



HARNETT 95

INDUSTRIAL CENTER

 **SAMET**

CBRE

±807,300 SF Class A
Industrial Development

US-301 Highway & Arrowhead Road
Dunn, NC 28334

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PREMIER INDUSTRIAL DEVELOPMENT IN HARNETT COUNTY

HIGHLIGHTS



FLEXIBILITY

±65 acres available for build-to-suit opportunities



ACCESS

Adjacent to US-301 & one-half mile from Interstate 95



UTILITIES

Prioritizing investments to infrastructure improvements



RAIL

Situated along CSX Rail Line with 2,000 feet of rail frontage

SITE PLAN

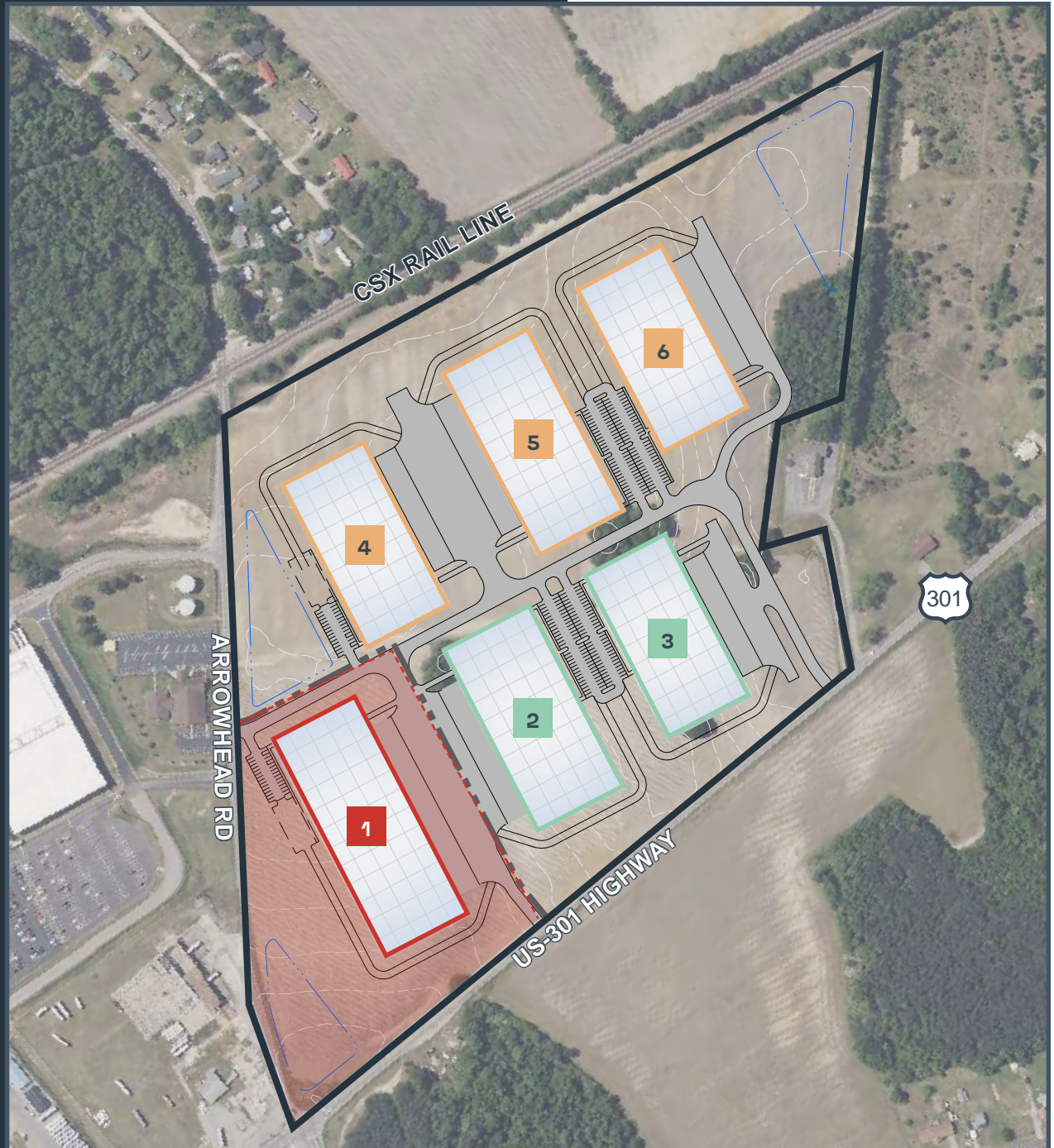
Option 1

±65 Acre

Master-Planned
Development

Multiple Site Plan Options
Provide Flexibility to Users
Ranging from ±28,000 SF
up to ±621,000 SF

