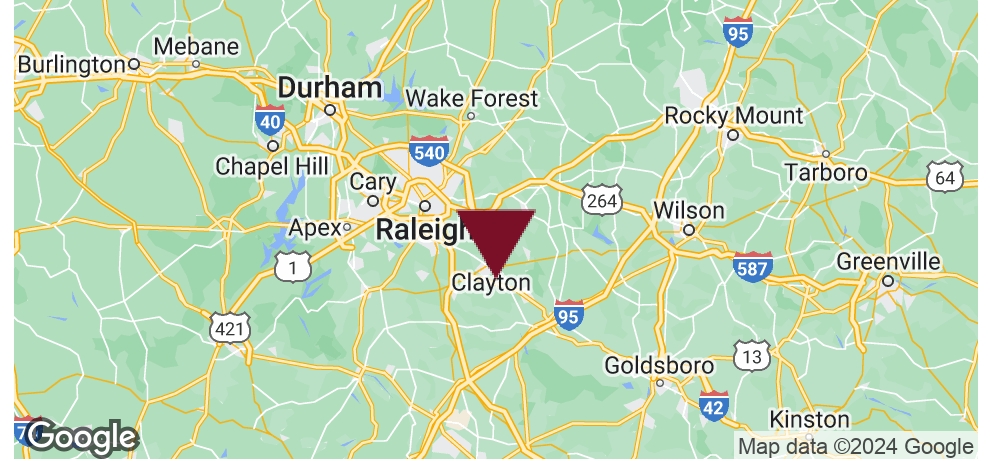


FLEX/WAREHOUSE PROPERTY FOR LEASE

7868 US 70 HIGHWAY BUSINESS WEST, CLAYTON, NC 27520



OFFERING SUMMARY

Available SF:	20,803 - 47,000 SF
Lease Rate:	\$12.00 SF/yr (NNN)
TICAM:	\$2.15 SF/yr
Year Built:	1986
Building Size:	47,000
Addition:	1996
Zoning:	LID
Market:	Raleigh - Durham
Submarket:	Clayton/Johnston County

