

BUCKHORN INDUSTRIAL PARK

667,260 SF Industrial Space
Available For Lease Along
I-85 Corridor



VIDEO TOUR



M MERUS



Property Overview

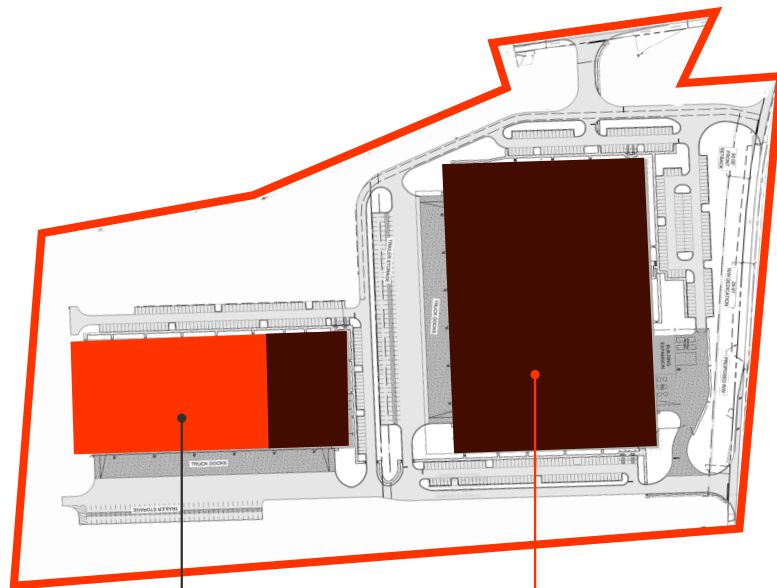
BUCKHORN INDUSTRIAL PARK

Class A industrial development located directly on the I-85 / I-40 corridor in Mebane, NC

● Available Now
● Leased

BUCKHORN I

- ±47 acres
- One (1) building totaling ±205,500 SF
- 6056 W Ten Road 169,915 SF **Available Now**
- Ample trailer storage

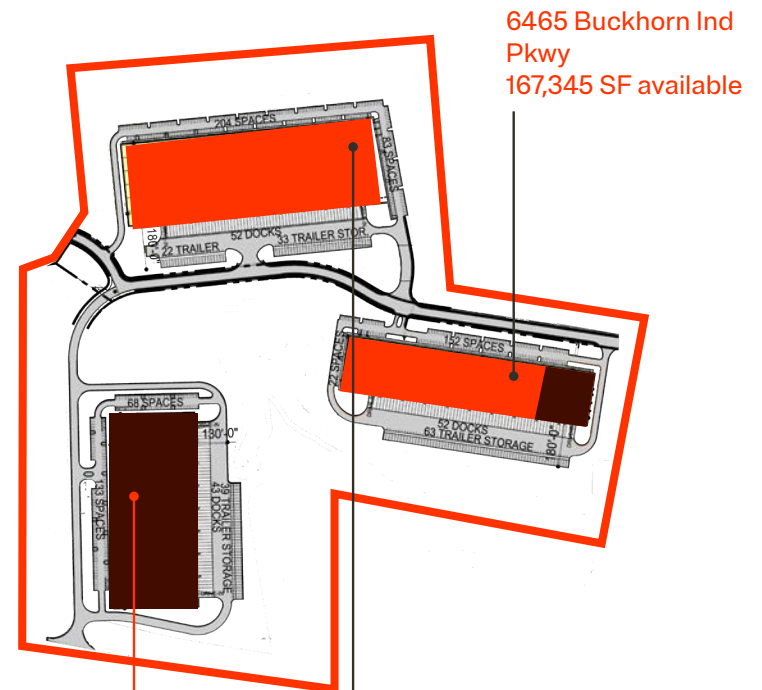


6056 W Ten Rd
169,915 SF Available

Thermo Fisher
(Leased)
375,000 SF

BUCKHORN II

- ±84.2 acres
- Three (3) buildings totaling ±805,200 SF
- 6370 & 6465 Buckhorn Industrial Pkwy **Available Now**
- Ample trailer storage



