

# WEST INDUSTRY DRIVE

204 WEST INDUSTRY DRIVE OXFORD, NC 27565

±50,214 SF INDUSTRIAL SPACE FOR LEASE

# 204 WEST INDUSTRY DRIVE

## INDUSTRIAL SPACE FOR LEASE

### BUILDING FEATURES

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| ADDRESS                | 204 West Industry Drive                                    |
| CITY                   | Oxford                                                     |
| STATE                  | North Carolina                                             |
| COUNTY                 | Granville                                                  |
| DATE AVAILABLE         | 3/1/2026                                                   |
| LEASE RATE             | Call for pricing                                           |
| TICAM                  | Call for pricing                                           |
| TAX PARCEL ID #        | 1912-77-5273                                               |
| BUILDING TYPE          | Warehouse/Distribution/Manufacturing                       |
| ZONING                 | B2 (Highway Business District) <a href="#">ZONING LINK</a> |
| NUMBER OF BUILDINGS    | One (1)                                                    |
| BUILDING DIMENSIONS    | 200' x 250'                                                |
| TOTAL SF               | 50,214 SF                                                  |
| AVAILABLE SF           | 50,214 SF                                                  |
| OFFICE SF              | 2,186 SF                                                   |
| BAY SIZE               | 10,000 SF                                                  |
| EXTERIOR WALL MATERIAL | Metal                                                      |
| AUTO PARKS             | 41 - 75                                                    |
| FENCING                | Gated Access                                               |
| YEAR BUILT             | 1994                                                       |
| NO. OF ACRES           | 7.0 acres                                                  |
| TRUCK COURT DEPTH      | 155'                                                       |
| CEILING HEIGHT         | 18'                                                        |
| LIGHTING               | LED                                                        |

|                              |                                                    |
|------------------------------|----------------------------------------------------|
| FLOOR THICKNESS              | 6"                                                 |
| SPRINKLER SYSTEM/TYPE        | Wet                                                |
| LOADING DOCK                 | Four (4) Dock-High Doors<br>One (1) Drive-In Door  |
| HVAC                         | Fully Conditioned                                  |
| SECURITY                     | Fenced with electric gate & security camera system |
| RESTROOMS                    | 4 mens & 4 womens                                  |
| ELECTRICAL CAPACITY          | 1600 Amps                                          |
| NATURAL GAS SERVICE PROVIDER | Enbridge                                           |
| WATER AND SEWER PROVIDER     | City of Oxford                                     |
| TELECOM PROVIDER             | BrightSpeed                                        |
| ELECTRICAL PROVIDER          | Duke Energy                                        |