- 1** Building 1
±162,000 SF
Speculative
- 2** Building 2
±140,400 SF
Proposed
- 3** Building 3
±121,500
Proposed
- 4** Building 4
±121,500 SF
Build-to-Suit
- 5** Building 5
±140,400 SF
Build-to-Suit
- 6** Building 6
±121,500 SF
Build-to-Suit



SITE PLAN

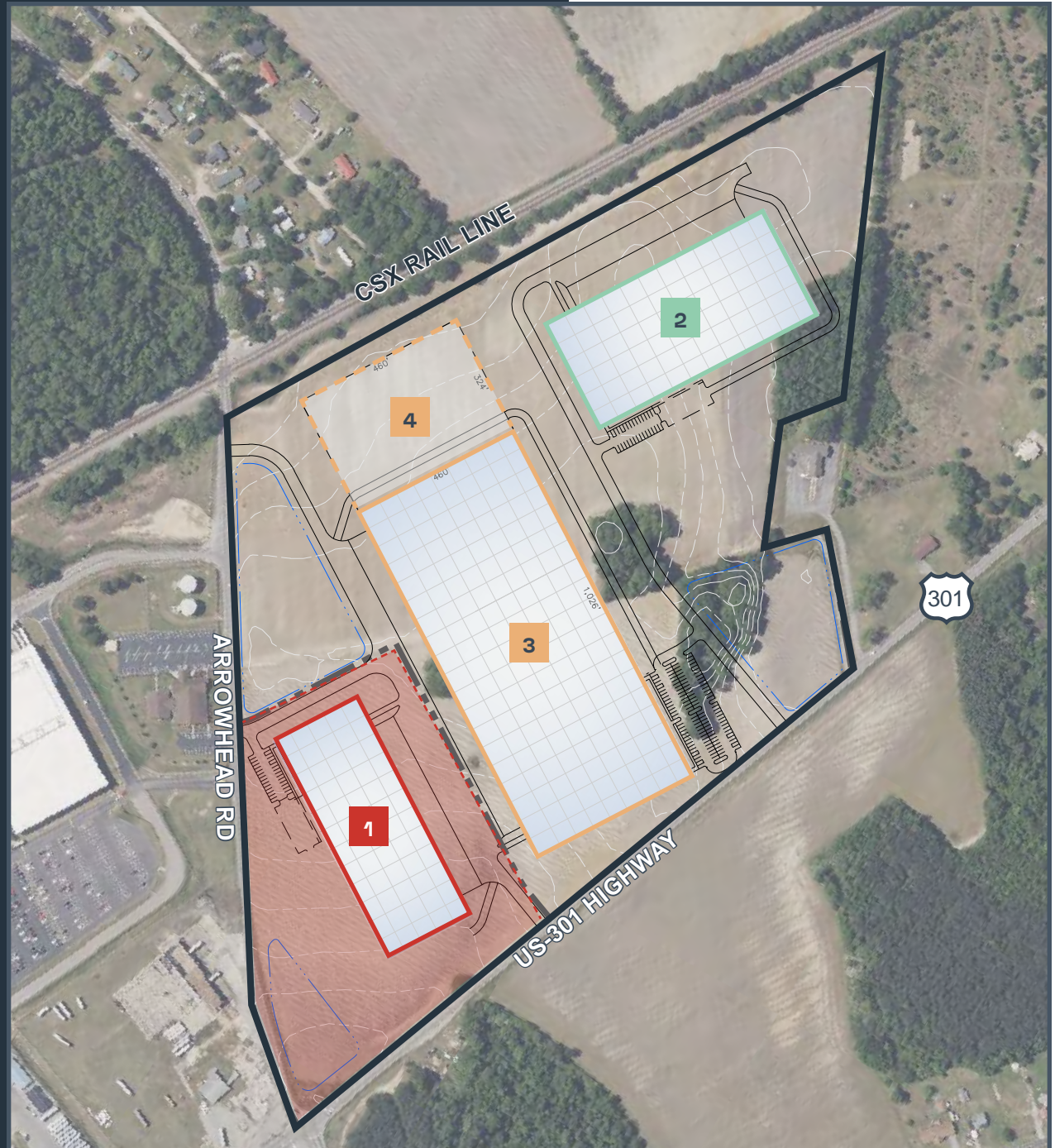
Option 2

±65 Acre

Master-Planned
Development

Multiple Site Plan Options
Provide Flexibility to Users
Ranging from ±28,000 SF
up to ±621,000 SF

- 1** Building 1
±162,000 SF
Speculative
- 2** Building 2
±200,880 SF
Proposed
- 3** Building 3
±471,960 SF
Build-to-Suit
- 4** Building 3
±149,040 SF
Expansion
Opportunity



BUILDING SPECIFICATIONS

±162,000 SF Speculative Industrial Facility

BUILDING 1

| | |
|-----------------------|---|
| Address | US-301 S & Arrowhead Road Dunn, NC 28334 |
| Building Size | ±162,000 SF |
| Available SF | ±162,000 SF |
| Minimum Divisible | ±28,000 SF - 42,000 SF |
| Office Space | Build to suit |
| Building Dimensions | 260' x 623' |
| Bay Size | ±14,040 SF (typ.) |
| Column Spacing | 54' x 50' |
| Clear Height | 32' |
| Sprinkler System | ESFR |
| Dock-High Doors | Thirty-one (31) |
| Drive-in Doors | One (1) 12' x 14' with Ramp One (1) knock-out |
| Auto Parking | Thirty (30) spaces Expandable to 150 spaces |
| Exterior Construction | Tilt concrete |
| Site Size | ±13 acres Building 1 |
| Zoning | I-100, Heavy Industrial Harnett County |
| Anticipated Delivery | Q4 2025 Q1 2025 Ground breaking |



