

4.81 Acres for Sale in the Holly Springs Business Park



151 Montsale Way
Holly Springs, NC 27540

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RALEIGH DURHAM

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Land for Sale

151 Montesale Way
Holly Springs, NC 27540

4.81 acres of land for sale in the Holly Springs Business Park, a bustling employment center with close to 3 million square feet of industrial, flex, and office properties. The property is close to the corner of Montesale Way and Green Oaks Parkway, situated between CSL Seqirus, FUJIFILM Diosynth, and the Catalyst Biocampus. BRT zoning supports office, light manufacturing, R&D, warehouse and distribution, and flex uses.

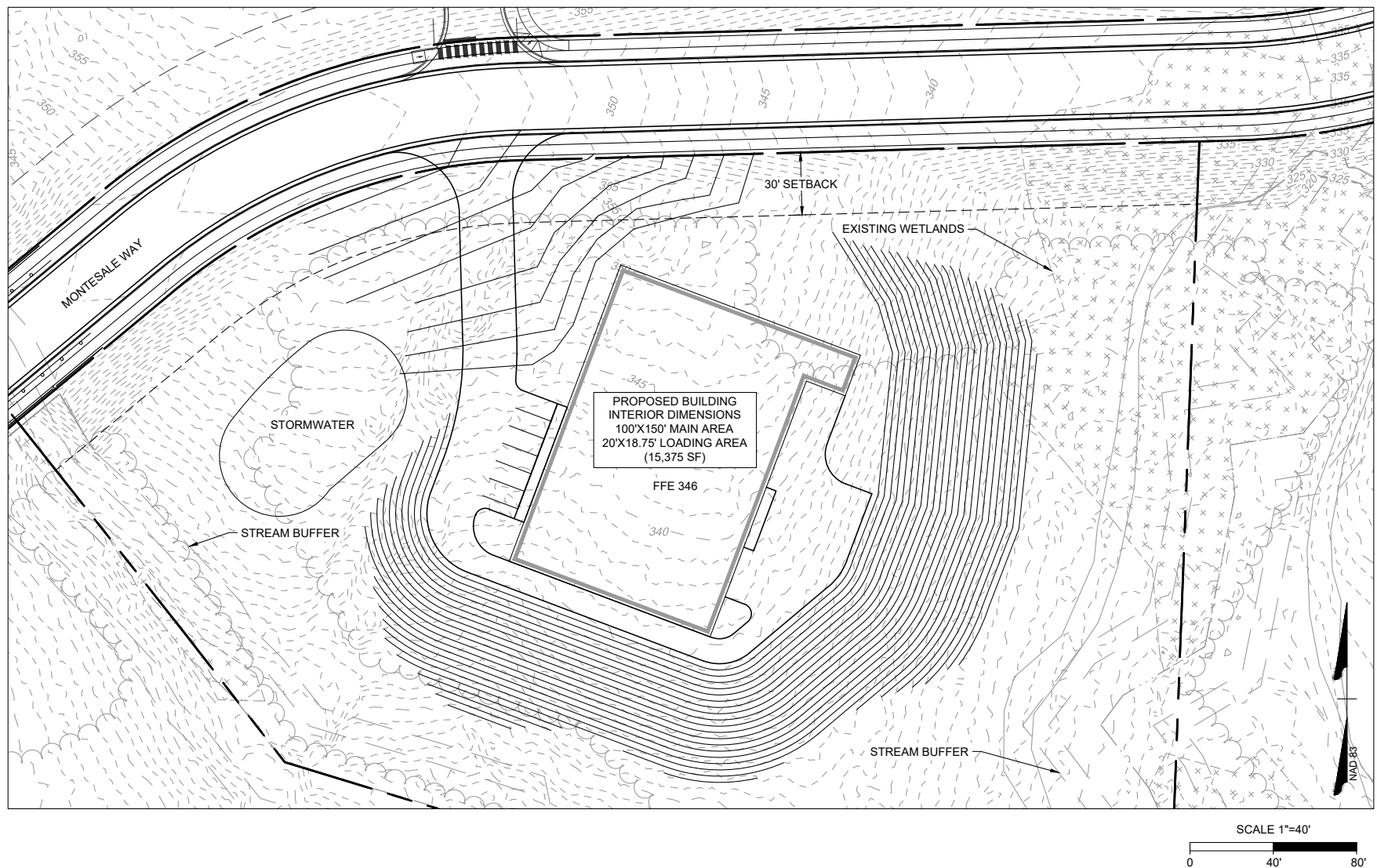
Property Details

Address	151 Montesale Way Holly Springs, NC 27540
Site Size	4.81 acres
Road Frontage	±326'
Wake County PIN	0639933813
Zoning	BRT (Business & Research Technology)
Water/Sewer	Town of Holly Springs
Sale Price	\$1,950,000 (\$405,405/acre)



