

BUCKHORN I INDUSTRIAL PARK

169,915 SF Industrial Space
Available For Lease Along
I-85 Corridor



VIDEO TOUR



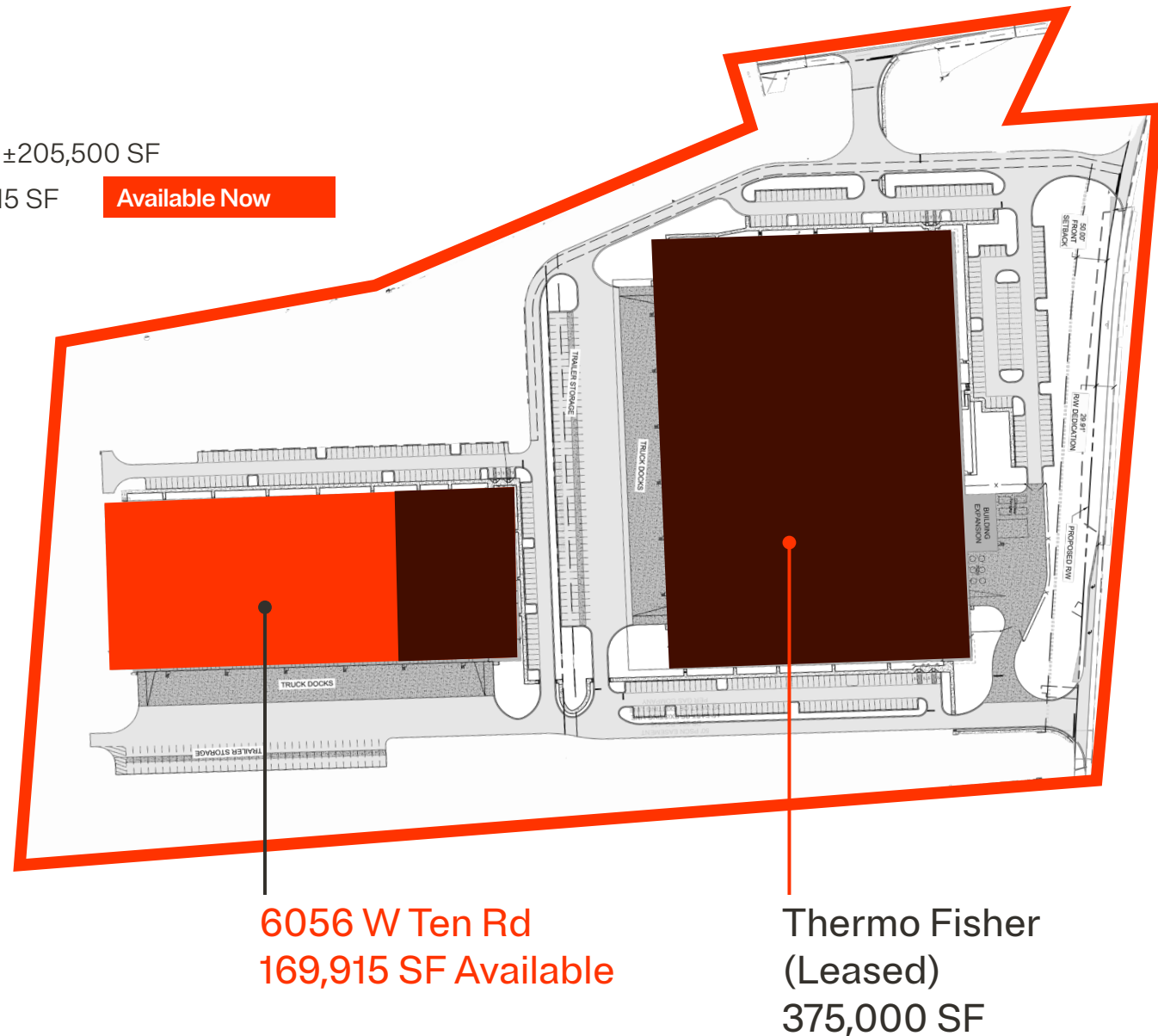
M MERUS



BUCKHORN INDUSTRIAL PARK

● Available Now
● Leased