PROPERTY OVERVIEW

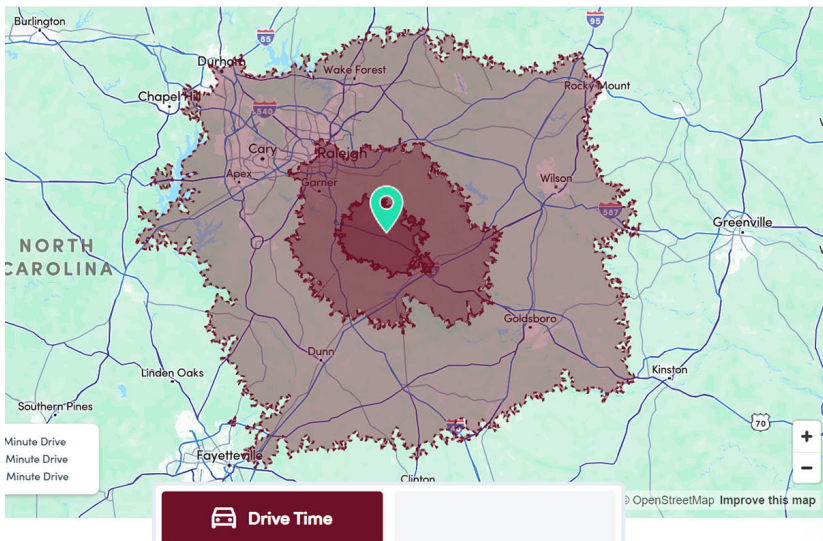
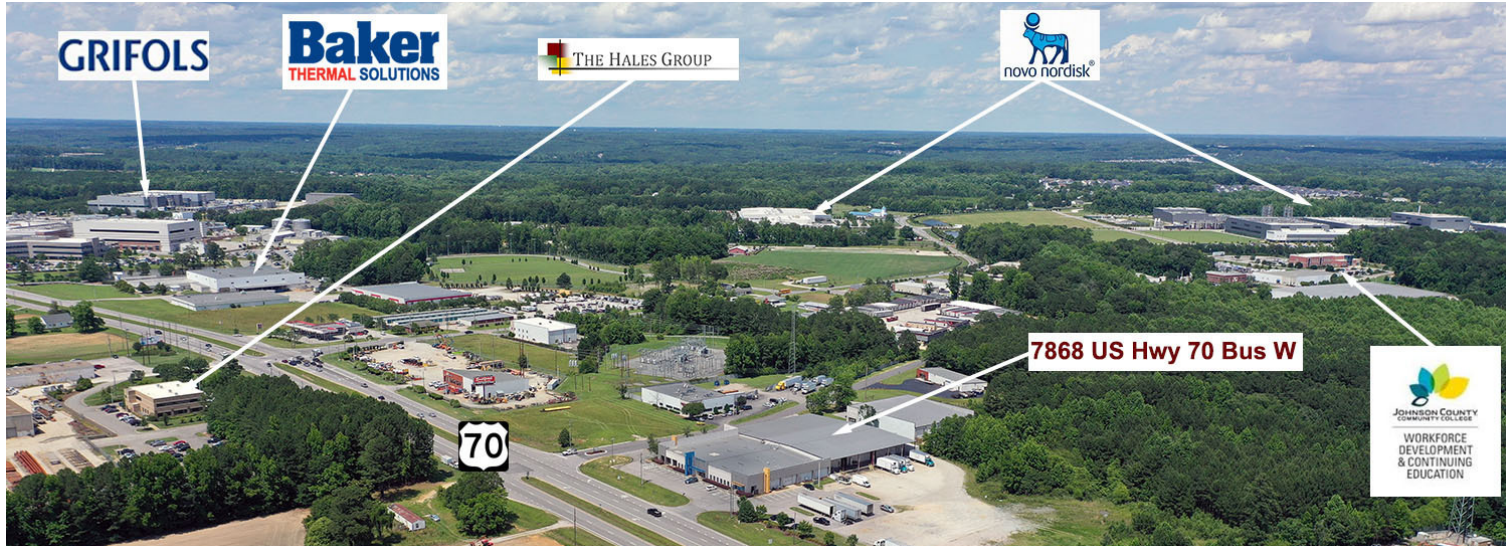
This prime property offers a versatile layout, ideal for various flex/warehouse needs. Its strategic location provides exceptional visibility and accessibility. With ample parking and a modern facade, this space is ready to make a lasting impression. The combination of office and warehouse space can be easily adapted to user requirements, creating an inviting environment for clientele and employees alike. It has 20,803 square feet immediately available and an additional 26,197 square feet that may be available November of 2025. Because of its location it is well positioned for a user that supports the region's life sciences industry and emerging electric vehicle industry. Take advantage of this opportunity to lease a space that can be tailored to your business's requirements.

PROPERTY HIGHLIGHTS

- Strategic Location
- Customizable space
- Priced competitively
- Ability to expand in near term

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STRATEGICALLY LOCATED

- In the Research Triangle Region, the North Carolina BioPharma Crescent and in Johnston County within Clayton's industrial hub.
- Industrial neighbors include international pharmaceutical giants Novo Nordisk and Grifols, Baker Thermal Solutions, steel manufacturer The Hales Group and Caterpillar
- A half a mile from I-42
- 9 miles from I-40 & I-540
- 15 miles from I-95
- 60 minutes drive time or less to any part of the Research Triangle Region