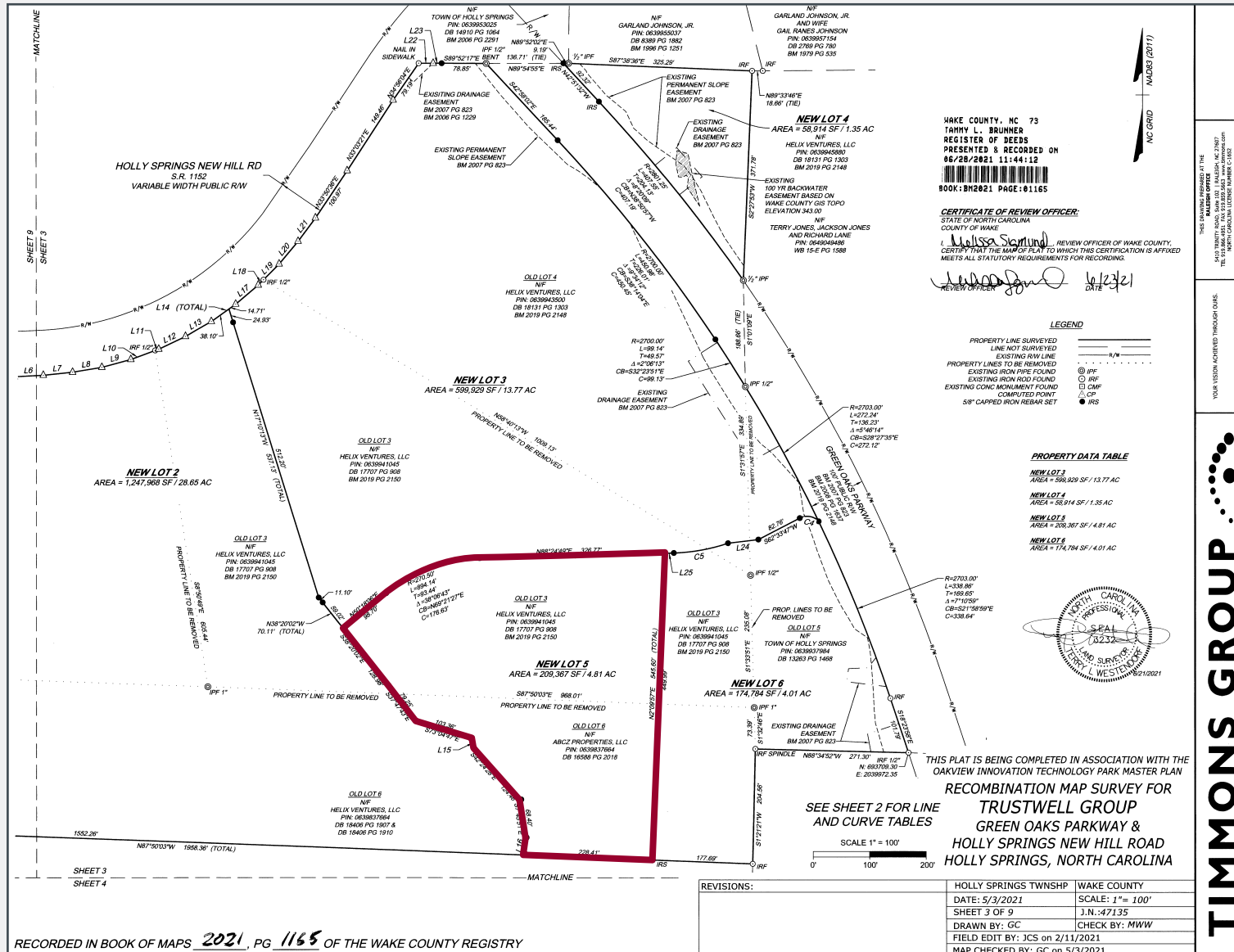
Conceptual Site Design

151 Montesale Way
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Survey

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TIMMONS GROUP

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Target, DICK'S Sporting Goods, AMC, Michaels, Starbucks, petco, O2FITNESS, Orangetheory, Marshalls, Burlington, Ulta, Bath & Body Works, First Watch, RISE, Old Navy, crumbl cookies, Olive Garden

COSTCO WHOLESALE, Chick-fil-A, Harris Teeter, Starbucks, F&B, W, McDonald's, Dollar General, SHEETZ, MR. TIRE, Auto Zone, Advance Auto Parts, ANYTIME FITNESS

