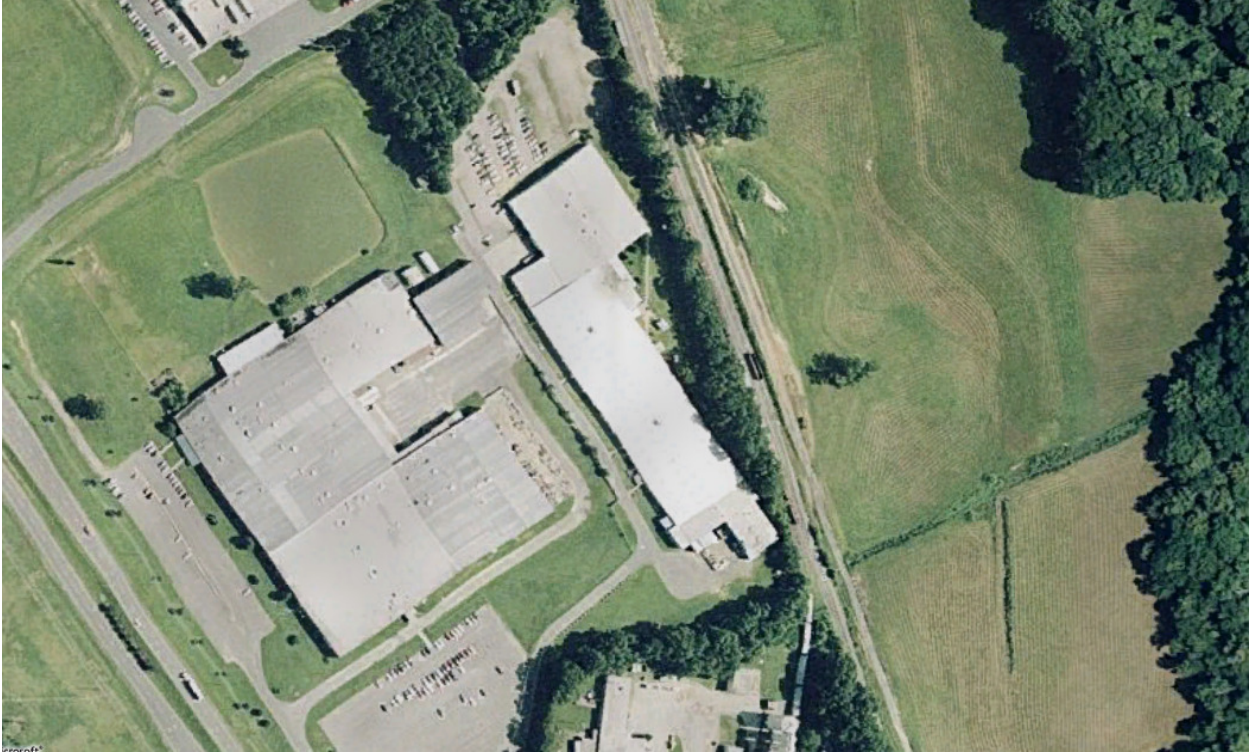


Warehouse/Distribution Center

For Sale or Lease



109 McNeill Road ■ Sanford, NC 27330
Sale: \$1,100,000 ■ Lease: \$1.50 NNN

1-800-583-1111

Gregg Trenor
817.222.9848 ext. 25
gt@irsauktion.com



Britton New
817.706.0841

Overview

GT Industrial Properties is offering the American Performance Industries Building for sale or lease. The 145,636 square foot facility was constructed in 1976 on approximately 12.7 acres of land.

Tenancy

This property is ready for immediate occupancy and is ideal for an industrial manufacturer. Prior to the dissolution of their operations, American Performance Industries owned and occupied the facility for nearly 15 years.

Property Facts	
Square Footage	145,636 Sq. Ft.
Land Area	12.7 Acres
Clear Height	22 Feet
Loading Docks	6
Office Space	1,500
Construction	Pre-engineered metal
Sprinkler System	Fully sprinkled wet system
Parking	64 spaces
Foundation	6 Foot Reinforced
HVAC	100% Office

Location

Property is located just north of Sanford, NC off of Highway 1 in Lee County. Lee County's thriving industrial market is home to companies such as 3M, Wyeth, Caterpillar, and Moen.

