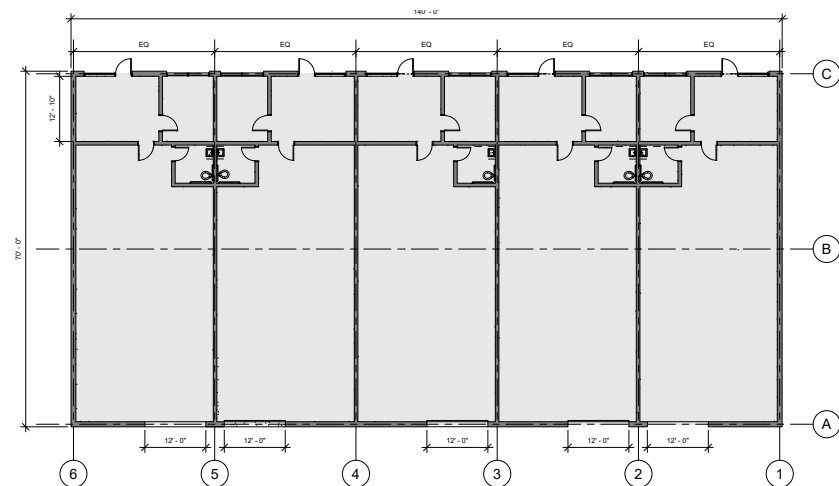
BUILD TO SUIT - CONCEPTUAL PLAN



BUILD TO SUIT DETAILS

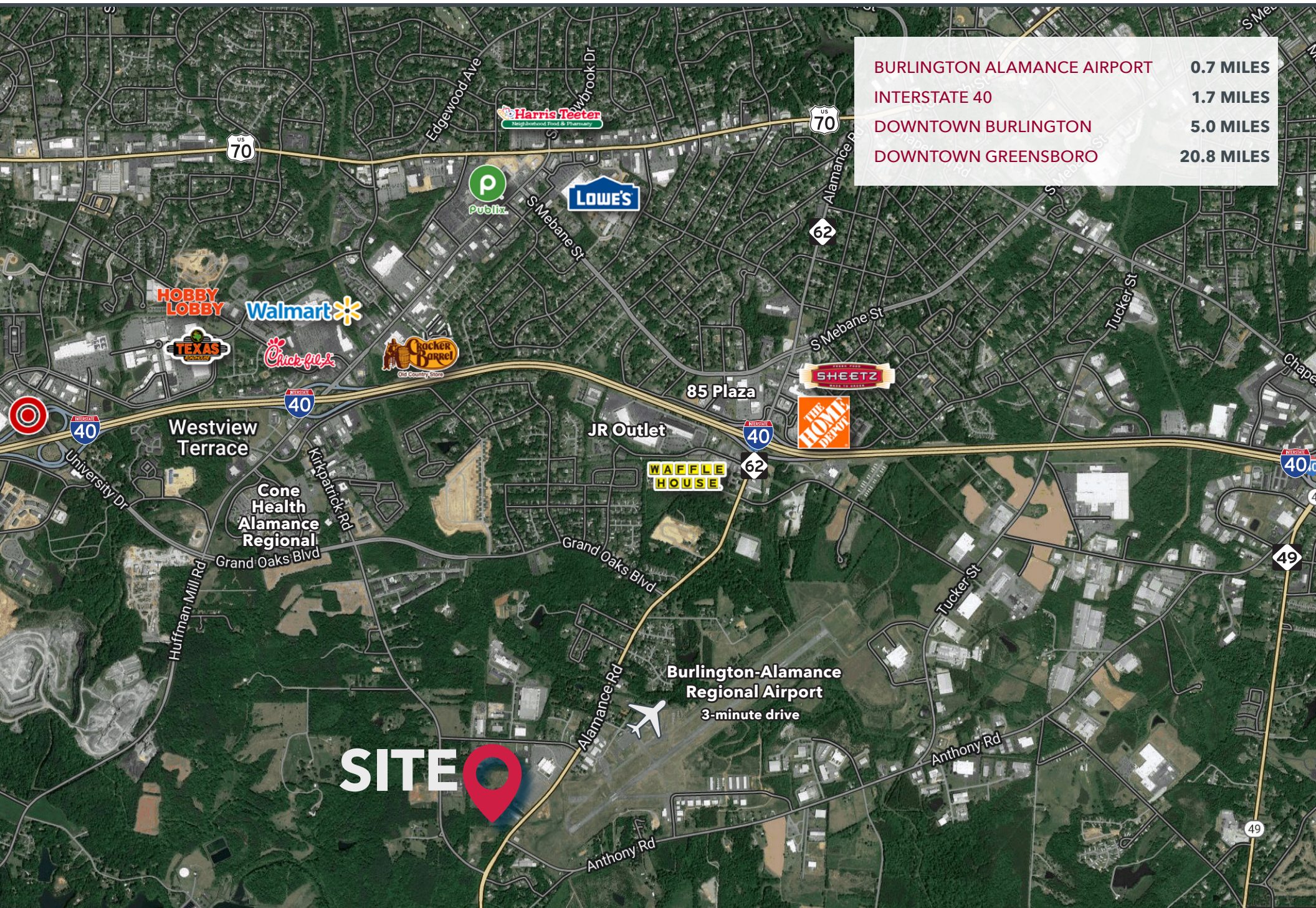
- » 10,000 - 50,000 SF Available
- » Flexible layouts
- » Potential laydown yard available

CONCEPTUAL FLOORPLAN



FLEX FOR LEASE • AIRPARK WEST • BURLINGTON, NC 27215

AREA OVERVIEW



BURLINGTON ALAMANCE AIRPORT	0.7 MILES
INTERSTATE 40	1.7 MILES
DOWNTOWN BURLINGTON	5.0 MILES
DOWNTOWN GREENSBORO	20.8 MILES