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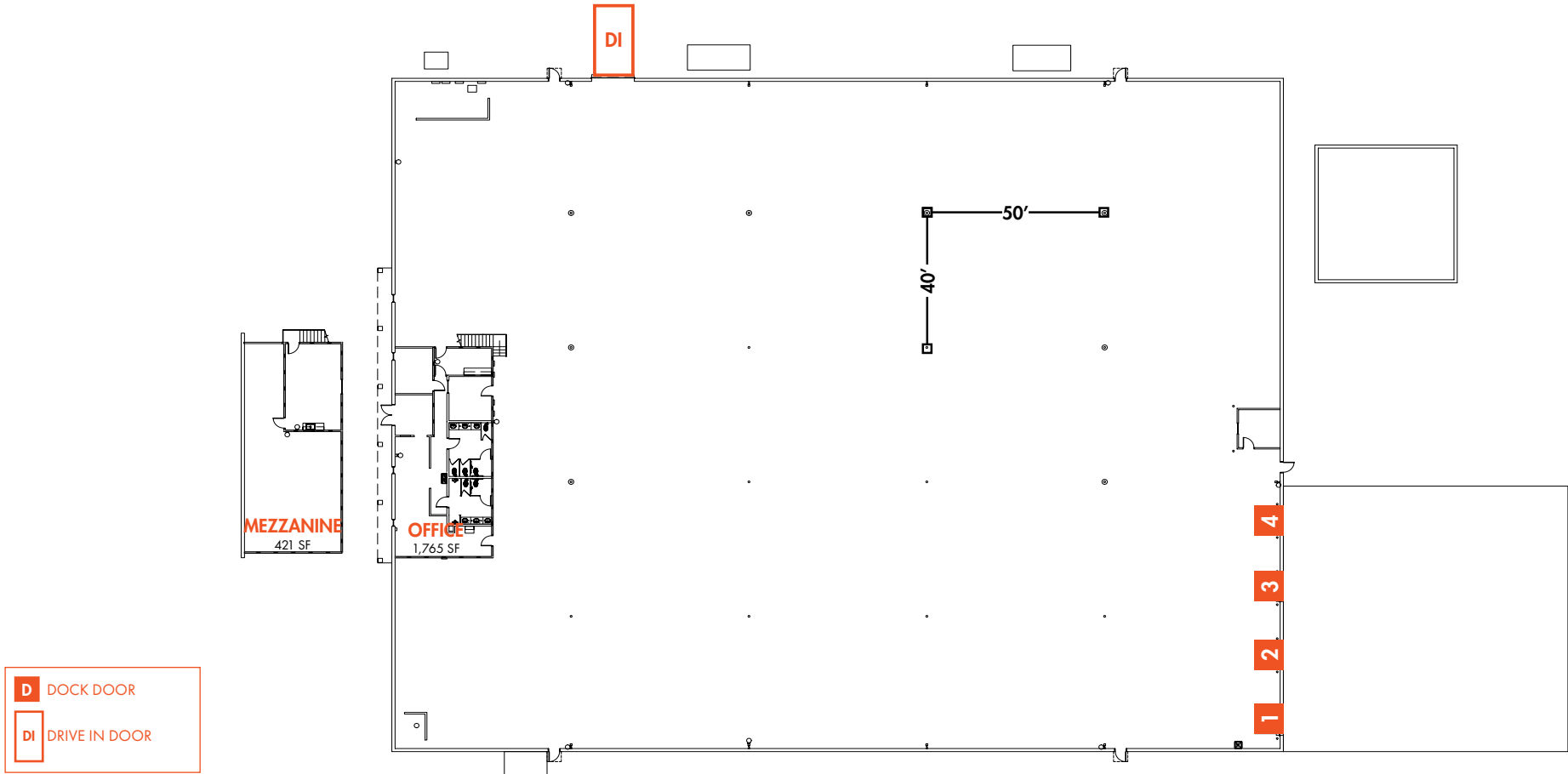
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**FLOOR PLAN**  
**±50,214 SF**



