

# INDUSTRIAL FOR LEASE

## 5100 REX MCLEOD DRIVE

±41,000 SF to 100,800 SF

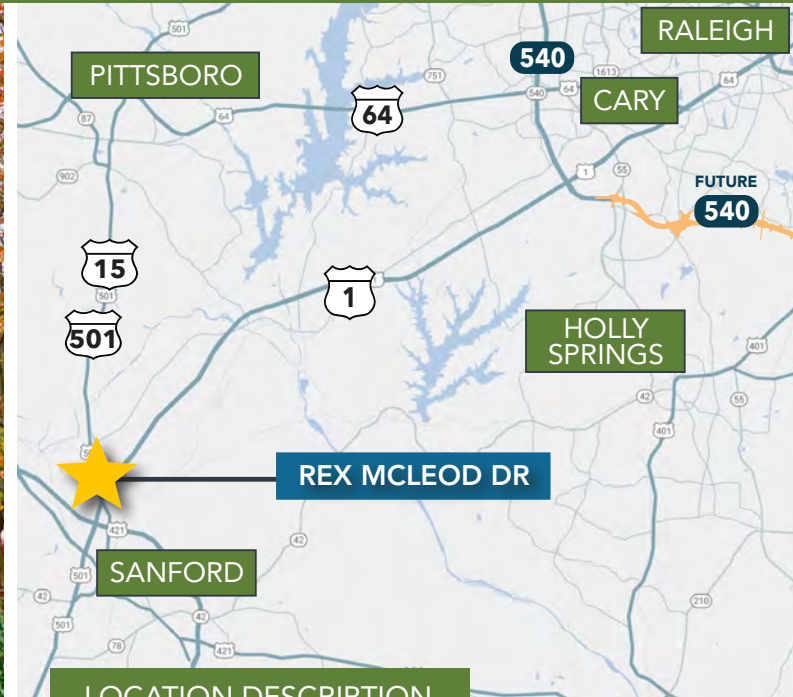
SANFORD, NC 27330

AVAILABLE JAN. 2024



### BUILDING FEATURES

- ±41,000 to 100,800 SF within Central Carolina Enterprise Park
- 10.34 acre site
- Light Industrial (LI) zoning
- 280' deep by 360' wide
- 22' 10" Clear height
- Wet sprinkler system
- 100% HVAC, compressed air
- 10 Dock-high doors (8' x 10') with 2 drive-in doors (12' x 14')
- Edge of dock levelers
- 145' Truck court



### LOCATION DESCRIPTION

The property is located within Central Carolina Enterprise Park, at the intersections of US Hwy-1 / 15-501 and US Hwy 421, along a four lane, divided highway just 20 minutes from I-540 and 38 minutes from Raleigh-Durham International Airport.