6465 Buckhorn Ind
Pkwy
167,345 SF available

6485 Buckhorn
(Leased)
265,200 SF

6370 Buckhorn
Ind Pkwy
330,000 SF

BUCKHORN I

Aerial View

6056 W Ten Rd
169,915 SF

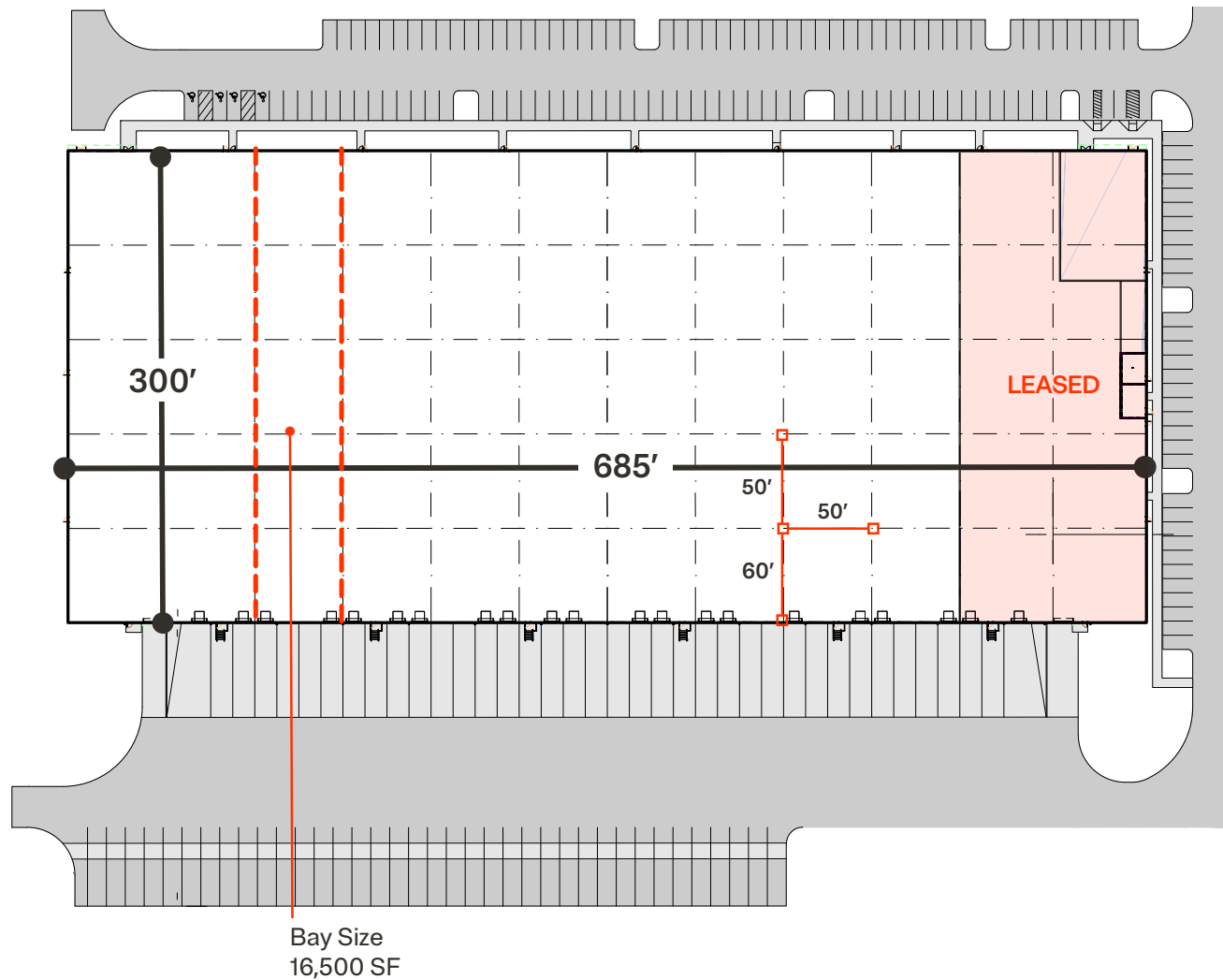
Thermo Fisher
Fully Leased



BUCKHORN I | 6056 W TEN ROAD

Floor Plan

±169,915 SF AVAILABLE



Features

±169,915 SF AVAILABLE

Building Size	205,500 SF Rear Load Building
Dimensions	300'x685'
SF Available	169,915 SF
Date Available	Available Now
Column Spacing	50' x 50'
Bay Size	16,500 SF
Speed Bay Size	50' x 60'
Dock Doors	Forty-three (43) Two (2) drive-ins
Lighting	LED hi-bay
Clear Height	36'
Electrical	2000 amp
Trailer Parking	55 trailer stalls

Associate Parking	292 parking spots
Sprinkler System	ESFR Sprinkler System
Exterior Wall Material	8" concrete tilt wall exterior panel
Roofing	45 mil TPO membrane roof
Floor/Slab	6" 3,500 psi concrete slab
Truck Court Depth	130'
Zoning	Mebane M-2
Natural Gas Service Provider	Dominion Energy
Water and Sewer Provider	City of Mebane
Water Line	2"
Sewer Line	8"
Electrical Provider	Duke Energy