Whether your markets are located primarily in the Southeast, along the East Coast or around the world, Lee County's central location on the Atlantic coast and easy access to transportation networks makes it an ideal location for any business. Closer to home, you'll be part of the dynamic Research Triangle Region, the world-renowned home to more than 1.3 million people and cutting-edge companies specializing in pharmaceuticals, biotechnology and advanced applications of information technology — not to mention some of the world's great universities.

109 McNeill Road
Sanford, NC



109 McNeill Road
Sanford, NC



109 McNeill Road
Sanford, NC





[Raleigh-Durham Industrial Market Overview](#)

Leasing activity within the Raleigh-Durham industrial market was mixed amid the warehouse and flex sectors during the third quarter of 2007. The flex market took a hit with 59,917 square feet of negative absorption after seven consecutive quarters of positive absorption. In contrast, the warehouse market displayed very strong absorption, nearly doubling the amount of square footage leased in the third quarter of 2007 over the previous quarter. With 602,842 square feet of warehouse space leased during the period, 2007 is turning out to be another banner year for the warehouse sector. Looking forward, we expect the flex market to pick up during the fourth quarter while the warehouse sector remains solid with continued positive rent growth through year end.

109 McNeill Road
Sanford, NC



LEE COUNTY

NORTH CAROLINA

Southern Base of the Research Triangle Region

Population

Lee County (2005)	55,704
Broadway (2005)	1,200
Sanford (2005)	26,710

Population Projections

Lee County (2010)	58,196
Lee County (2015)	62,501
Lee County (2020)	67,180

Demographics

Land Area	258.3 sq.mi.
Population Density (2005)	215.66 persons/sq.mi.
Urban % (City of Sanford)	49%
Rural % (Outside City)	51%

(Data - Office of State Planning)

Latitude 35° 28' **Longitude** 79° 07'

Economic Characteristics

Median Age	35.9
Average Household Size	2.61
Gross Retail Sales (FY 2005-2006)	
Lee County (including Sanford and Broadway)	\$679,955,102

Average Household Income (2005)	\$52,519
Median Household Income (2005)	\$41,570
Per Capita Income (2005)	\$26,812
Labor Force (05/07)	26,284
Unemployment Rate (05/07)	5.5%

Tax Rate 2007 (per \$100 valuation)

Lee County	\$0.75
Sanford	\$0.55
Broadway	\$0.44

Education

Public – 3 High Schools, 2 Middle Schools,
7 Elementary Schools
Private – 3, K-12, Montessori and Charter
Higher – Central Carolina Community College
Access to – University of North Carolina
Duke University
North Carolina State University
Campbell University
Fayetteville State University



Top Manufacturers in Lee County

Company	# of Employees	Product/Service
1. Wyeth	1,410	Pediatric Vaccines
2. Static Control	1,400	Electrical Industrial
3. Gold Kist	900	Poultry Processing
4. Coty	750	Perfumes, Cosmetic
5. Moen	725	Plumbing Fixtures
6. Caterpillar	700	Skid steer loaders
7. GKN Driveline	630	Vehicle Parts
8. Magneti Marelli	585	Carburetors, Pistons
9. General Shale	482	Brick
10. Pentair Water, Pool & Spa	420	Filters/pumps

LOCATION

	Driving time (minutes/miles)
Raleigh	38/25
Greensboro	60/55
Southern Pines	30/25
NC Coast	150/125

Hospital

Central Carolina Hospital - 137 beds/100 Physicians

Climate - Always Sunny

Average temperature January – 37° July – 76°
Rainfall – 48" Snowfall – < 5"

Infrastructure

Finding the perfect site or building isn't enough for success. Businesses thrive in Lee County because it provides the infrastructure needed to support management, manufacturing, sales and distribution.