151 Montesale Way

Holly Springs

FUJIFILM, Seqirus, Catalyst Biocampus

UNC HEALTH, tropical smoothie CAFE, BURGER KING, Chick-fil-A, CVS pharmacy, HICKORY, ACME PIZZA, Great Clips, Cary Orthopaedics, FIREHOUSE SUBS, SHEETZ, Harris Teeter

3 miles

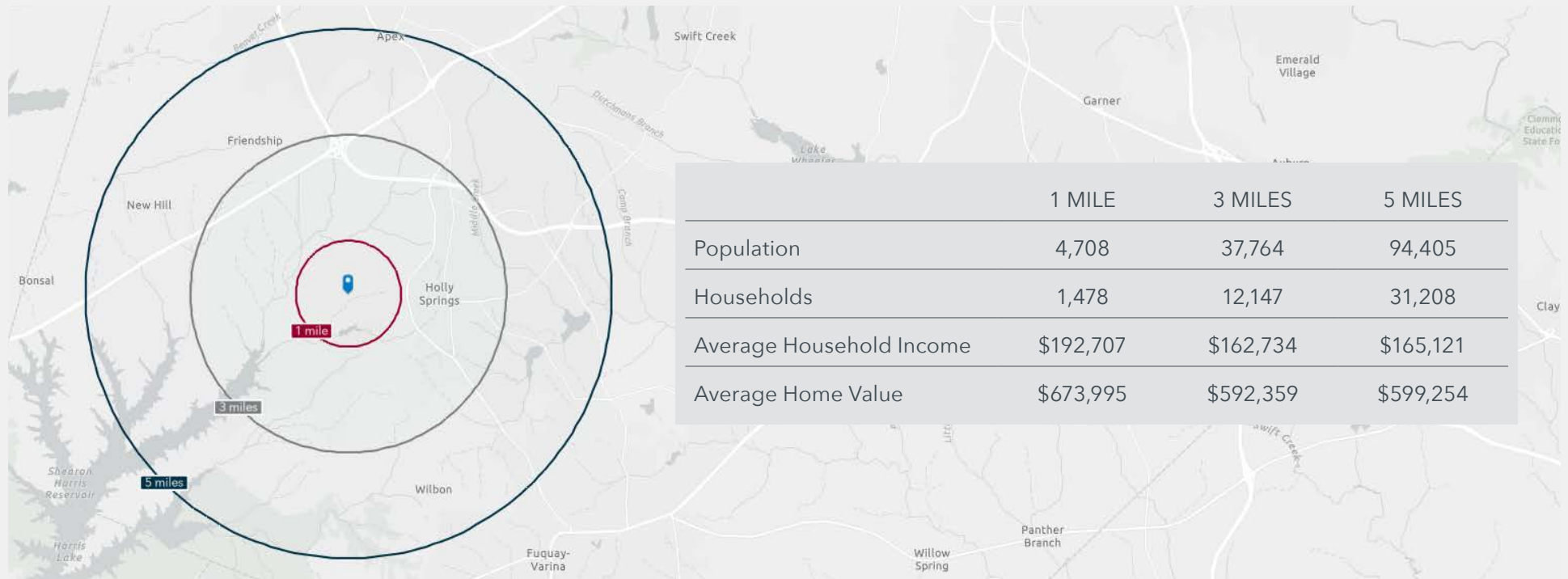
LOWE'S, Walmart, IHOP, KUMON, Dunkin', McDonald's

Walmart, PETSMART, Harris Teeter, Tractor Supply Co, Bojangles, DUNKIN', COOK OUT, Chick-fil-A, McDonald's

Fuquay-Varina

Demographics

151 Montesale Way
Holly Springs, NC 27540



FUJIFILM Diosynth Invests \$3.2B in Holly Springs Manufacturing Facility, Creating 680 New Jobs

FUJIFILM Diosynth Biotechnologies announced a \$1.2 billion investment to expand its biopharmaceutical manufacturing facility in Holly Springs, creating 680 new jobs. This expansion builds on the company's initial \$2 billion investment in 2021. It is the largest end-to-end biopharmaceutical manufacturing facility in North America.

Amgen Announces 370 Jobs, \$1B Expansion in Holly Springs

Amgen announced a \$1 billion expansion of its Holly Springs manufacturing facility, creating 370 new jobs. This investment will add a second state-of-the-art facility, bringing Amgen's total investment in the town to over \$1.5 billion and expected employment to 725 by 2032.

Seqirus Expands Vaccine Manufacturing Facility

Seqirus completed a \$156 million expansion of its influenza vaccine facility in Holly Springs, creating over 80 jobs and increasing production capacity. The facility is capable of producing up to 200 million vaccine doses within six months, solidifying Holly Springs as a hub for advanced biomanufacturing. The facility employs more than 900 people.