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



BUCKHORN I

Aerial View

6056 W Ten Rd
169,915 SF

Thermo Fisher
Fully Leased



BUCKHORN I

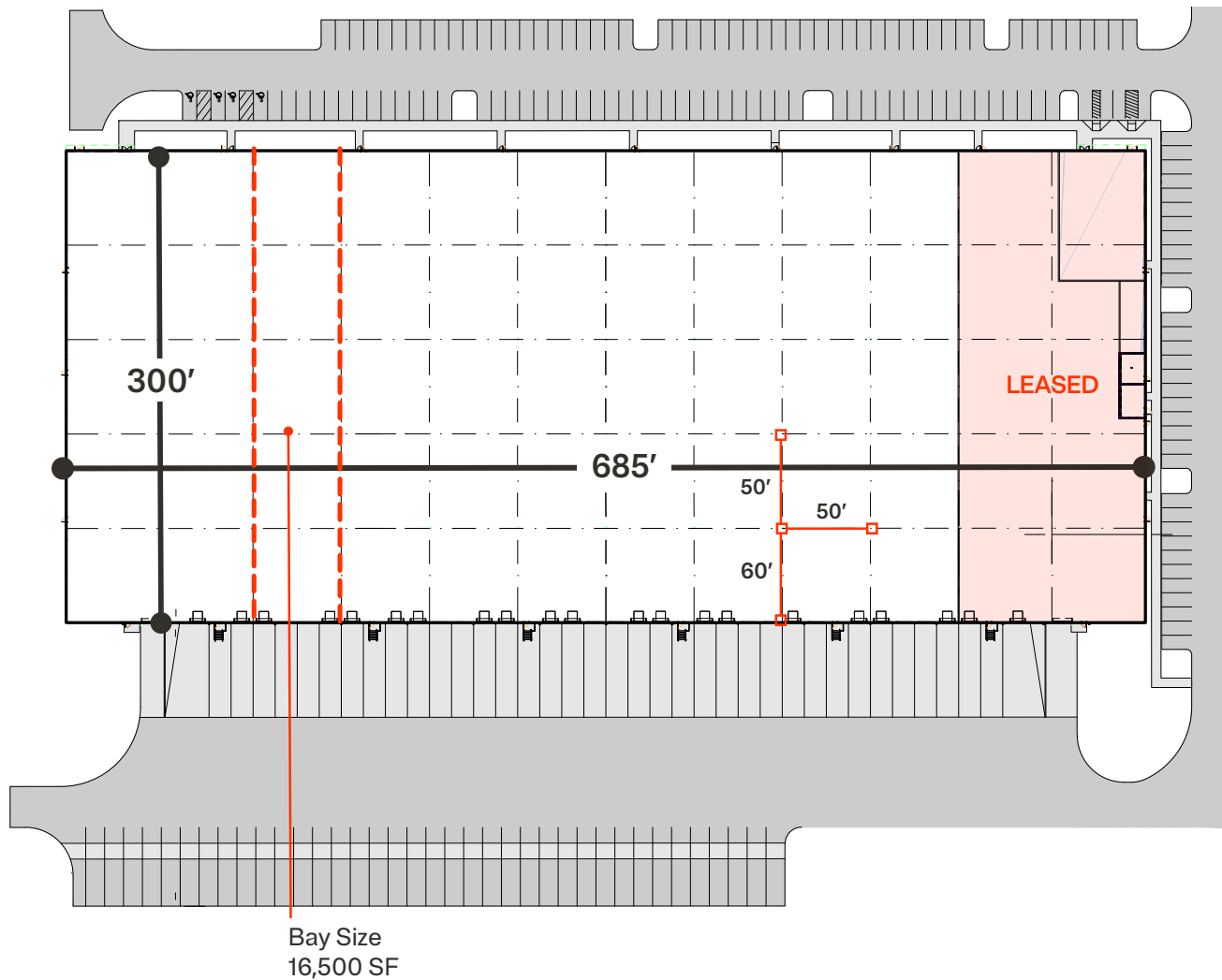
Interior View



BUCKHORN I | 6056 W TEN ROAD

Floor Plan