BUCKHORN II

Aerial View

6465 Buckhorn
Industrial Pkwy
167,345 SF

6370 Buckhorn
Industrial Pkwy
330,000 SF

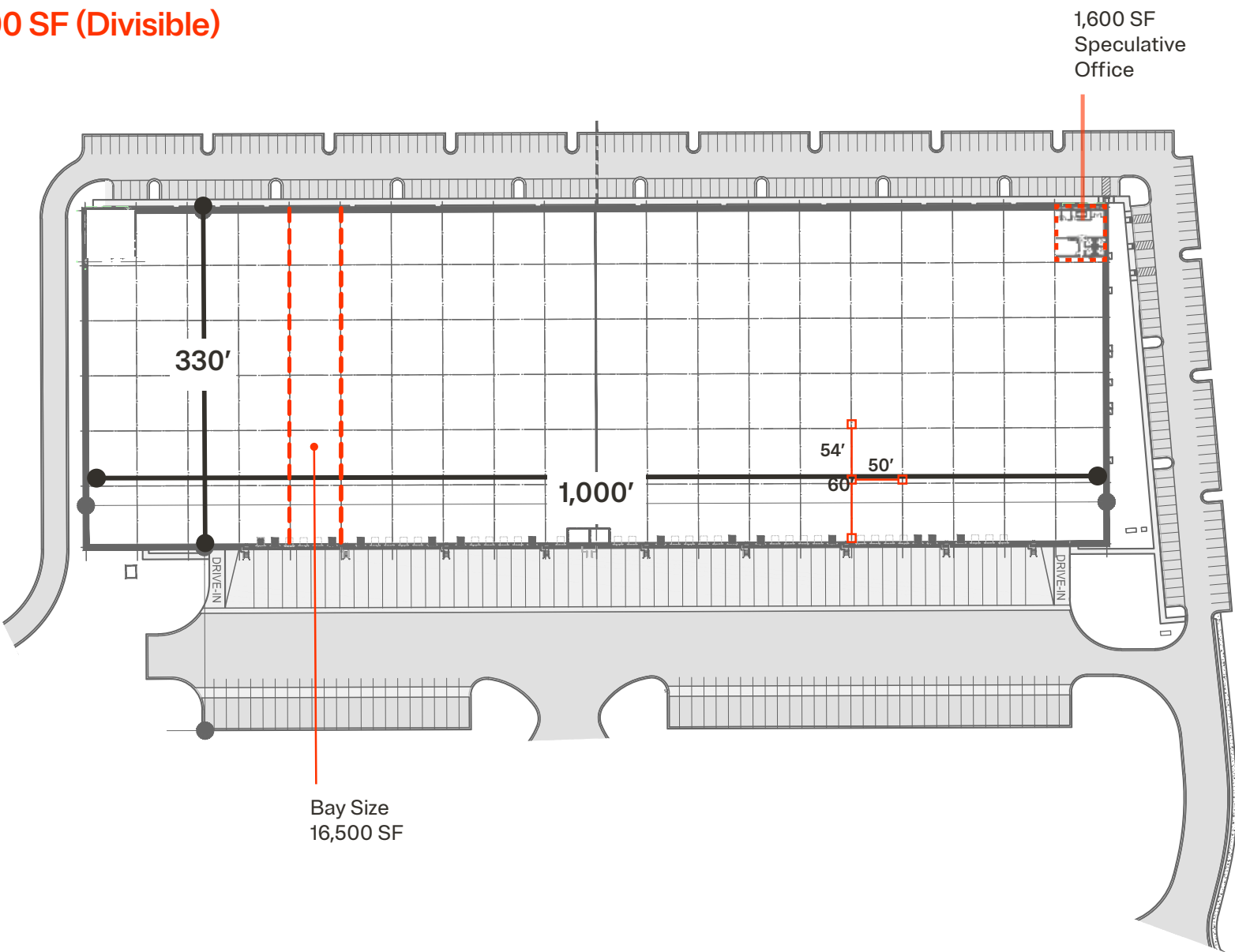
Ample trailer storage

Buckhorn Industrial Parkway



Floor Plan

±330,000 SF (Divisible)



