

139 UZZLE INDUSTRIAL DRIVE

Clayton, NC 27520



±3,000 SF WAREHOUSE FOR SALE

THE PROPERTY

ADDRESS	139 Uzzle Industrial Drive Clayton, North Carolina 27520
PIN NUMBERS	168600-29-1782
COUNTY	Johnston
CITY LIMITS	Wilson Mills
BUILDING SQUARE FOOTAGE	±3,000 SF
LOT ACREAGE	1.00 Acres
OPPORTUNITY ZONE	Yes
CURRENT ZONING	IND, Industrial
TENANCY	Single Tenant
OCCUPANCY	100% vacant
SALE PRICE	\$1,300,000.00



BUILDING INFORMATION

BUILDING CLASS	Class B Industrial
STORIES	1
YEAR BUILT/RENOVATED	1997
ROOFS	Bar joist & rigid frame
CEILING HEIGHT	12'
CONSTRUCTION	Metal with concrete floors
DOCK DOORS	(1) ext dock door
DRIVE IN DOORS	(1) 10' x 12'
PARKING	Gravel lot



Opportunity Zone

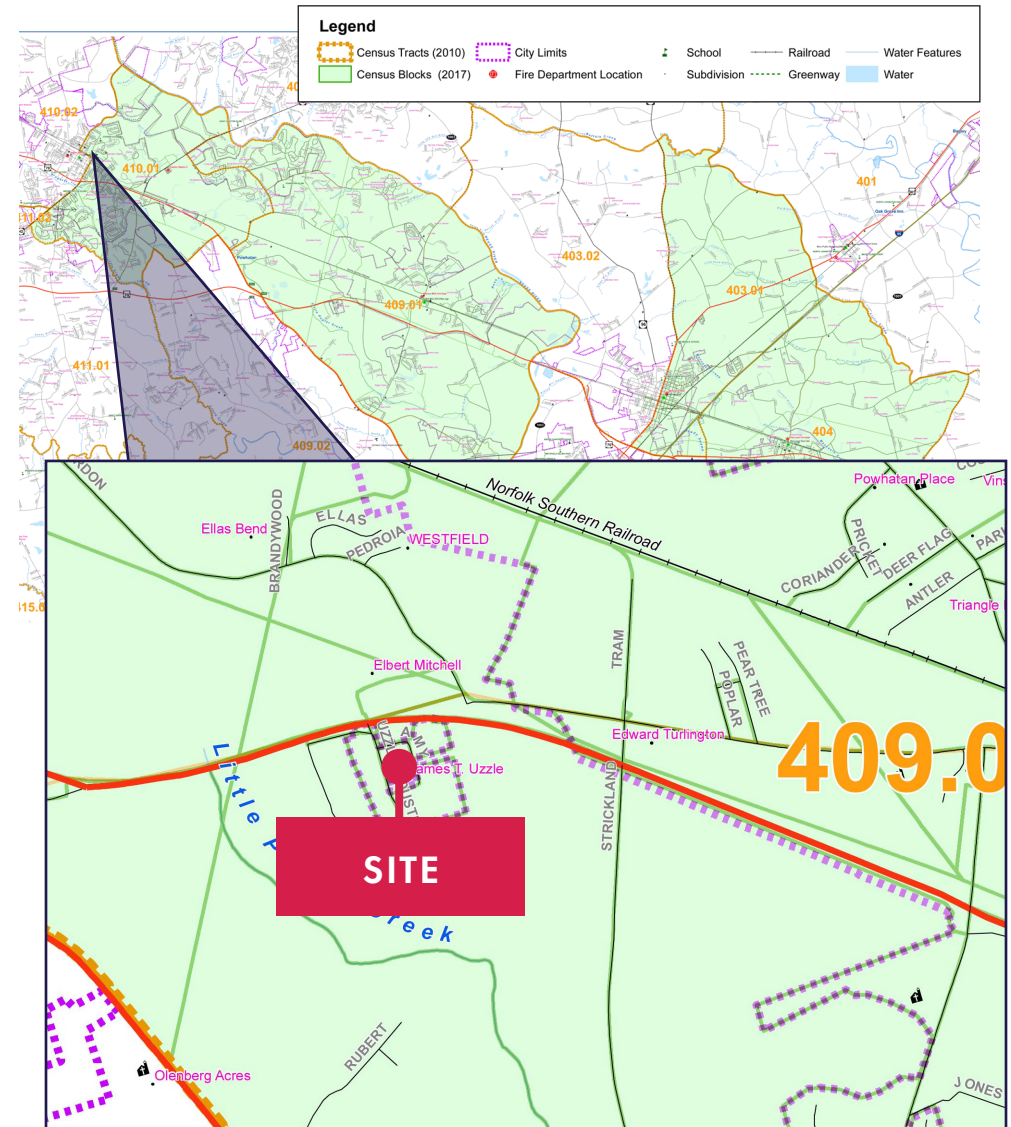
North Carolina Opportunity Zones Program