Highway Access

Four-lane highways move people and goods in and out of Lee County in many directions. U.S. 1, running north and south, offers quick access to Raleigh, Southern Pines and other points across the Southeast. The major thoroughfare also intersects in Sanford with U.S. Highway 421 and N.C. Highway 87, leading to Greensboro and Fayetteville. Interstates 40, 85 and 95 are not far away. For a highway map, [click here](#).

Air Service

Sanford-Lee County Regional Airport serves corporate pilots from the rich manufacturing base in Lee County. The full-service airport features a 6,500-by-100-foot runway with parallel taxiway and a weight capacity of 80,000 pounds.

The locally-owned airport serves as a less-crowded alternative to RDU International, which is just 45 minutes away and provides nearly 450 passenger flights each day to destinations throughout the United States and Great Britain.

Rail Lines

Rail service is available in most industrial areas throughout Lee County from CSX, Norfolk Southern and an Atlantic and Western short line.

Ports

Deep water ports with easy highway and rail access are located just two to three hours away in Morehead City and Wilmington, North Carolina, as well as in Norfolk, Virginia, roughly a half day's drive from Sanford.

Power

Electricity is available from Progress Energy (Rodger Sauls, 919.546.6653) and Central Electric Membership Corp. (Morris McClellion, 919.774.4900). Natural Gas is provided by PSNC Energy (Jerry O'Keeffe, 919.598.7444, or Linda Harris, 919.836.2338).

Water & Wastewater Treatment

The City of Sanford draws water from the Cape Fear River and operates both the water and wastewater treatment systems for all of Lee County. Sanford sets the rates and capacities for the city and unincorporated areas of Lee County. The Town of Broadway sets the capacity and rates for town business and residents.

Communications

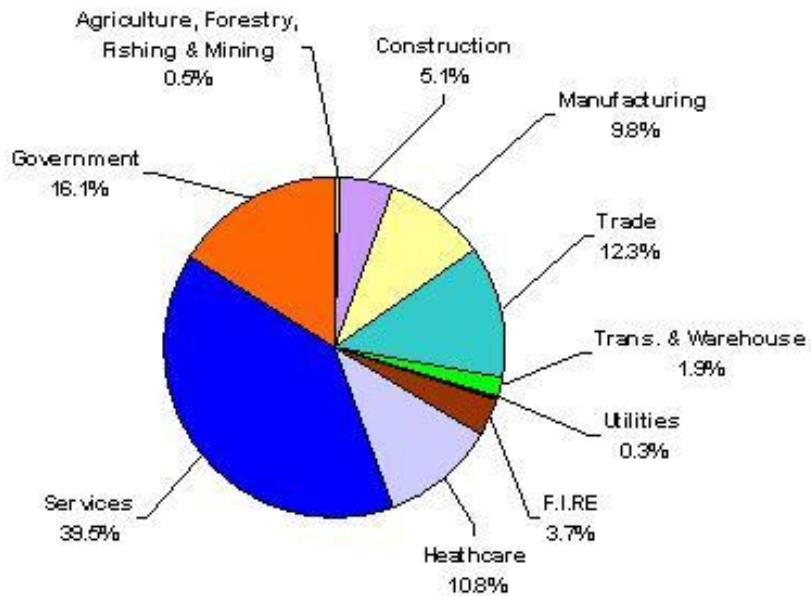
In addition to offering fiber optic cable at several industrial sites, Windstream (919.774.8311) provides Lee County business with the full range of communication and

information services: ADSL high-speed Internet, ISDN and T1 service, communication systems, LAN and WAN connectivity, and long distance. The company also is a nationwide frame relay provider, allowing local business to share inventory and other business information in real time across offices and locations. Internet service is available from many companies, including Sanford-based Wave-Net (919.776.6997).

Employment

Services are the leading industry sector in the Research Triangle Region, accounting for 39.5% of jobs. Government (16.1%), Trade (12.3%), Healthcare (10.8%), and Manufacturing (9.8%) complete the top 5 industry sectors within the region.