Features

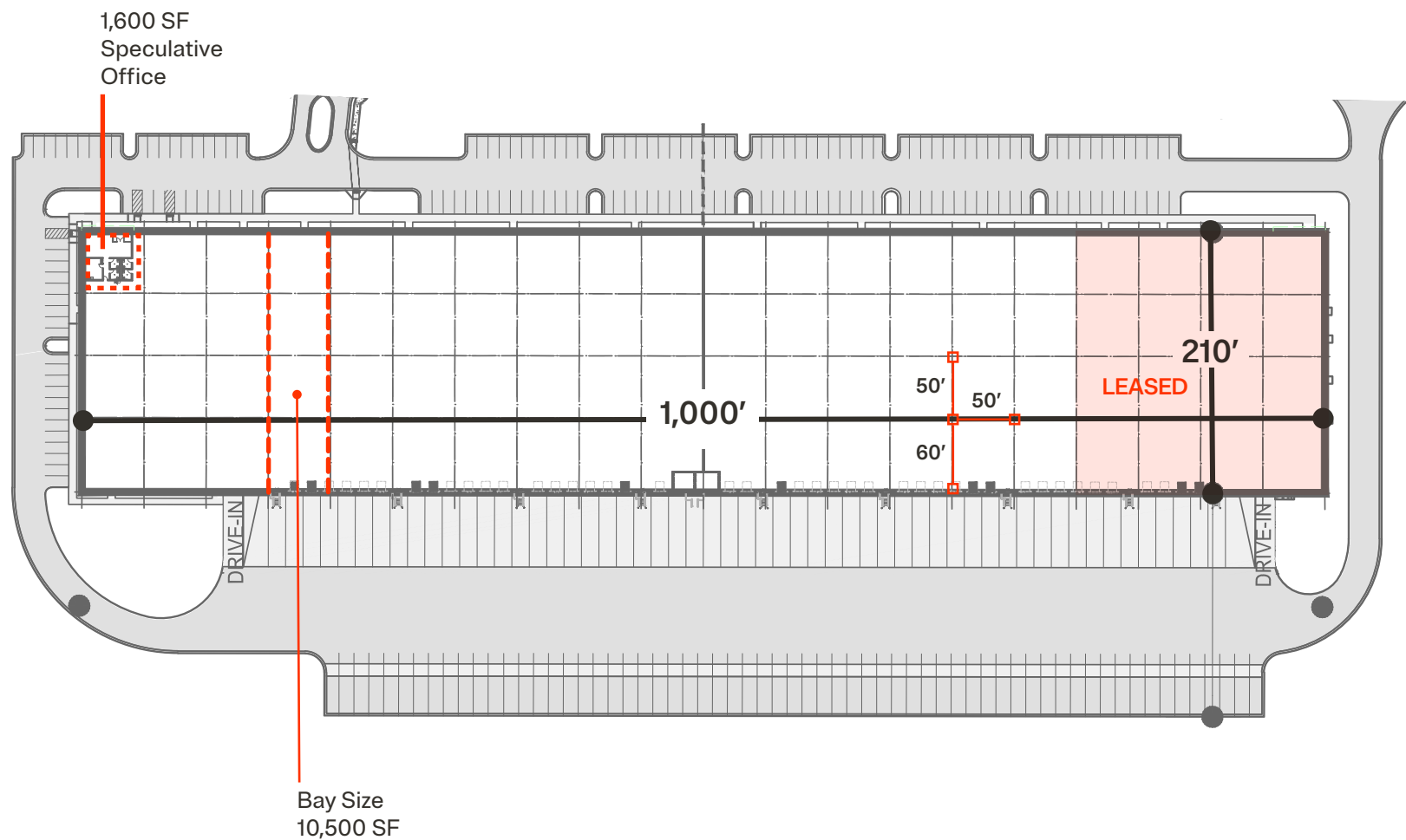
±330,000 SF (Divisible)

Building Size	330,000 SF Rear Load Building
Dimensions	330'x1,000'
Date Available	Available now
Spec Office	1,600 SF
Column Spacing	54' x 50' (with 60' speed bay)
Bay Size	17,820 SF
Dock Doors	Nineteen (19) dock doors Ten (10) pits with levelers & bumpers Fourteen (14) future Knock outs Two (2) drive-ins
Lighting	LED hi-bay
Clear Height	36'
Electrical	2000 amp
Trailer Parking	55 trailer stalls

Associate Parking	292 parking spots
Sprinkler System	ESFR Sprinkler System
Exterior Wall Material	8" concrete tilt wall exterior panel
Roofing	45 mil TPO membrane roof
Floor/Slab	6" 4,000 psi concrete slab
Truck Court Depth	130'
Zoning	Mebane M-2
Natural Gas Service Provider	Dominion Energy
Water and Sewer Provider	City of Mebane
Water Line	2"
Sewer Line	8"
Electrical Provider	Duke Energy

Floor Plan

±167,345 SF AVAILABLE (Divisible)



Features

±167,345 SF AVAILABLE

Building Size	210,000 SF Rear Load Building
Dimensions	210' x 1,000'
SF Available	167,345 SF
Spec Office	1,600 SF
Column Spacing	50' x 50'
Bay Size	10,500 SF
Speed Bay Size	50' x 60'
Dock Doors	Twelve (12) dock doors Six (6) pits with levelers and bumpers Twenty-five (25) future Knock outs Two (2) drive-ins
Lighting	LED hi-bay
Clear Height	32'
Electrical	1200 amp
Trailer Parking	62 trailer stalls