±169,915 SF AVAILABLE



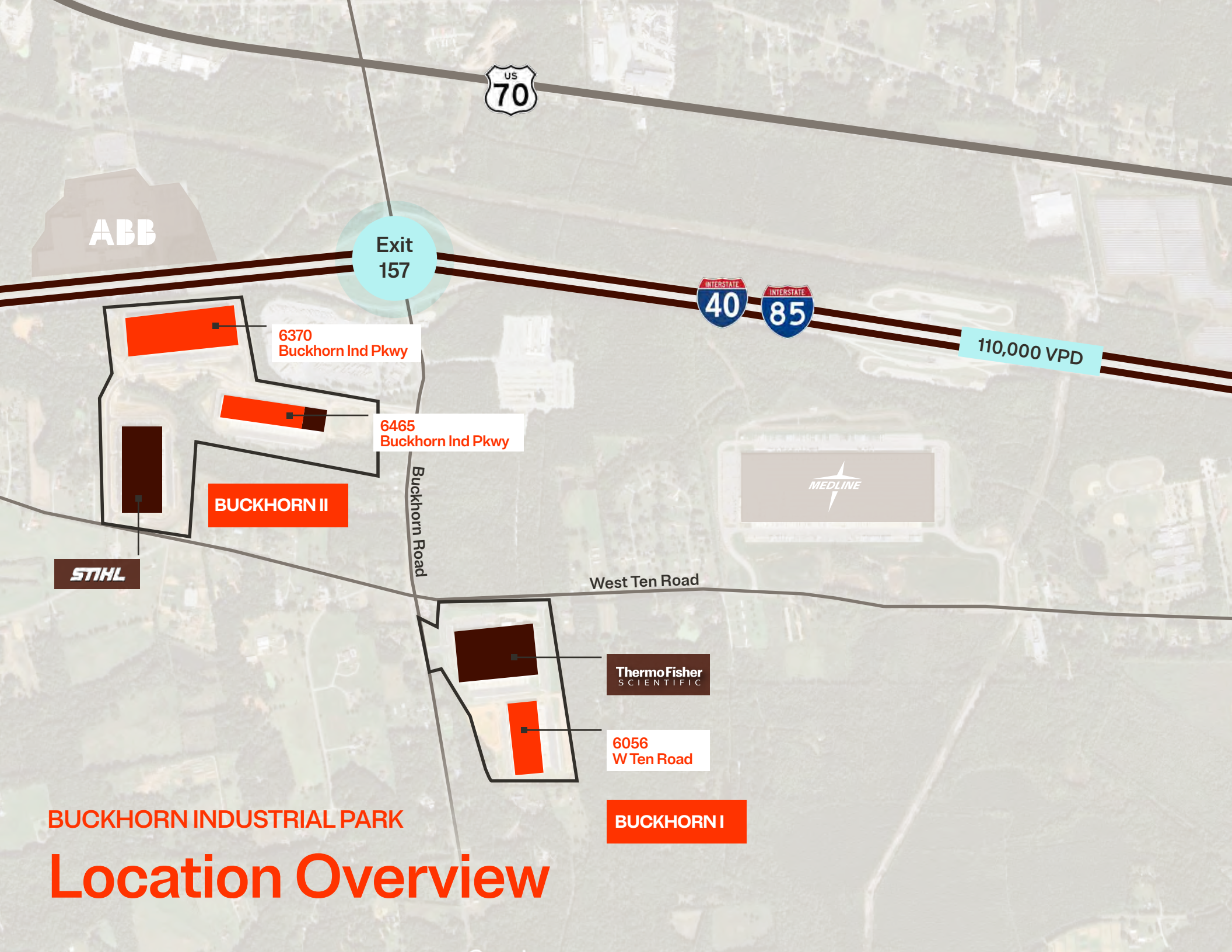
BUCKHORN I | 6056 W TEN ROAD

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
Rent Rate	\$7.50 / SF NNN
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