SITE UTILITIES

Power Capacity
5+ Mega Watts

Electricity
Duke Energy

Natural Gas
Piedmont Natural Gas

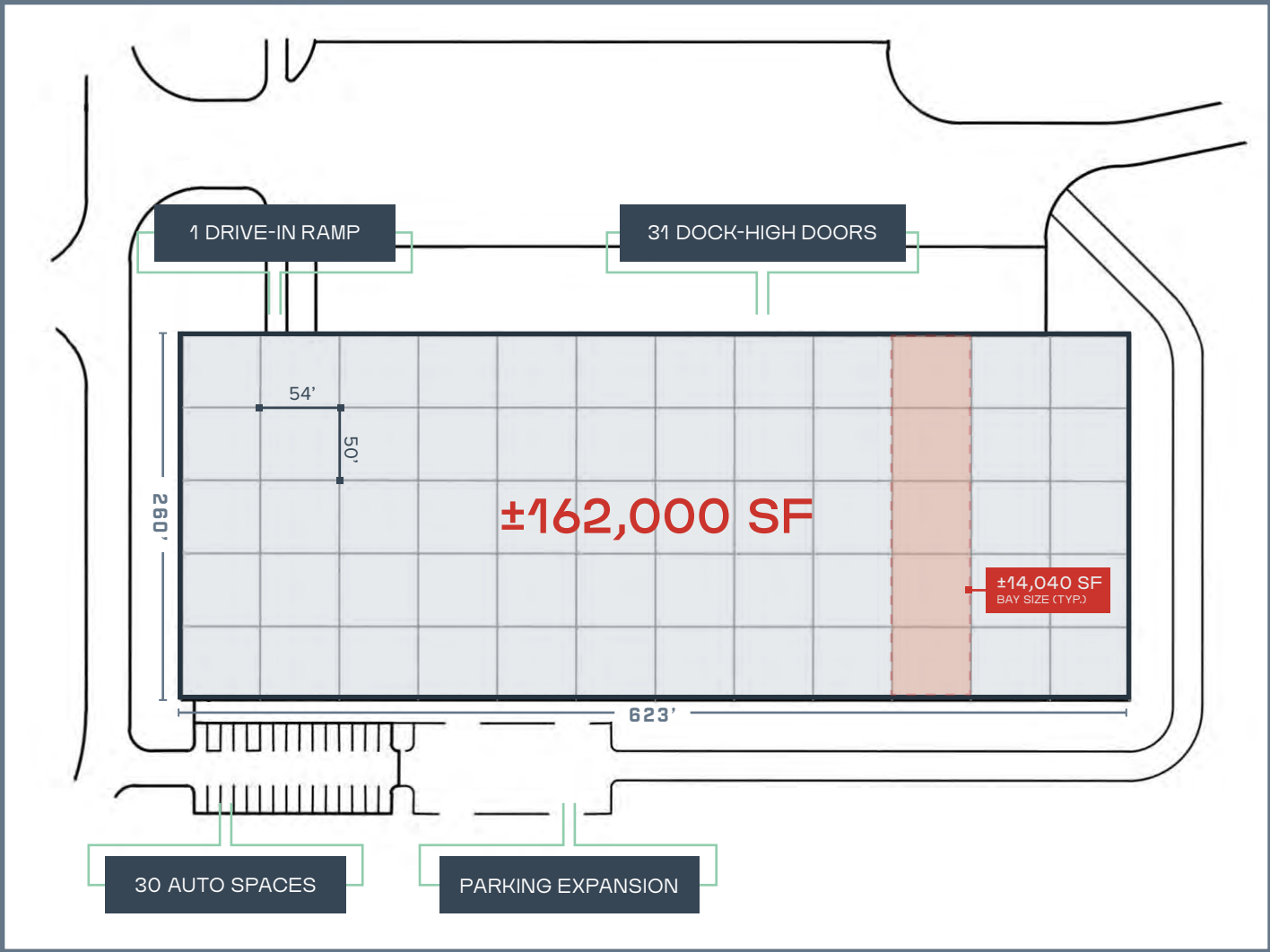
Water
Dunn Public Utility

Wastewater/Sewer
Dunn Public Utility

Telecommunication
Brightspeed

FLOOR PLAN

±162,000 SF Speculative Industrial Facility



Total Available
±162,000 SF

Minimum Divisible
±28,000 SF

Clear Height
32'