Associate Parking	174 parking spots
Sprinkler System	ESFR Sprinkler System
Exterior Wall Material	8" concrete tilt wall exterior panel
Roofing	45 mil TPO membrane roof
Floor/Slab	6" 4,000 psi concrete slab
Truck Court Depth	130'
Zoning	Mebane M-2
Natural Gas Service Provider	Dominion Energy
Water and Sewer Provider	City of Mebane
Water Line	2"
Sewer Line	8"
Electrical Provider	Duke Energy

BUCKHORN II

Interior Photos



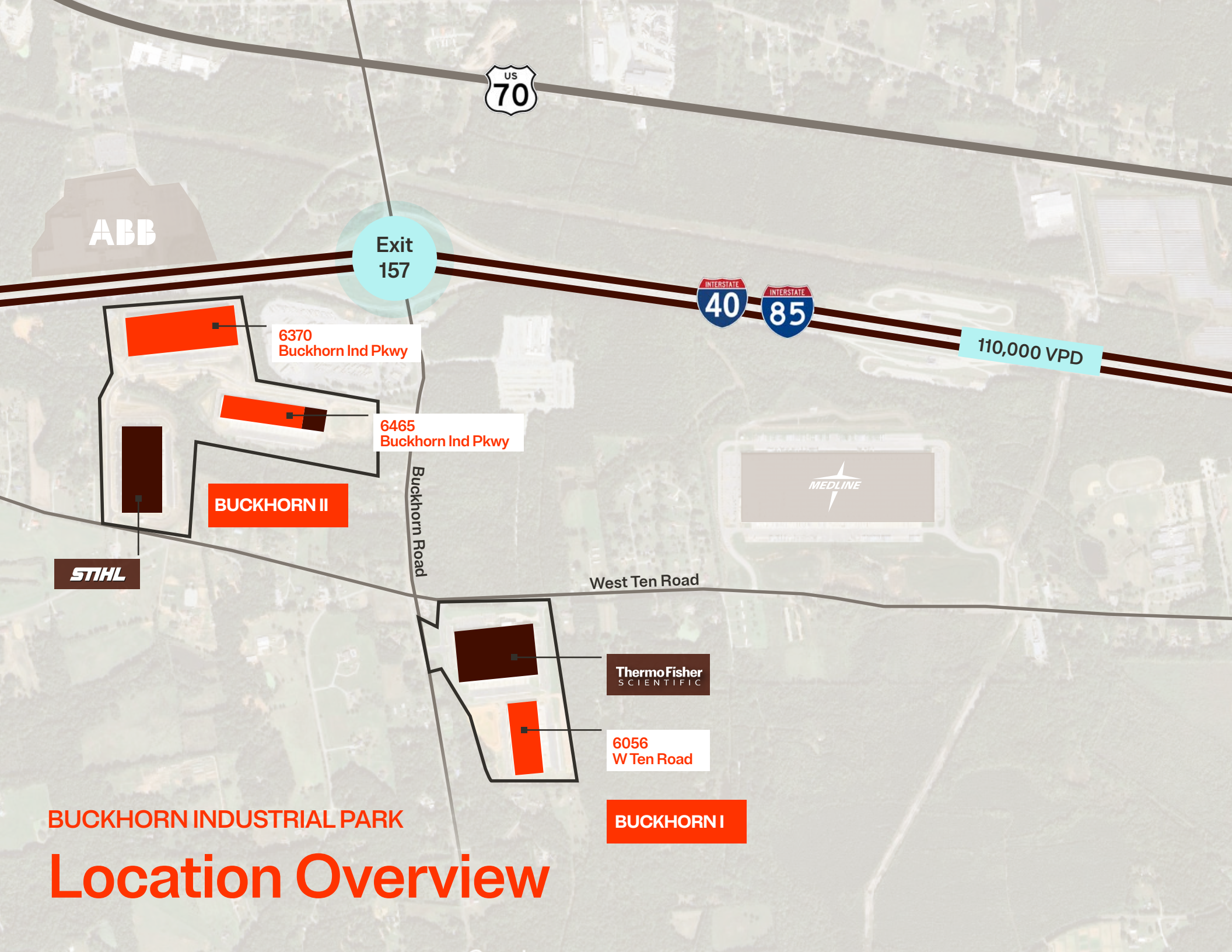
Warehouse



Spec Office



Spec Office



110,000 VPD

ABB

Exit
157

6370
Buckhorn Ind Pkwy

6465
Buckhorn Ind Pkwy

BUCKHORN II

STIHL

Buckhorn Road

West Ten Road

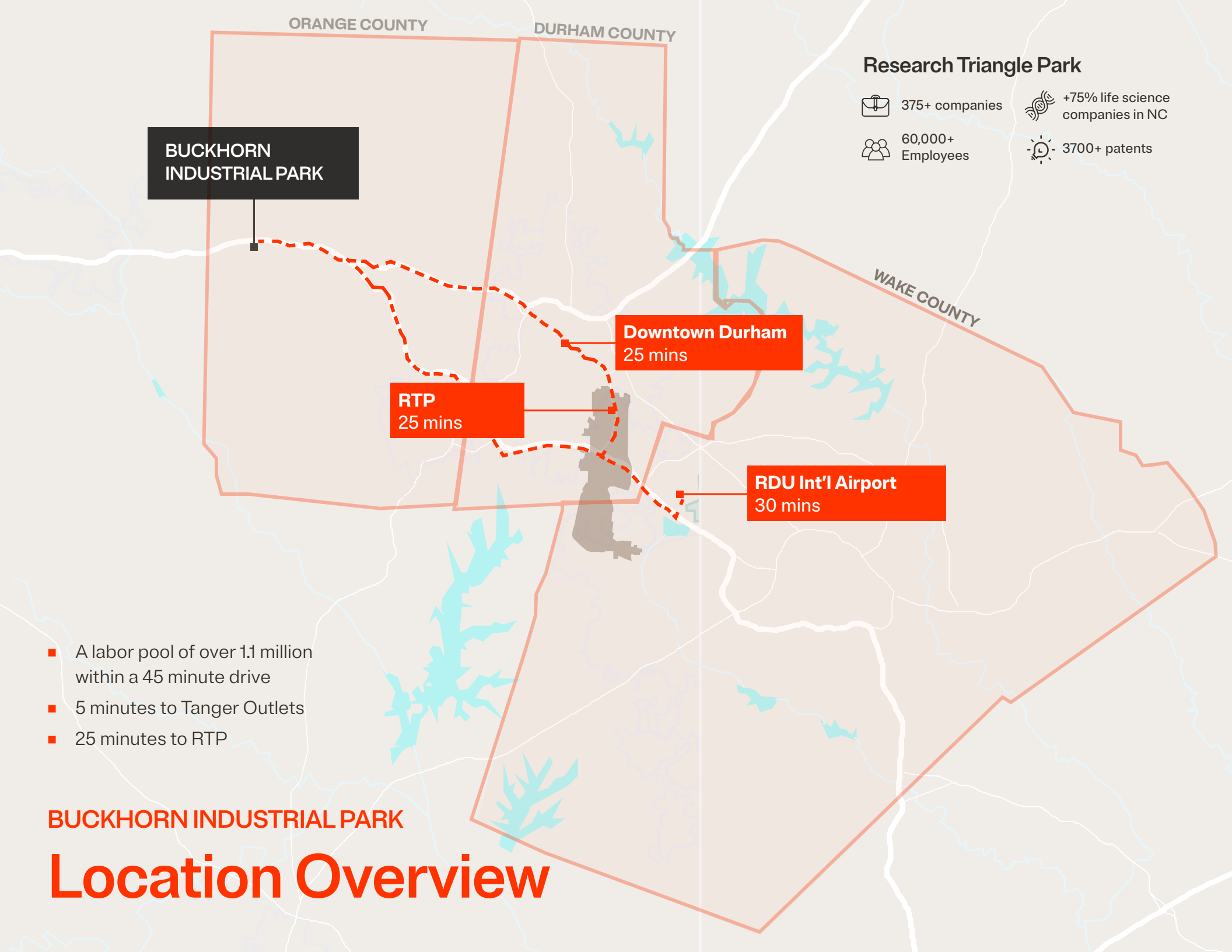
ThermoFisher
SCIENTIFIC

6056
W Ten Road

BUCKHORN I

BUCKHORN INDUSTRIAL PARK

Location Overview