US
70

ABB

Exit
157

INTERSTATE
40

INTERSTATE
85

110,000 VPD

6370
Buckhorn Ind Pkwy

6465
Buckhorn Ind Pkwy

BUCKHORN II

STIHL

Buckhorn Road

West Ten Road

MEDLINE

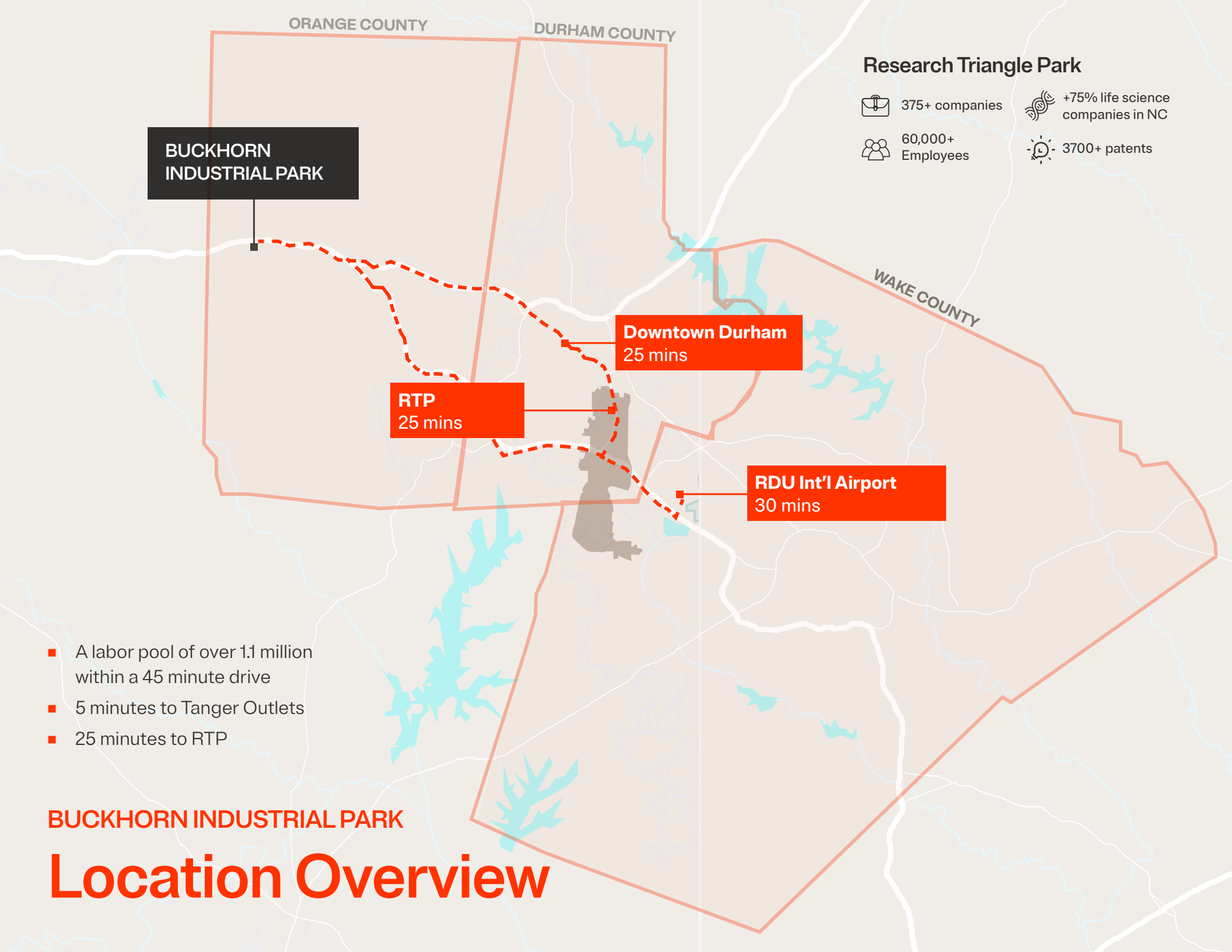
ThermoFisher
SCIENTIFIC

6056
W Ten Road

BUCKHORN I

BUCKHORN INDUSTRIAL PARK

Location Overview



ORANGE COUNTY

DURHAM COUNTY

Research Triangle Park

-  375+ companies
-  60,000+ Employees
-  +75% life science companies in NC
-  3700+ patents