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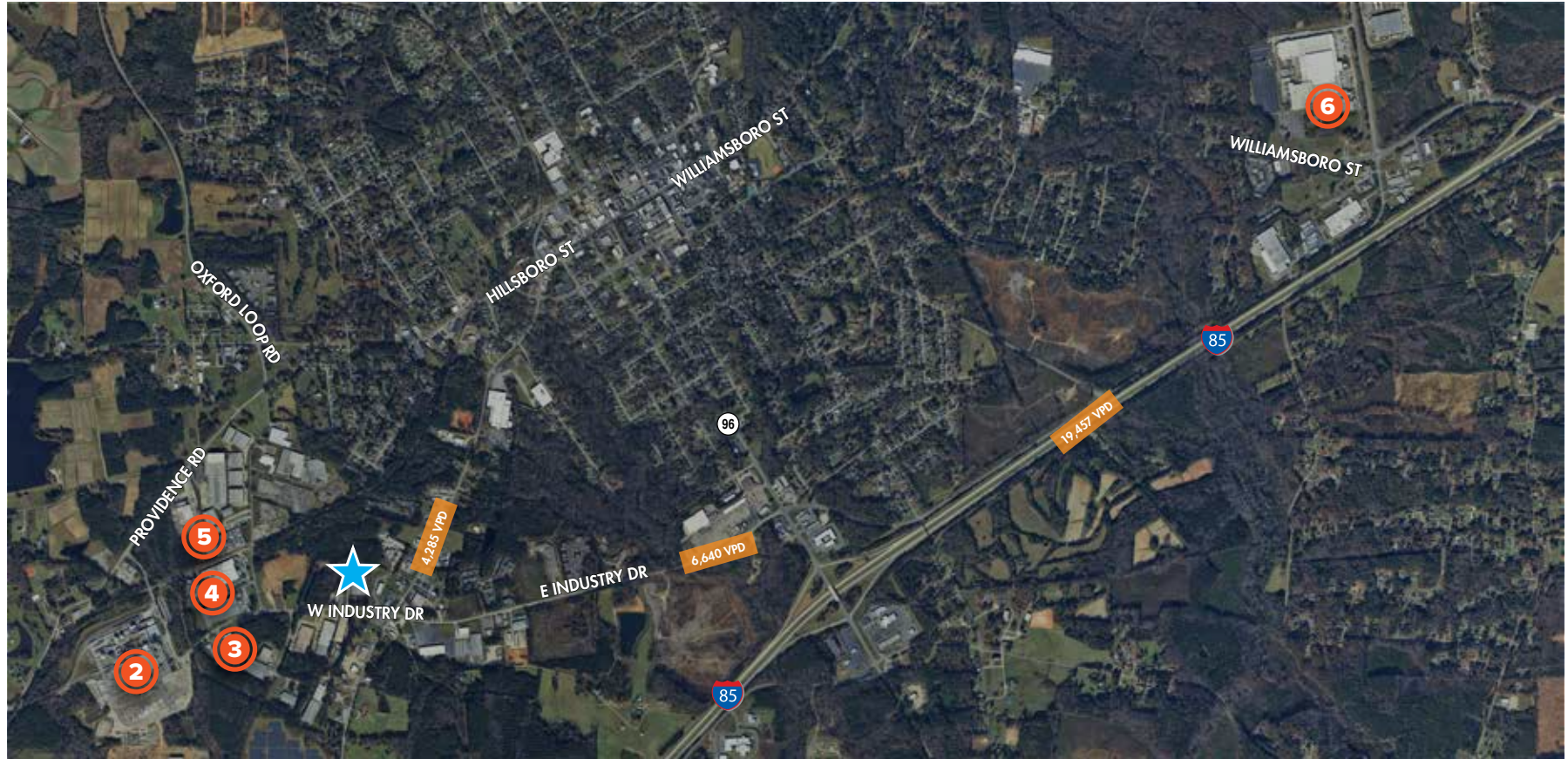
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# 204 WEST INDUSTRY DRIVE

## INDUSTRIAL SPACE FOR LEASE

### NEARBY INDUSTRIAL EMPLOYERS



★ **204 WEST INDUSTRY DRIVE**

② **CERTAINTED (SAINT GOBAIN)**  
200 Certainteed Drive

③ **PLASTIC INGENUITY**  
113 Certainteed Drive

④ **BRIDGESTONE**  
505 West Industry Drive

⑤ **IDEAL FASTENER CORPORATION**  
603 West Industry Drive

⑥ **REVLON MANUFACTURING**  
1501 Williamsboro Street

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### LOCATION & ACCESS

#### INTERSTATES

Uninterrupted distribution to every major market in the United States

|                                                                                                 |          |
|-------------------------------------------------------------------------------------------------|----------|
|  Interstate 85 | 2 miles  |
|  US Highway 1  | 15 miles |
|  Interstate 40 | 34 miles |
|  Interstate 95 | 50 miles |
|  Interstate 87 | 58 miles |