ORANGE COUNTY

DURHAM COUNTY

Research Triangle Park



375+ companies



+75% life science companies in NC



60,000+ Employees



3700+ patents

BUCKHORN INDUSTRIAL PARK

Downtown Durham
25 mins

RTP
25 mins

RDU Int'l Airport
30 mins

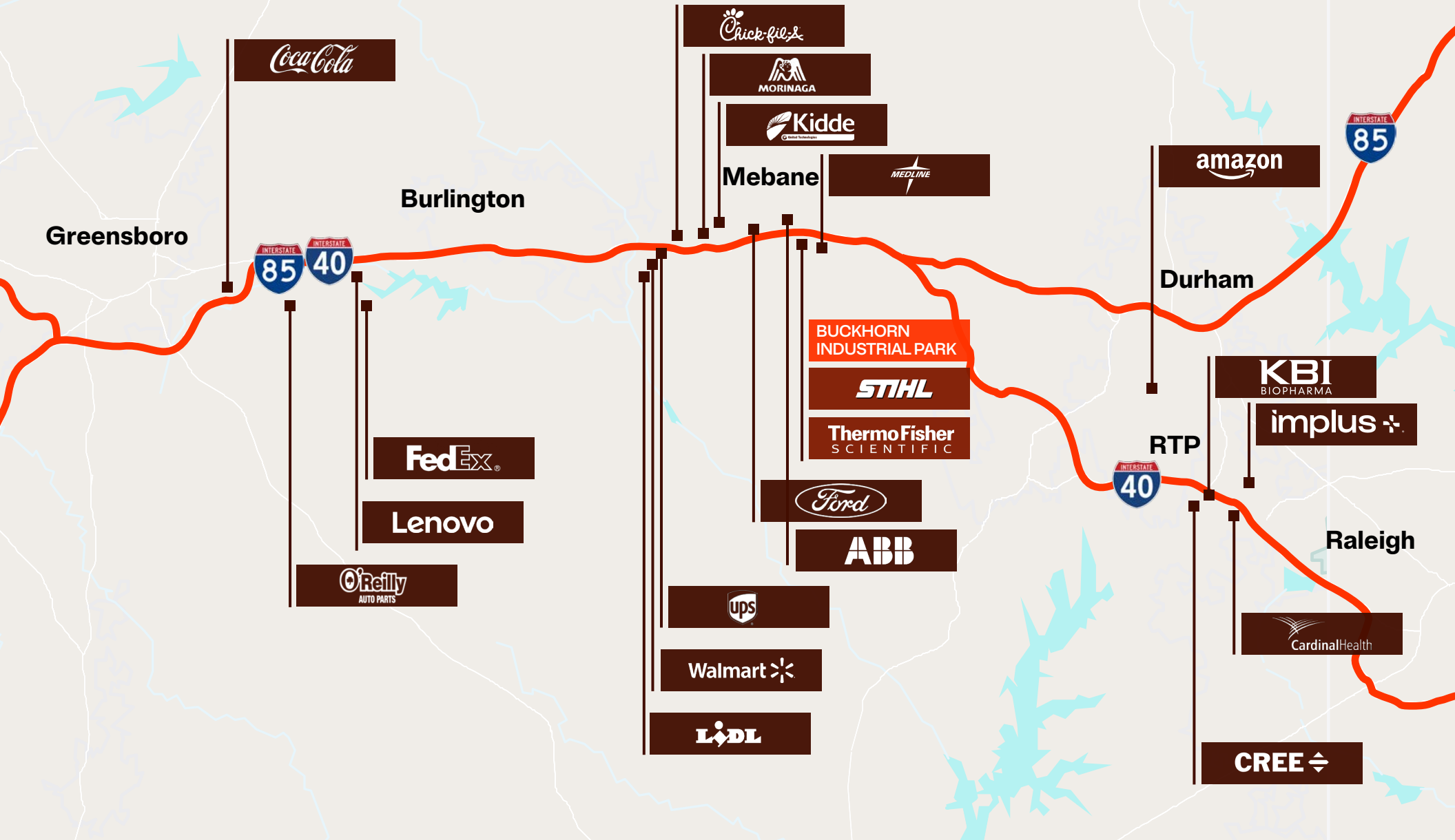
- A labor pool of over 1.1 million within a 45 minute drive
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