The Opportunity Zones Program (Sec. 13823) provides tax incentives for qualified investors to re-invest unrealized capital gains into low-income communities throughout the state, and across the country. Low-income census tracts are areas where the poverty rate is 20 percent or greater and/or family income is less than 80% of the area's median income.

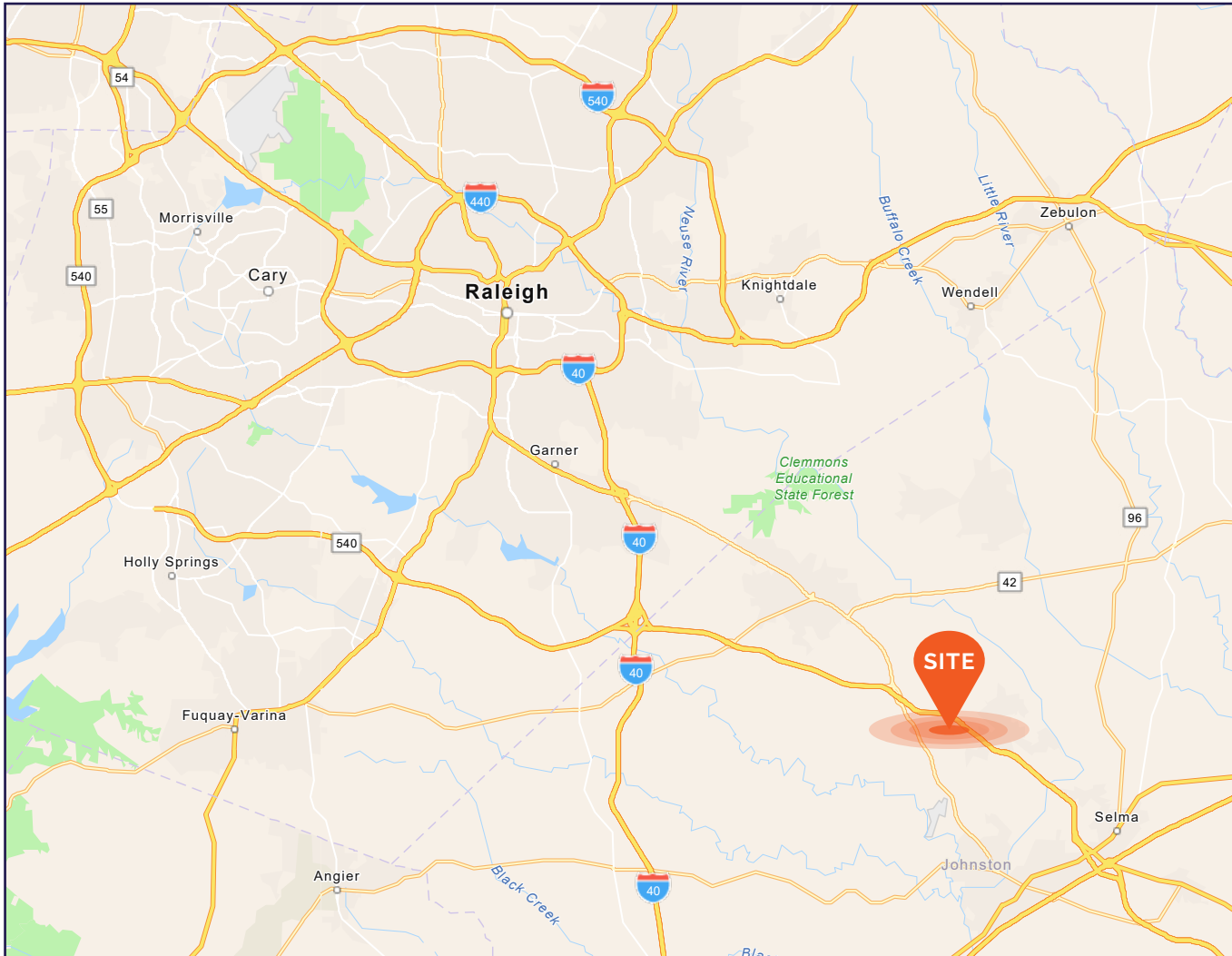
Investments made by qualified entities known as Opportunity Funds into certified Opportunity Zones will receive three key federal tax incentives to encourage investment in low-income communities including:

- Temporary tax deferral for capital gains reinvested in an Opportunity Fund
- Step-up in basis for capital gains reinvested in an Opportunity Fund
- Permanent exclusion from taxable income of long-term capital gains

[View the Tax Cuts and Jobs Act of 2017](#)



LOCATION OVERVIEW



LINKS

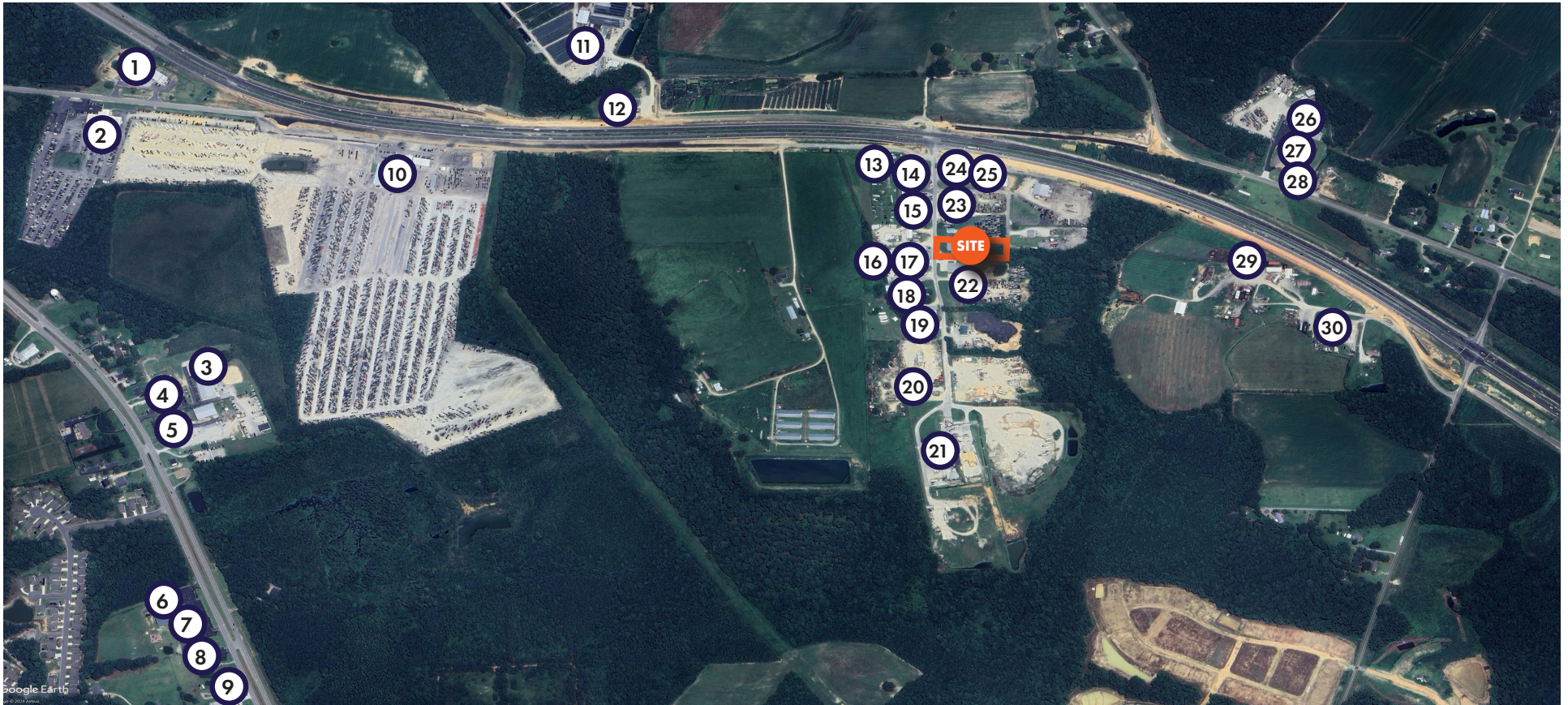
- [Johnston Co. Economic Development](#)
- [Johnston Co. Planning Department](#)
- [Johnston Co. Public Utilities](#)
- [Public Transportation](#)
- [Chamber of Commerce](#)