FLEX/WAREHOUSE PROPERTY FOR LEASE

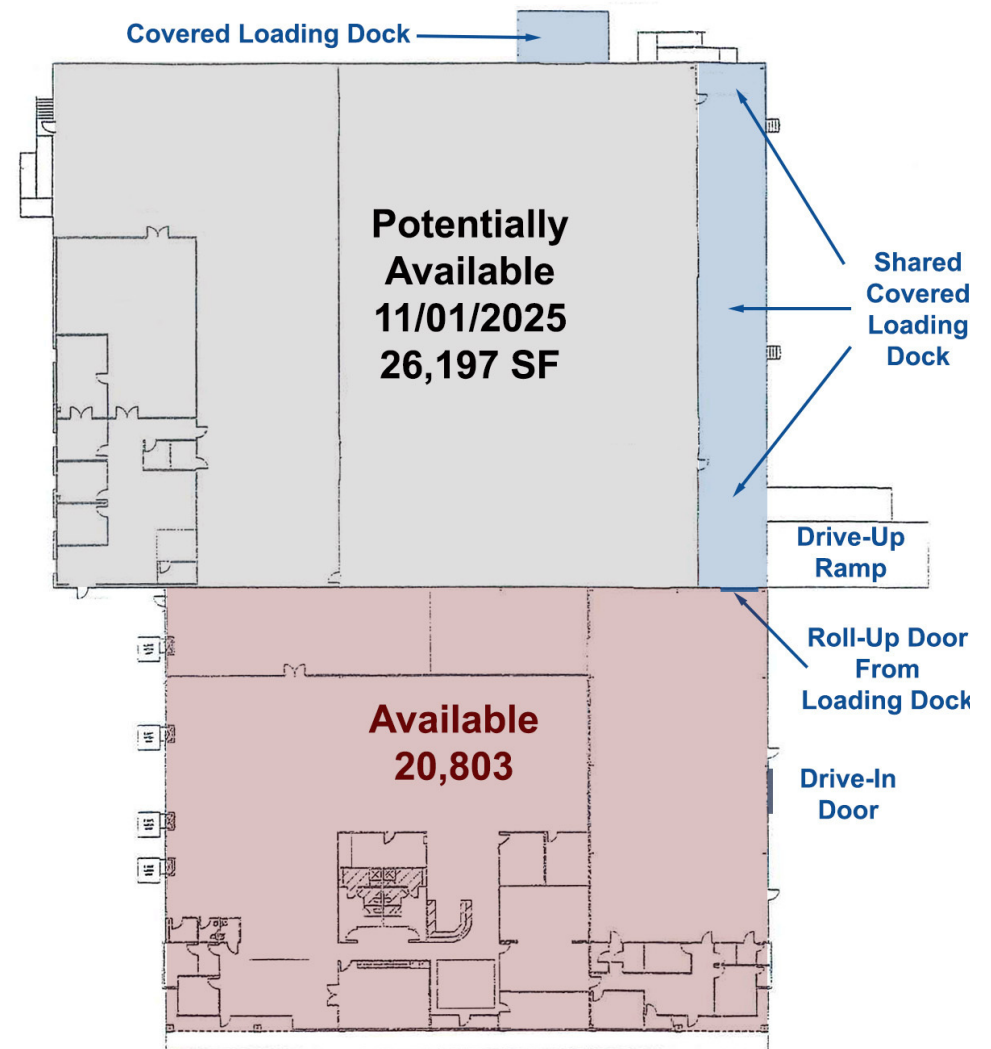
7868 US 70 HIGHWAY BUSINESS WEST, CLAYTON, NC 27520

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	20,803 - 47,000 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1 (Front)	20,803 SF	NNN	\$12.00 SF/yr	Office/Warehouse
Suite 2 (Rear)	26,197 SF	NNN	\$12.00 SF/yr	Potentially Available 11/2025



FLEX/WAREHOUSE PROPERTY FOR LEASE

7868 US 70 HIGHWAY BUSINESS WEST, CLAYTON, NC 27520

Lease Rate

\$12.00 SF/YR

LOCATION INFORMATION

Building Name	7868 US 70 Hwy Bus W
Street Address	7868 US 70 Highway Business West
City, State, Zip	Clayton, NC 27520
County	Johnston
Market	Raleigh - Durham
Sub-market	Clayton/Johnston County
Cross-Streets	North Tech Dr
Side of the Street	Northeast
Road Type	Highway
Market Type	Medium
Nearest Highway	I-42
Nearest Airport	RDU

BUILDING INFORMATION

Building Size	47,000 SF
Occupancy %	55.7%
Tenancy	Multiple
Minimum Ceiling Height	15 ft
Number of Floors	1
Year Built	1986
Year Last Renovated	1996

PROPERTY INFORMATION

Property Type	Flex/Warehouse
Property Subtype	Warehouse/Distribution
Zoning	LID
APN #	05I05020M