The Research Triangle Region Employment by Industry



Industry	Employment	Employment Percent
Agriculture, Forestry, Fishing, Hunting & Mining	4,563	0.5%
Construction	50,449	5.1%
Manufacturing	96,822	9.8%
Trade (Retail & Wholesale)	121,990	12.3%
Transportation & Warehousing	18,605	1.9%
Public Utilities	3,233	0.3%
Finance, Insurance & Real Estate	36,651	3.7%
Healthcare & Social Assistance	107,484	10.8%
Services (Information, Professional, Technical, Management, Administration, Waste, Education, Healthcare, Social, Arts, Entertainment, Recreation, Accommodation, Food, Public Administration & Other)	392,220	39.5%
Government	160,012	16.1%

Source: Employment Security Commission, 2nd Qtr. 2005

Cost of Living

The ACCRA (American Chamber of Commerce Researchers Association) Cost of Living Index measures differences in the cost of consumer goods and services, excluding taxes and non-consumer expenditures between 283 different major urban metros in the United States.

The chart below compares the Raleigh-Durham-Cary, NC CSA with other national cities participating in the cost of living survey.

The Raleigh-Durham-Cary CSA enjoys a relatively low cost of living with a composite cost of living index of 96.7 compared to a national average of 100.0.

ACCRA Cost of Living Index (2nd Quarter 2005)

	Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Misc. Goods & Services
Raleigh - Durham - Cary CSA							
Durham , NC	100.1	112.5	90.7	95.9	106.1	111.8	101.6
Raleigh , NC	93.3	99.9	80.4	102.4	100.8	99.5	96.3
United States	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Atlanta , GA	97.3	93.2	99.1	87.7	107.5	98.0	97.3
Austin , TX	97.1	96.7	92.9	88.3	99.5	106.3	101.7
Baltimore , MD	118.5	101.7	145.9	115.2	112.9	106.3	105.8
Boston , MA	137.4	115.2	176.6	131.4	107.9	129.8	123.2
Charlotte , NC	93.1	101.9	76.7	78.0	102.1	106.5	103.9
Cleveland, OH	102.0	109.0	98.7	124.1	100.5	99.8	96.5
Dallas , TX	94.4	96.2	79.4	112.6	102.9	101.9	97.9
Denver , CO	103.0	110.1	105.2	96.9	98.6	108.8	100.8
Hartford , CT	120.9	117.0	143.1	127.2	106.1	119.3	106.1
Indianapolis, IN	91.2	99.5	77.9	98.9	102.2	98.8	93.2
Kansas City , MO	95.6	93.2	91.1	88.4	103.2	96.9	100.2
Las Vegas , NV	113.9	103.2	138.1	103.3	110.1	107.4	102.7
Miami , FL	116.3	104.7	146.8	101.2	101.6	114.6	103.5
New York, NY (Manhattan))	202.1	130.7	369.4	151.3	108.9	130.6	136.7
New York, NY (Queens)	149.4	125.9	204.2	141.8	104.8	116.4	130.1

Orlando , FL	99.8	92.4	98.1	97.3	101.9	94.9	104.6
Philadelphia , PA	125.4	122.0	148.6	117.6	106.4	112.6	115.9
Phoenix , AZ	96.9	96.1	89.2	91.8	103.5	100.3	102.9
Portland, OR	115.6	123.5	114.4	118.3	111.2	108.6	114.7
Richmond , VA	105.2	103.2	106.5	102.4	105.4	104.5	105.6
San Diego , CA	152.1	118.7	245.1	100.3	114.7	122.7	115.3
San Francisco , CA	179.5	150.9	304.8	99.0	121.4	124.6	130.6
San Jose, CA	168.4	146.0	269.3	108.8	127.1	120.3	126.3
Seattle, WA	116.4	111.6	128.9	103.9	110.9	116.9	112.8
St. Louis , MO	96.8	111.8	89.5	98.4	94.3	97.4	97.4
Tampa , FL	98.8	98.6	95.1	90.2	114.7	100.0	100.1
Washington , DC	141.4	105.6	222.4	103.1	110.0	117.0	109.4
Winston-Salem , NC	90.7	100.1	77.2	92.4	94.2	108.6	94.9