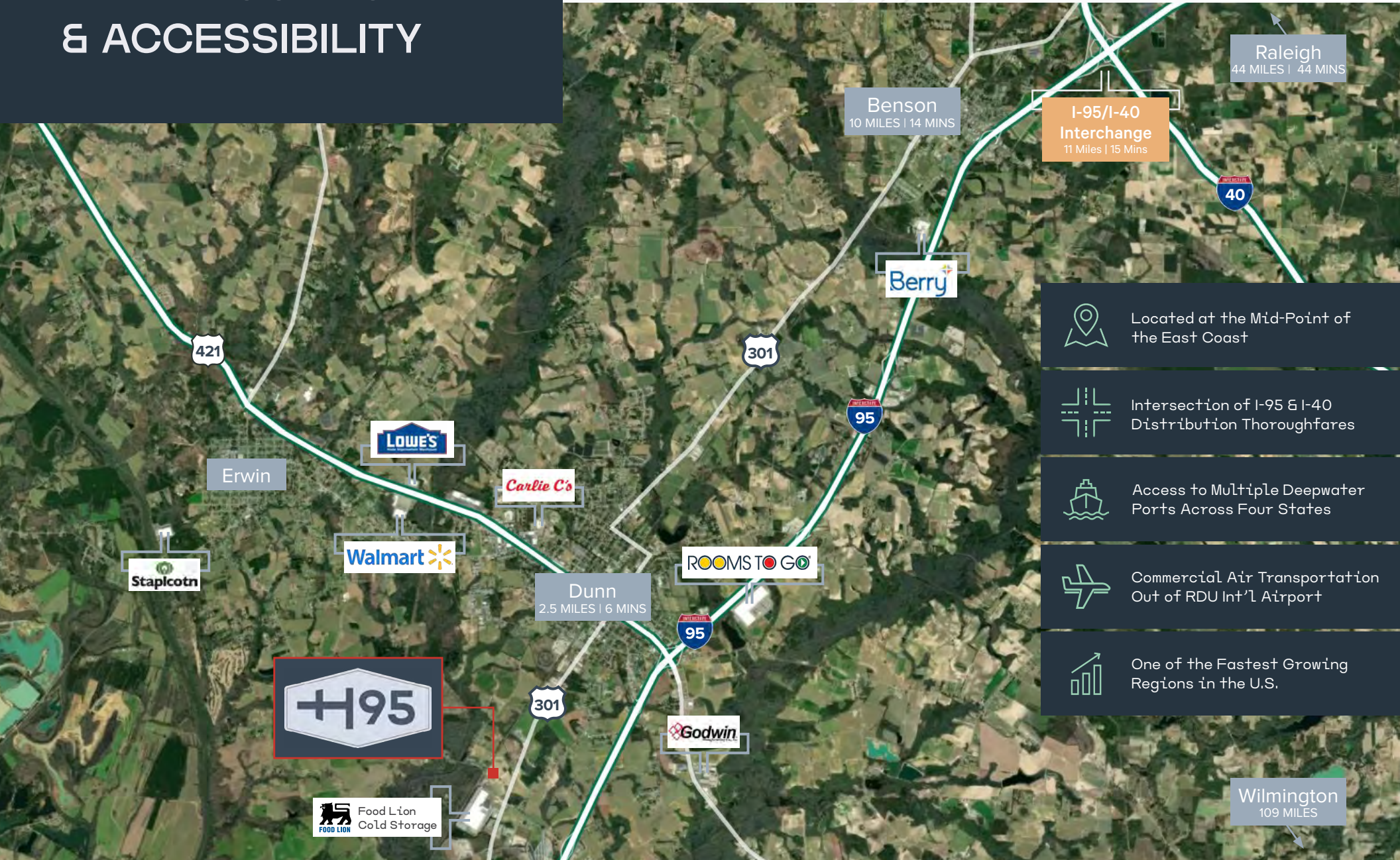
Sprinkler System
ESFR

Dock-High Doors
31 Doors