#### AIRPORTS

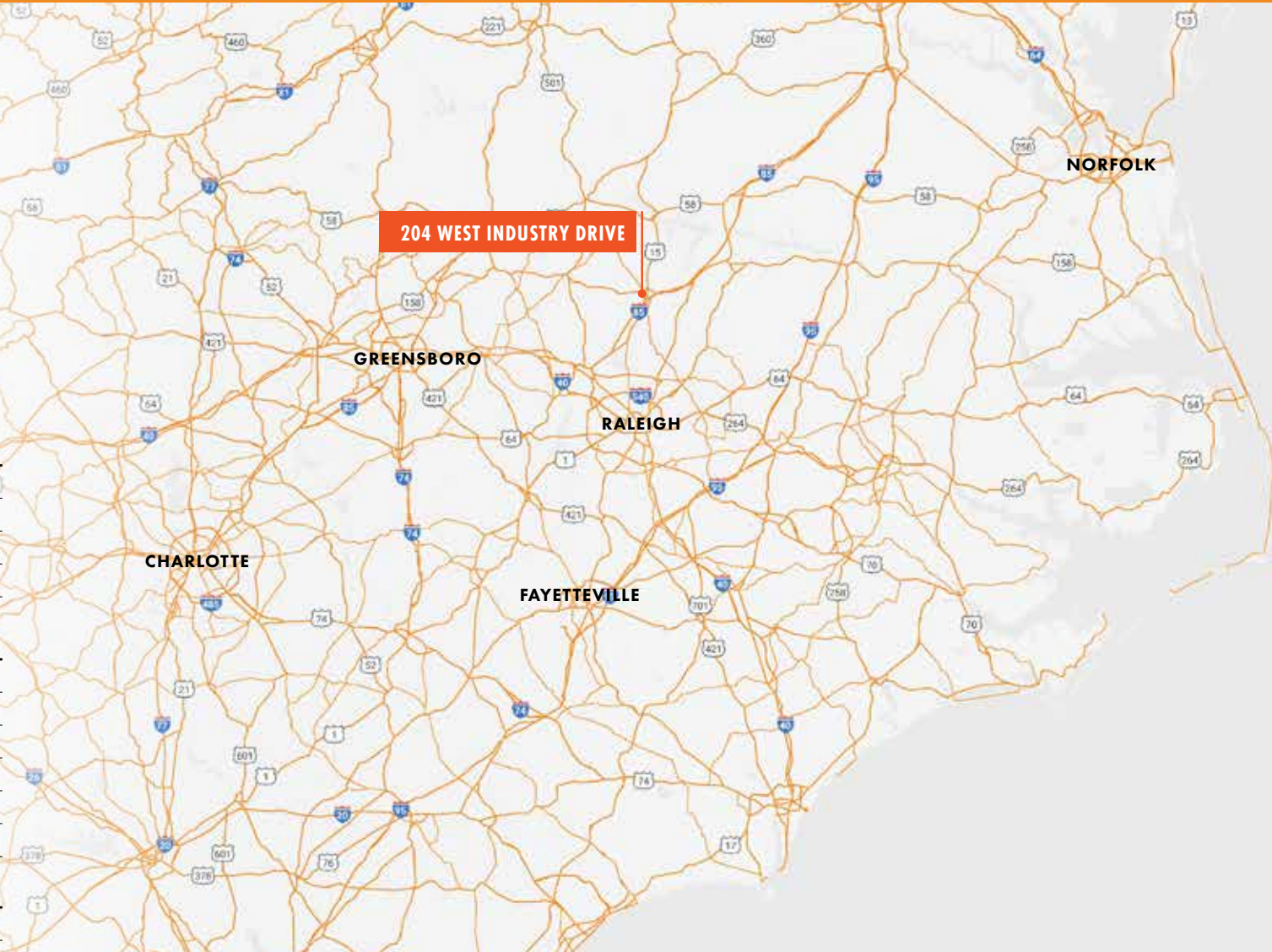
|                                 |                  |
|---------------------------------|------------------|
| Raleigh-Durham International    | <b>15 miles</b>  |
| Fayetteville Regional           | <b>114 miles</b> |
| Piedmont Triad International    | <b>104 miles</b> |
| Charlotte Douglas International | <b>185 miles</b> |

#### SEAPORTS

|                   |                  |
|-------------------|------------------|
| Wilmington, NC    | <b>176 miles</b> |
| Morehead City, NC | <b>173 miles</b> |
| Norfolk, VA       | <b>145 miles</b> |
| Charleston, SC    | <b>286 miles</b> |
| Savannah, GA      | <b>328 miles</b> |
| Jacksonville, FL  | <b>461 miles</b> |

#### RAIL PORT

|               |                  |
|---------------|------------------|
| Charlotte, NC | <b>184 miles</b> |
|---------------|------------------|



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