EASE OF ACCESS

US Highway 70	0.1 miles
Interstate 95	10.4 miles
Downtown Selma	10.6 miles
Downtown Clayton	11.1 miles
Interstate 40	15.6



NEIGHBORHOOD MAP



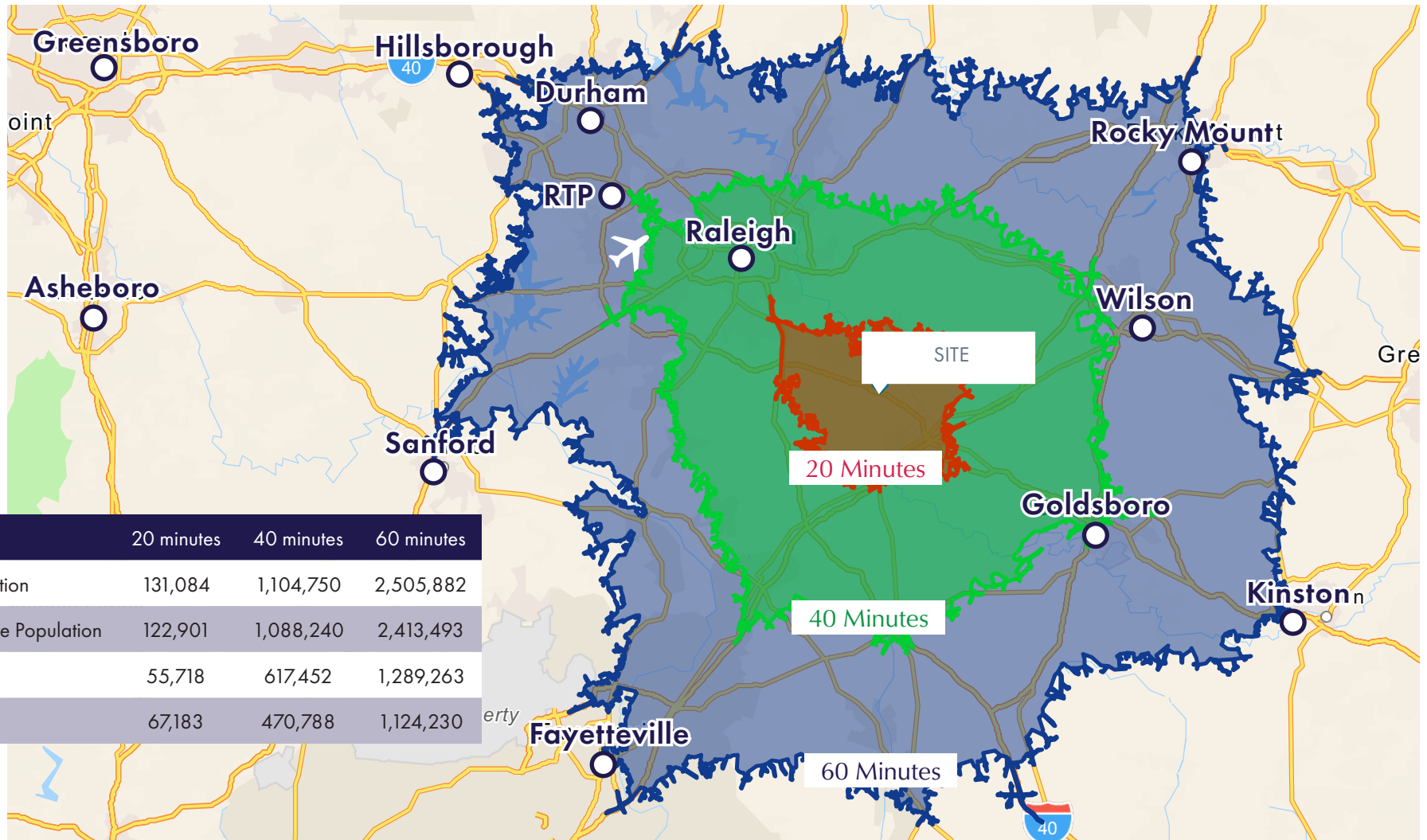
- | | | | | | |
|--------------------------------|--------------------------------|----------------------------------|--------------------------------|------------------------------|-------------------------------------|
| 1. ACT Construction Equipment | 6. LifeSpring Academy | 11. Fowler's Nursery | 16. Main Road Logistics | 21. S.T. Wooten Corporation | 26. SCP Power Coating |
| 2. ADESA Raleigh | 7. Bethesda Baptist Church | 12. DayCo Manufacturing | 17. Asphalt Services on Demand | 22. Capital Hydraulics | 27. Clayton Cheer Elite |
| 3. Johnston Co. Sports Complex | 8. Crosspoint Community Church | 13. Discount Restaurant Supplies | 18. Towing & Recovery | 23. Carolina Auto Service | 28. Barbour's Towing & Truck Repair |
| 4. Stricky Auto & Truck Repair | 9. Bailey's Auto Repair | 14. Screen Builders | 19. Community Waste Service | 24. Feed the Pig Grill Store | 29. A1 Custom Meats |
| 5. Carolina Comfort Air | 10. IAA Raleigh | 15. Fast Lane Auto Care | 20. United Forming | 25. D&J Cycle Center | 30. Wilson Mills Mini Storage |

GREYSON TAVOLACCI C: 919.455.3995 | O: 919.582.3143 | gtavolacci@apgcre.com
COLBY MITCHELL C: 919.500.1262 | O: 919.582.3141 | cmitchell@apgcre.com



Visit our website for more information.