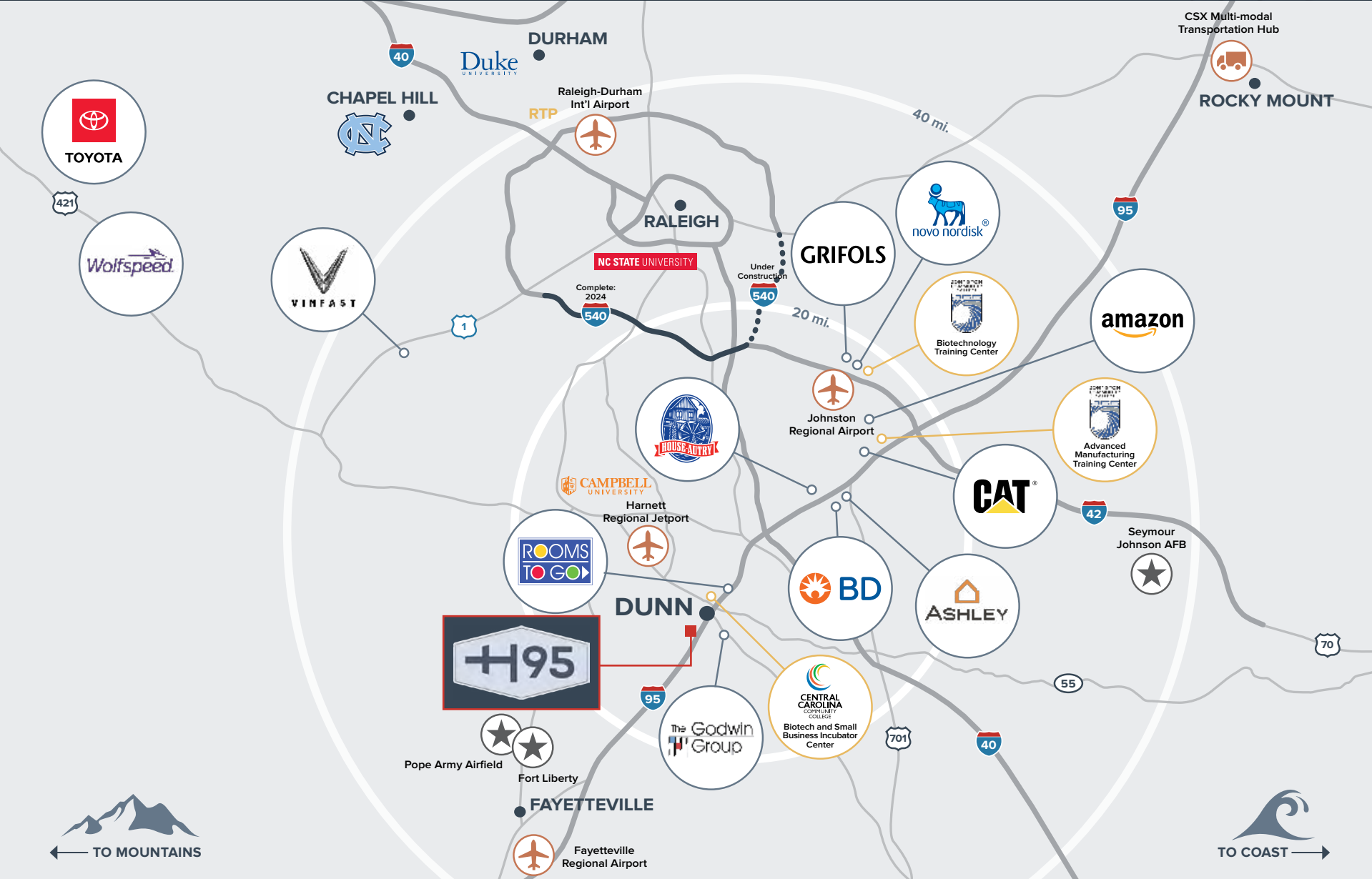
Drive-in Doors
1 Ramp

Column Spacing
54' x 50'