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	128

UTILITIES

Power	Duke (3-Phase)
Gas	Piedmont Natural Gas
Water & Sewer	Town of Clayton



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PROPERTY DETAILS

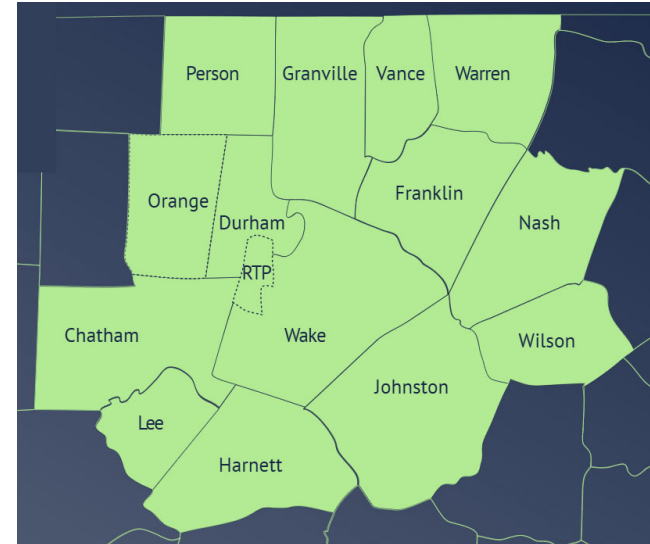
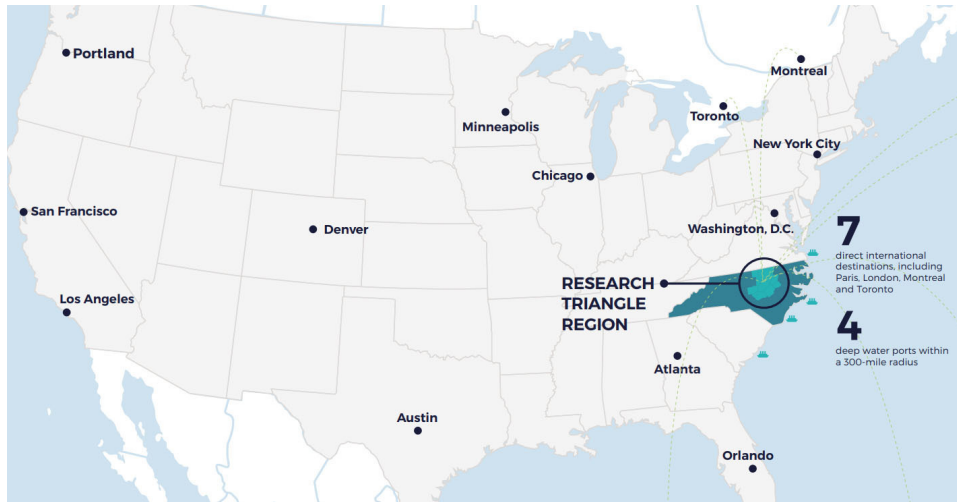
FLEX/WAREHOUSE PROPERTY FOR LEASE

7868 US 70 HIGHWAY BUSINESS WEST, CLAYTON, NC 27520



FLEX/WAREHOUSE PROPERTY FOR LEASE

7868 US 70 HIGHWAY BUSINESS WEST, CLAYTON, NC 27520



BUSINESS CLIMATE

- 2 Million + Residents
- 7 Thousand + Companies
- 700 + International Companies
- 2.5 % Corporate Tax Rate