BUCKHORN INDUSTRIAL PARK

Downtown Durham
25 mins

RTP
25 mins

RDU Int'l Airport
30 mins

WAKE COUNTY

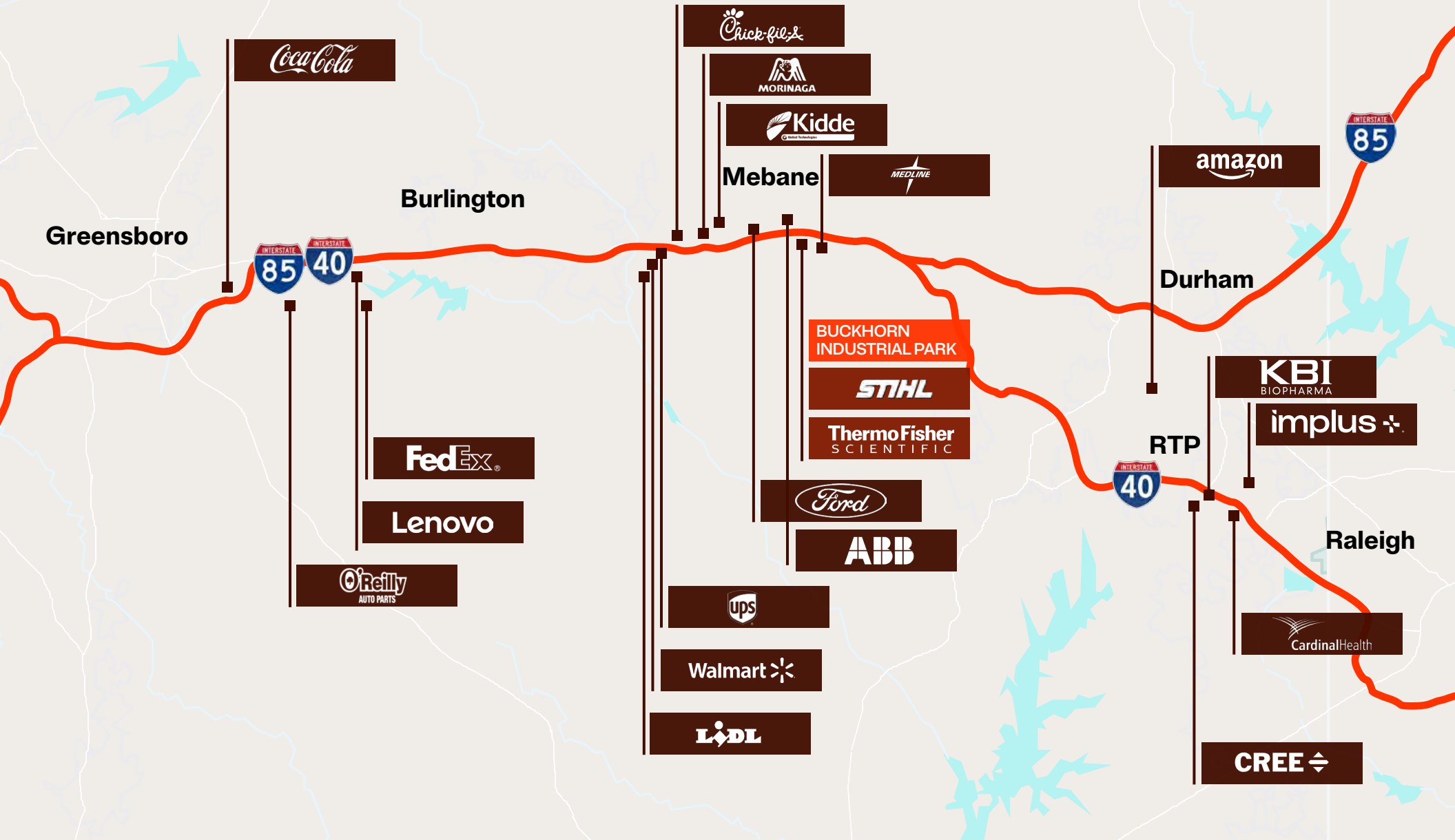
- A labor pool of over 1.1 million within a 45 minute drive
- 5 minutes to Tanger Outlets
- 25 minutes to RTP