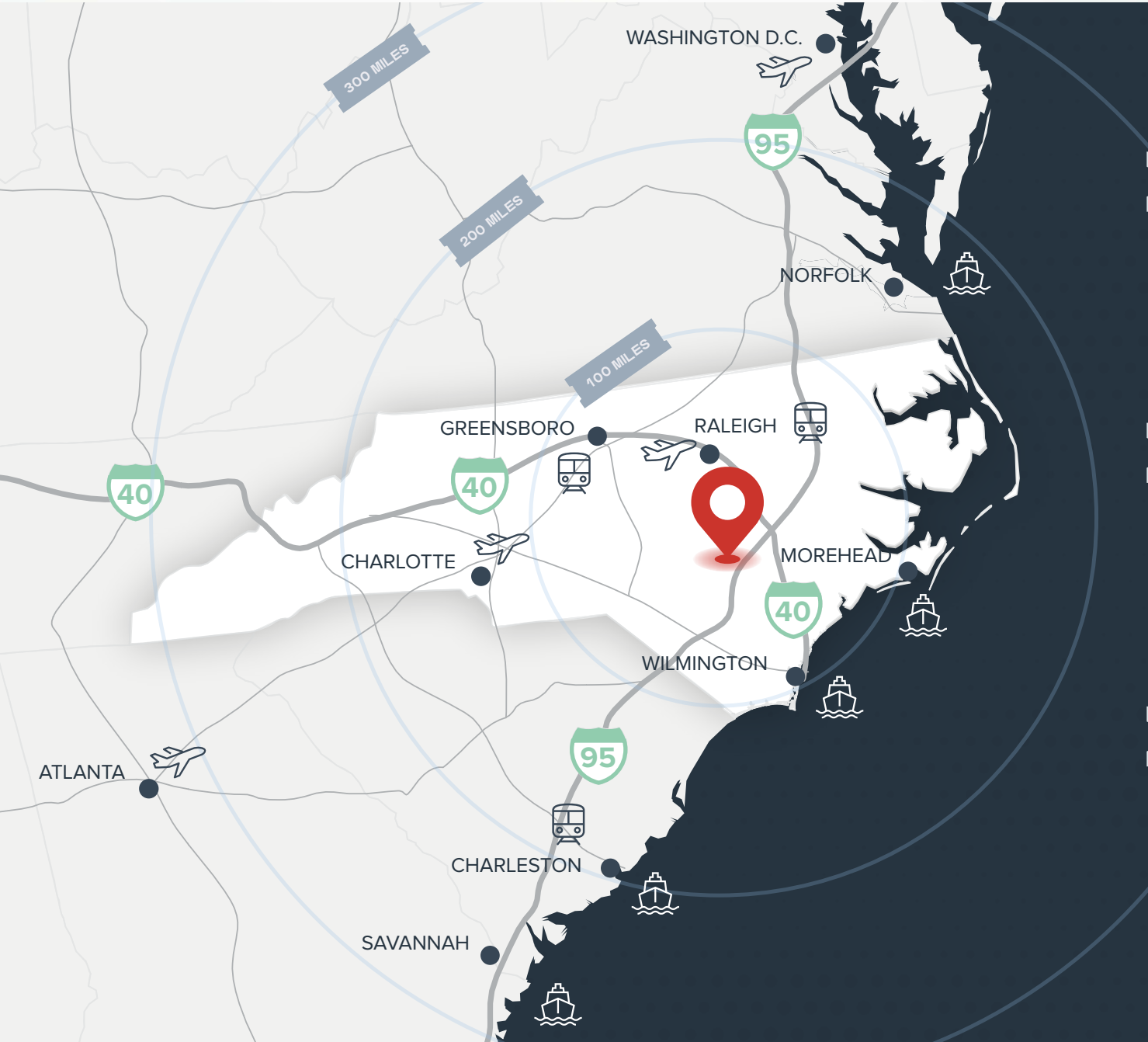
PRIME LOCATION & ACCESSIBILITY



LOCATION & ACCESS



EAST COAST CONNECTIVITY



Total Population of 32.4 Million
Within a 300-Mile Radius



AIRPORTS

| | |
|---------------------------------|-----------|
| Raleigh-Durham International | 57 Miles |
| Piedmont Triad International | 108 Miles |
| Charlotte Douglas International | 184 Miles |
| Washington Dulles International | 306 Miles |
| Hartsfield-Jackson Atlanta | 399 Miles |



SEAPORTS

| | |
|-------------------|-----------|
| Wilmington, NC | 92 Miles |
| Morehead City, NC | 145 Miles |
| Norfolk, VA | 207 Miles |
| Charleston, SC | 239 Miles |
| Savannah, GA | 281 Miles |



RAIL LINES

| | |
|---|-----------|
| CSX Intermodal Rocky Mount, NC | 82 Miles |
| Norfolk Southern Intermodal Greensboro, NC | 101 Miles |
| Norfolk Southern Intermodal Charleston, SC | 232 Miles |



North Carolina has been ranked one of the Best States in America for Business by CNBC (2022-2024)

Harnett County fosters a pro-business environment, providing incentives for companies locating or expanding within our county. Companies that are constructing, renovating, or expanding a facility, while also creating new full-time jobs, may be eligible. Incentives are considered based on a number of factors including capital investment, job creation, and above average wages.

Businesses looking to locate and expand on the East Coast, Southeast United States, or in North Carolina will find many reasons to consider Harnett County including it's strategic location, competitive property tax rates, skilled workforce, low cost of living, and investment in utilities and infrastructure.

WHY HARNETT COUNTY?

(Harnett County + Six Contiguous Counties)