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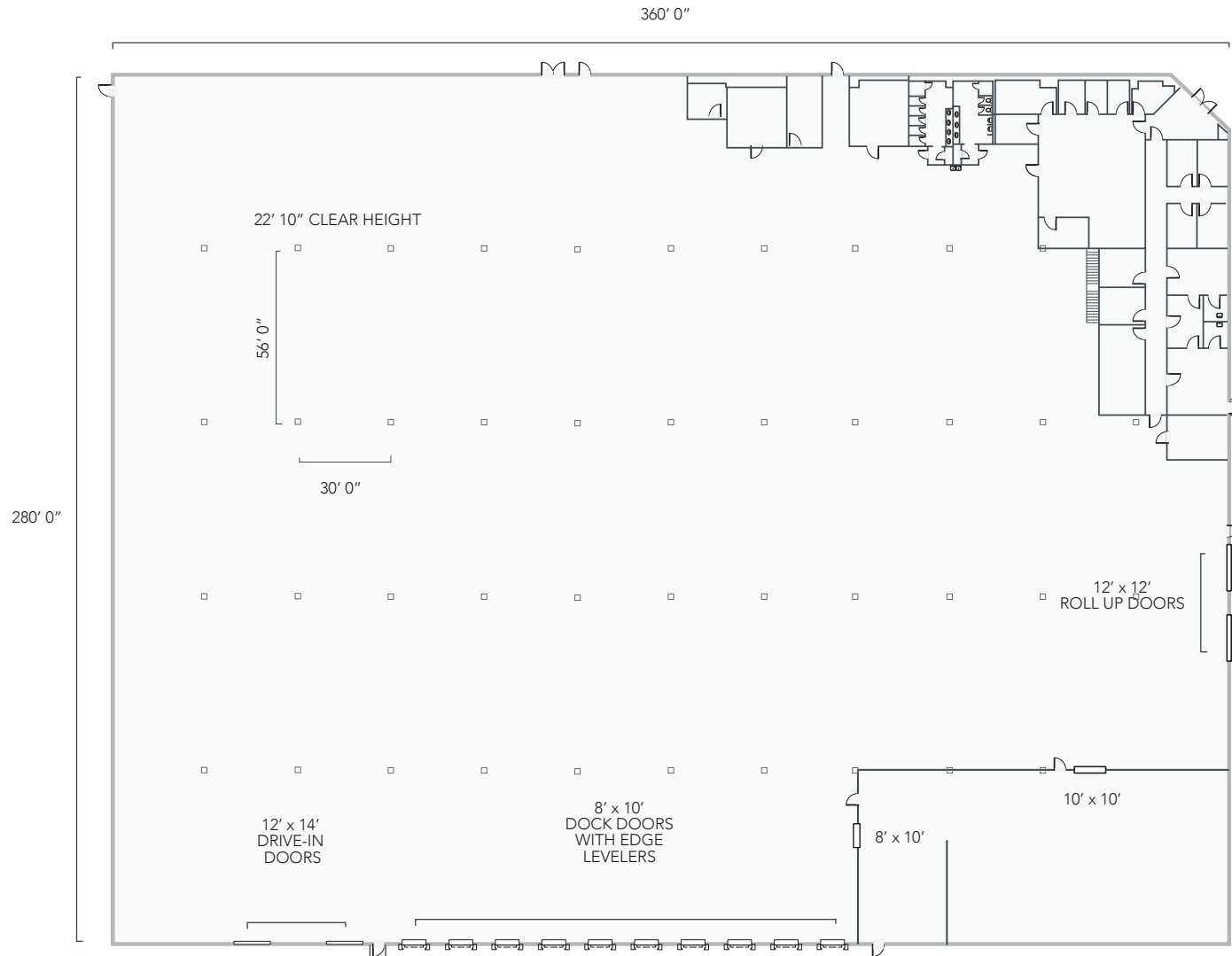
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## LIFE SCIENCE IN SANFORD

Sanford continues to see investment from new and existing life science companies due to its strong infrastructure and business environment. These successes have put a spotlight on the area, increasing interest in commercial, residential, and industrial real estate opportunities to serve the new growth.

In August 2019, **PFIZER**, the world's largest pharmaceutical company, announced two projects in Sanford.

First, a major \$500 million expansion to advance its state-of-the-art gene therapy manufacturing facility in Sanford. At completion, the new operation is projected to add 300 new jobs with an average wage of more than \$96,000 per year. The operation will concentrate in highly specialized gene therapy manufacturing.

**PFIZER** will also invest \$70 million to upgrade the manufacturing process for the company's vaccine portfolio. This project will expand its workforce by 200 employees. The average annual wage for these new jobs will be approximately \$68,000.

In February 2020, **ASTELLAS** announced it will open a new facility in Sanford. The life-sciences company purchased a shell building that was developed through a local public-private partnership. **ASTELLAS** will create 209 jobs at an average salary of \$83,900. The company will be investing \$109.4 million in Sanford over a five year period.

In April 2021, **ABENZA** announced its decision to locate its biopharmaceutical manufacturing facility in Sanford. **ABENZA** will invest \$213 million to establish a state-of-the-art facility featuring a design optimized for phase 3 and commercial manufacturing of biologics. The company expects to create 325 new jobs at an average of more than \$60,000.



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