WORKFORCE

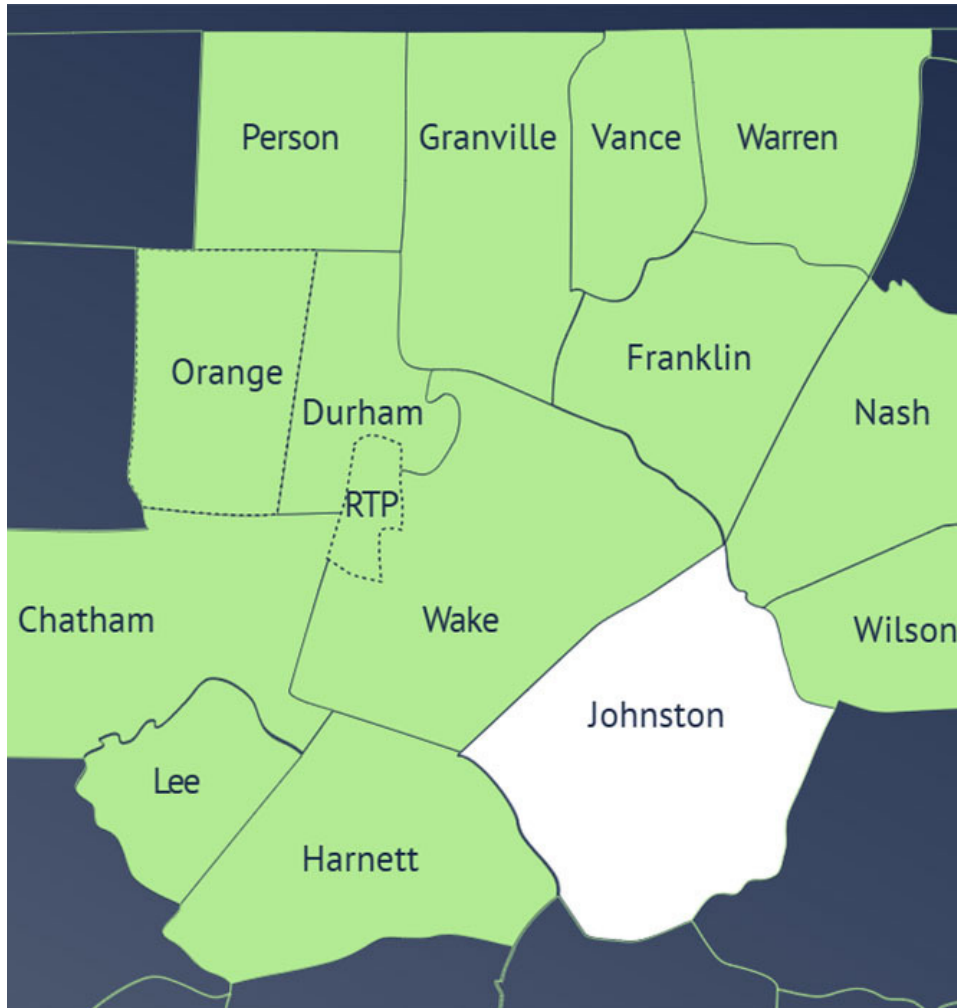
- 167 Thousand Students Enrolled in Higher Education
- 65 Thousand Annual Graduates
- 47% of Residents have Bachelors or Higher Degrees
- 3.9 Thousand with Doctorate Degrees - 4th Highest Concentration in the Nation

TRANSPORTATION

- Access to 5 Interstate Highways (95, 87, 85, 42 & 40)
- Connected by 2 Beltways (440 & 540)
- Serviced by an International (RDU) and Regional Airports
- Access to Rail Service for Freight (CSX & Norfolk Southern) and Passenger Service (Amtrak)

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GROWTH

- According to the North Carolina Department of Commerce, Johnston County's growth rate has ranged between 2.8% and 5.7%.
- Over the last few years the county has also been adding approximately 8,000 to 10,000 people annually due to its growth rate of about 4% per year.
- Amazon and local leaders cut the ribbon April 23, 2024 on a new, 620,000-square-foot warehousing facility in Smithfield expected to employ up to 1,000 people.

WORKFORCE

- Johnston County is committed to workforce development as evidenced by the 30,000 square foot Workforce Development Center located in Clayton. It is a collaborative effort between Johnston County, Johnston County Public Schools, Johnston County Economic Development and Johnston Community College, as well as local industries.
- North Carolina is home to five major military installations, and each year approximately 17,000 men and women muster out of the service. Johnston County is within easy driving distance of all five.

TRANSPORATION

- At the crossroads of I-95 that runs from Maine to Florida and I-40 that runs from North Carolina to California
- Approximately midway between New York and Florida, putting businesses within a 2 day truck drive of more than 200 million US and Canadian consumers
- Johnston County Airport offers a 5,500-foot runway and accommodates aircraft up to 65,000 lbs., contributing over \$100 Million to the region's economic output

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GRIFOLS

- Grifols Clayton campus is located less than half a mile from this Property
- It has a \$400 million plasma-fractionalization facility that began operations in 2014
- Grifols has been expanding its presence in Clayton to meet the growing demand for plasma-derived medicines.
- In 2018 it acquired 100 contiguous acres for future expansion
- In 2021 a \$90 million fractionation facility open adding 6 million liters of capacity per year
- In 2022 it a \$120 million purification and filling facility primarily used for producing immunoglobulin and factor VIII products
- The Clayton campus employs 1,600 and is expected to add an additional 250 employees by the end of the decade

NOVO NORDISK

- Novo Nordisk's existing operations are within a half a mile of this Property and it has acquired an additional parcel for future expansion that is adjacent to the Property
- The Clayton Injectable Finished Products (IFP) facility was established over three decades ago as Novo Nordisk's first U.S. manufacturing location for diabetes medicines
- In 2020, they completed a \$1.85 billion expansion, effectively doubling their workforce from 700 to 1,400 employees
- Clayton was chosen due to its existing professional organization, collaboration with local leadership, and secured incentives