2.15M

Current Population

8.1%

Population Increase Since 2018

\$76.3K

Median Household Income

1.05M

Labor Force

62.3%

Labor Force Participation Rate

43.5%

Bachelor's or Graduate Degree

7

Colleges and Universities

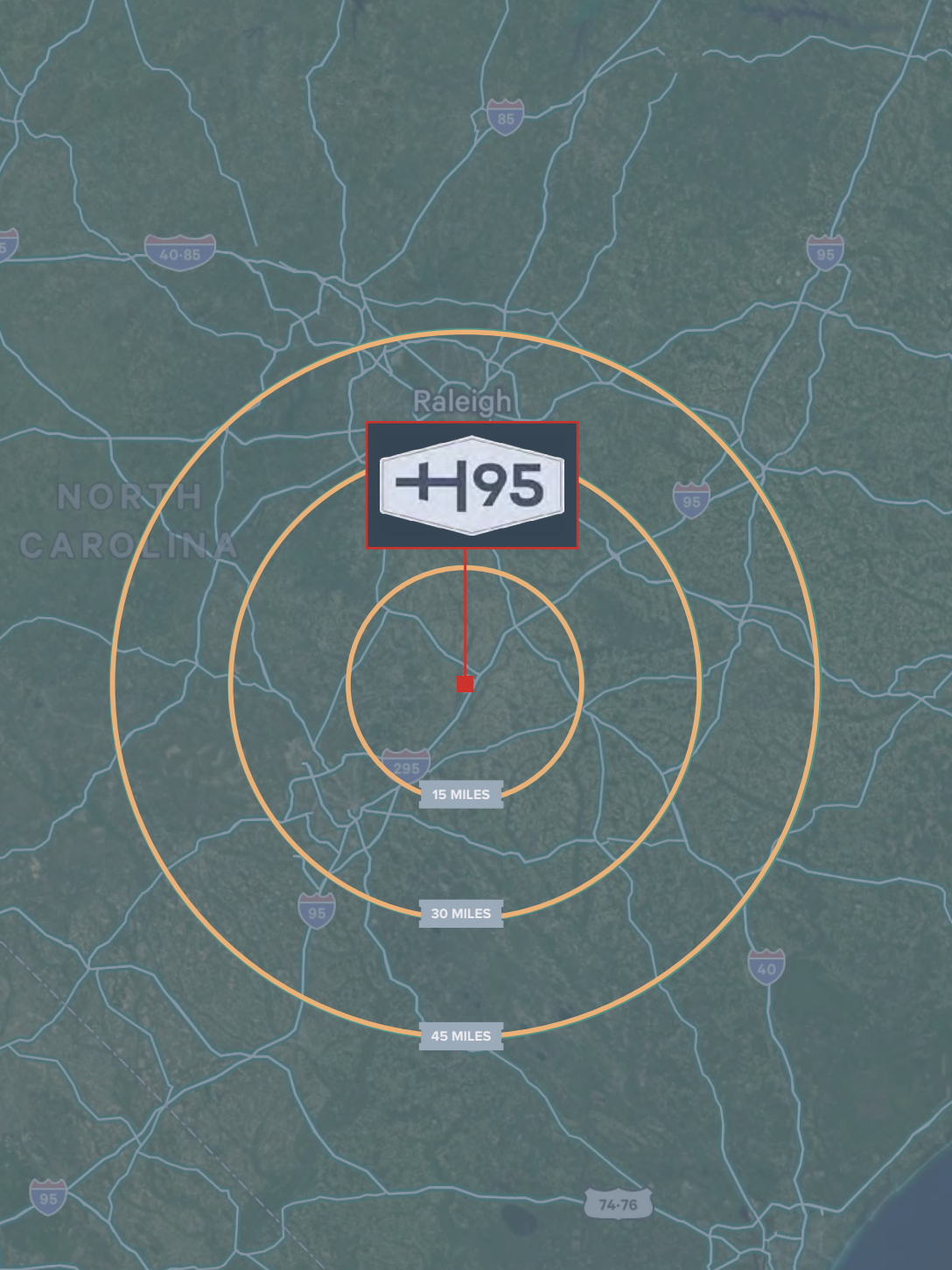
14.8K

2023 Graduates 4-year +

6

Community Colleges

Source: Harnett County EDC & Lightcast 2024 Q2



DEMOGRAPHICS

| Demographic Comprehensive | 15 MILE | 30 MILES | 45 MILES |
|------------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2024 Population | 99,889 | 943,489 | 2,301,984 |
| 2029 Population - Projection | 104,483 | 992,120 | 2,434,434 |
| 2024-2029 Annual Population Growth | 0.90% | 1.01% | 1.13% |
| Generations | | | |
| Generation Alpha | 9,300 | 99,032 | 227,179 |
| Generation Z | 24,010 | 236,426 | 564,426 |
| Millennials | 21,728 | 229,467 | 587,019 |
| Generation X | 20,091 | 184,165 | 456,840 |
| Baby Boomers | 20,206 | 160,955 | 382,715 |
| Greatest Generations | 4,553 | 33,444 | 83,805 |
| Household Income | | | |
| Average Household Income | \$84,252 | \$99,854 | \$113,298 |
| Median Household Income | \$60,187 | \$73,538 | \$80,807 |
| Housing Value | | | |
| Median Home Price | \$256,080 | \$305,157 | \$359,452 |
| Average Home Price | \$283,804 | \$351,885 | \$416,120 |
| Housing Units | | | |
| Owner-Occupied Housing | 38,353 | 353,786 | 892,205 |
| 2024-2029 Household Growth | 1.10% | 1.16% | 1.30% |



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