BUCKHORN INDUSTRIAL PARK

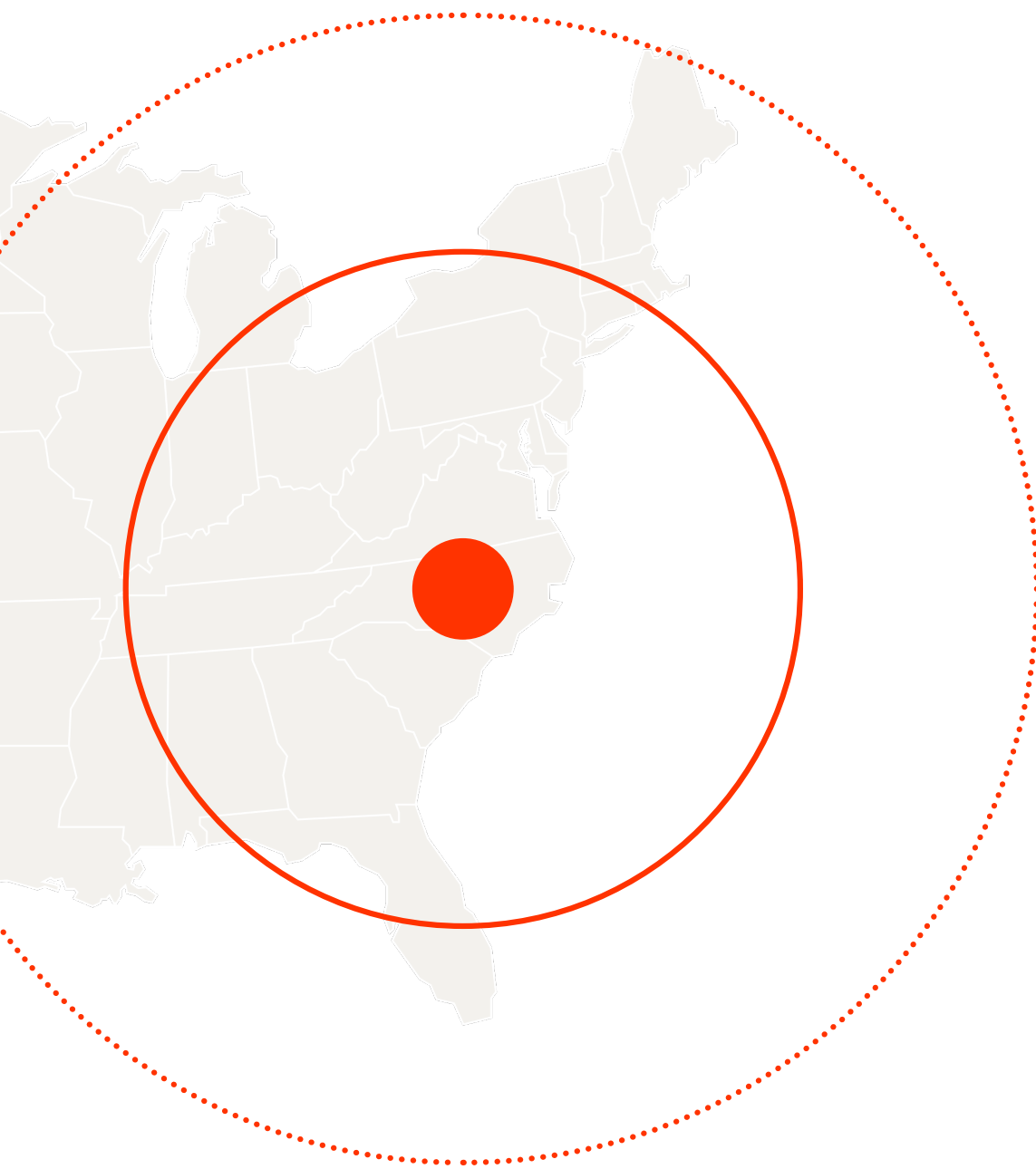
Location Overview

BUCKHORN INDUSTRIAL PARK

Major Distributors on I-85 / I-40 Corridor



Location Overview



Unparalleled Access

- Excellent ingress on I-40 with immediate access to I-85

Proximity To Major Markets

- Research Triangle Park (RTP)
- Raleigh - Durham - Chapel Hill MSA (The Triangle)
- Greensboro - High Point - Winston-Salem MSA (The Triad)

Experienced Labor Pool

- Workforce of 1.1 million people within a 45-min drive

50% Of The U.S. Population

- Accessible within a 12 hr / 1-day drive

2-Day Trucking Distance

- Access to a population of over ±236.6 million

BUCKHORN INDUSTRIAL PARK

Proximity To Major MSAs



Airports

- | | | |
|---|---------------------------------|-----------|
| 1 | Piedmont Triad International | 48 miles |
| 2 | Raleigh-Durham International | 33 miles |
| 3 | Fayetteville Regional | 90 miles |
| 4 | Charlotte Douglas International | 128 miles |



Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 203 miles |
| 2 | Morehead City, NC | 193 miles |
| 3 | Wilmington, NC | 172 miles |
| 4 | Charleston, SC | 323 miles |
| 5 | Savannah, GA | 366 miles |
| 6 | Jacksonville, FL | 498 miles |



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- Industrial
- Multifamily
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Experience

\$1.3B

ASSETS UNDER
MANAGEMENT

24.6M SF

DEVELOPED
SINCE 2015

180

EMPLOYEE-OWNERS

4

OFFICES

What sets us apart

As invested as you are.

We think like owners.

That's because we're all company owners at Merus. This is a unique and powerful distinction because it deeply influences our culture and operations. Every team member demonstrates a deeper sense of ownership and accountability—in both their daily tasks and the collective success of the organization.

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As an integrated team, we have all the right experts in one room. We share the same goals. We solve complex problems faster. As a result, projects go smoother. While most developers hire a general contractor and an architect, we have it all in-house.

130 years of excellence.

We've been in the industry for a long time and have a long reputation built on trust. But we've never stood still. We've constantly adapted and improved our approach and we're always finding ways to be even better.



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NASHVILLE



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RALEIGH

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