DRIVE TIME MAP



	20 minutes	40 minutes	60 minutes
Total Population	131,084	1,104,750	2,505,882
Total Daytime Population	122,901	1,088,240	2,413,493
Workers	55,718	617,452	1,289,263
Residents	67,183	470,788	1,124,230



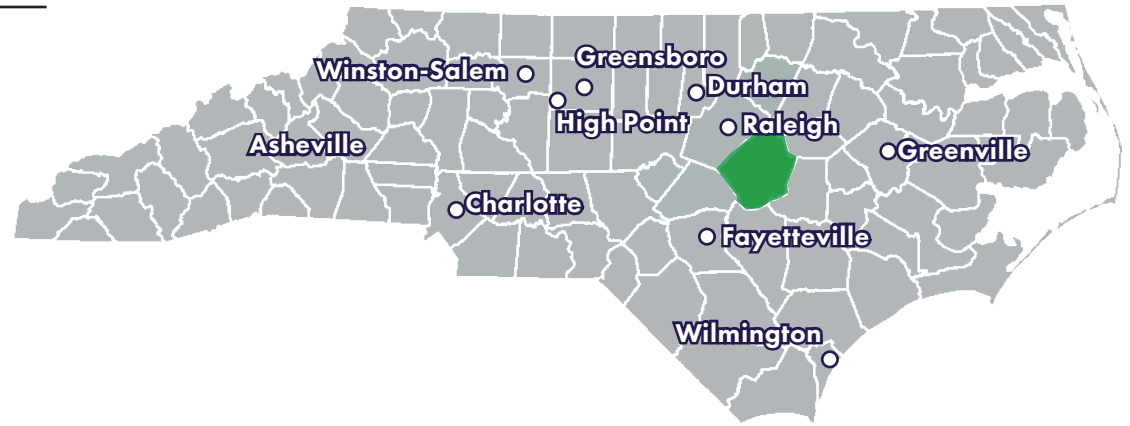
JOHNSTON COUNTY QUICK FACTS

Johnston County is located in the eastern-central part of North Carolina, with close proximity to the state capital, Raleigh. It's positioned within the Coastal Plain region of the state, characterized by flat terrain and fertile soils.

Traditionally, Johnston County's economy was largely agrarian, with tobacco, cotton, and other crops being primary economic drivers. As the region and neighboring areas like Raleigh grew, the economy diversified. Today, it includes sectors like manufacturing, healthcare, retail, and more. The county's proximity to major highways, like Interstate 95 and Interstate 40, also makes it a significant hub for logistics and transportation.

The population has been growing steadily, thanks in part to its proximity to the booming Raleigh-Durham-Chapel Hill area. This growth has resulted in increased suburban development in the county.

Sources: www.growwithjoco.com



Recent Economic Development Announcements



NOVO NORDISK

Millions in new tax revenue
Facility Expansion in phases over 12 year period



DO GOOD FOODS

\$100 million investment
New production facility located at Eastfield Crossing



BROGDEN INDUSTRIAL

\$30 investment
264,000 SF high quality industrial suitable for advanced manufacturing or life sciences



JOHNSTON REGIONAL AIROIRT

\$40 million investment
New manufacturing facility



RAILROAD GRANT

Upgrades/improvements in Selma
Support Eastfield Crossing project



AMAZON

\$100 million investment
New distribution facility >500 new jobs in Smithfield



CAROLINA CORE

The Carolina Core—a 150+ mile swath of central North Carolina anchored by Greensboro, Winston-Salem, High Point and Fayetteville—has emerged as the state’s next economic engine, propelled by billions of dollars of recent investment from innovative companies from around the world.

The Carolina Core is defined by the assets that make the region a globally competitive market – a talent pool of more than 2 million people, multiple airports, urban research parks and more.

To say the Carolina Core is an “educational hub” would be an understatement. With access to more than 30 colleges and universities with 250,000 students, this region is the academic nucleus driving the state’s skilled workforce and creating a more innovative, more vibrant North Carolina.

With ample land and buildings available at outstanding value, the Carolina Core offers companies room to grow in the heart of North Carolina with easy access to six interstates. Business costs in the state are among the lowest in America with building costs 16% below the national average and electricity costs 14.5% below the national average.

Source: nccarolinacore.com

RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS



\$5,000 Jobs with a \$14B Investment



1,761 Jobs with a \$500M Investment



1,800 Jobs with a \$5B Investment



280 Jobs with a \$55.7M Investment



DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

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