BUCKHORN INDUSTRIAL PARK

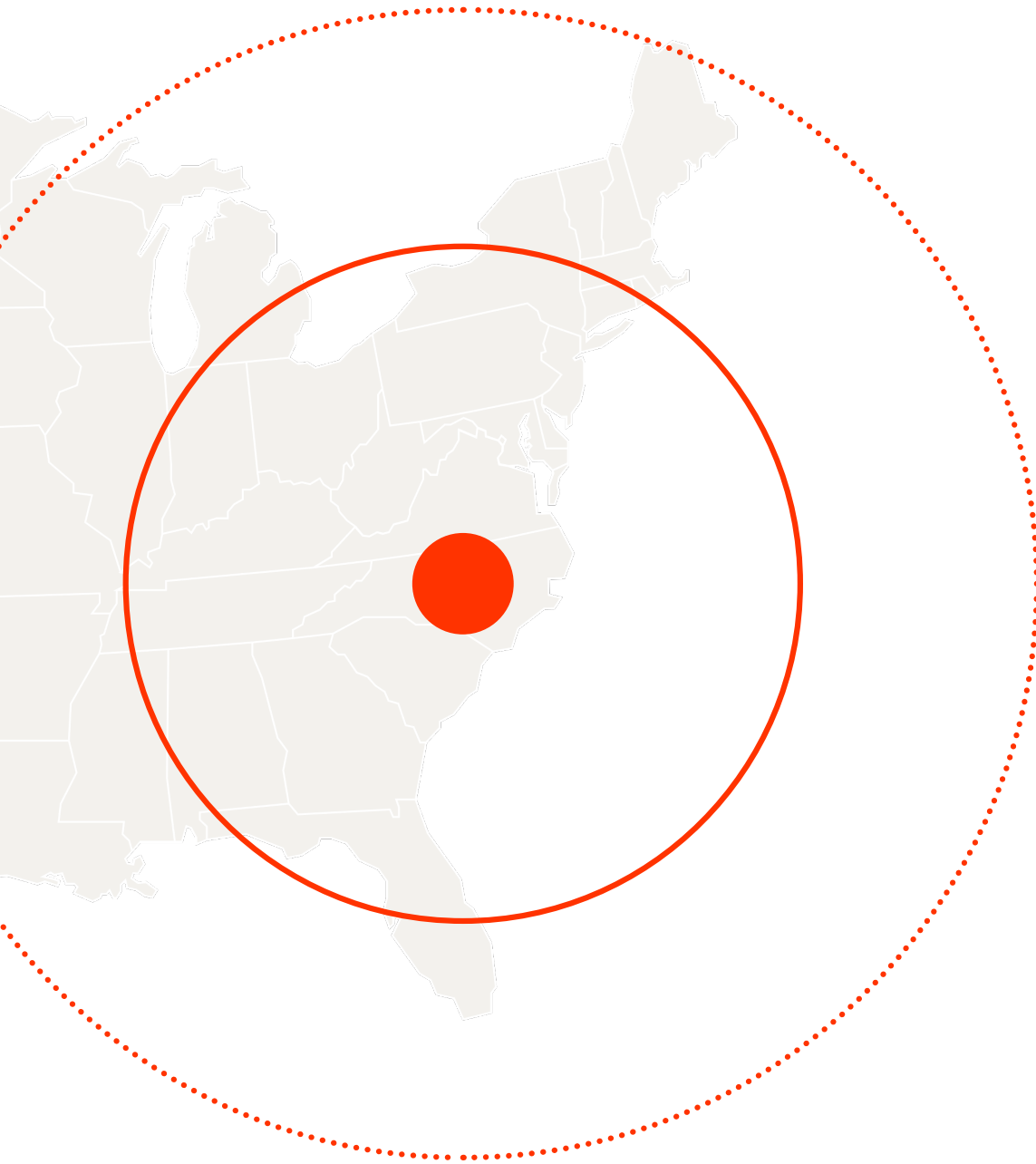
Location Overview

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 |



The next era of AI. Neyer is Merus.



We design, build, and develop.

No matter where you are in the process, we can deliver build-to-suit or speculative commercial real estate solutions across all product types.

- Industrial
- Multifamily
- Mixed-use
- Medical office
- Office

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.

Every discipline. One team.

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.



CINCINNATI



NASHVILLE



PITTSBURGH



RALEIGH



Contact us

JUSTIN PARKER
Vice President
Real Estate Development
+1 919 538 0493
jparker@merus1894.com

LARRY LAKINS, SIOR
Executive Vice President
Industrial Services
+1 919 815 5327
larry.lakins@colliers.com

HUNTER WILLARD, SIOR
Executive Vice President
Industrial Services
+1 919 264 0304
hunter.willard@colliers.com

ANDREW YOUNG, SIOR
Senior Vice President
Industrial Services
+1 919 880 6194
andrew.young@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Colliers Raleigh
4208 Six Forks Road, Suite 800
Raleigh, NC 27609
colliers.com/raleigh

M MERUS

