



**CONSTRUCTION UNDERWAY
DELIVERING Q3 2026**

**NEW CONSTRUCTION INDUSTRIAL & SHALLOW BAY SPACE
±279,680 SF ACROSS TWO BUILDINGS
AVAILABLE FOR LEASE OR SALE IN CLAYTON, NC ON ±27 ACRES**

8121 US-70 Business (Clayton Boulevard) & 400 S. Tech Park Lane



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Site Plan

Total SF | $\pm 279,680$ SF

Total Acreage | ± 27 Acres

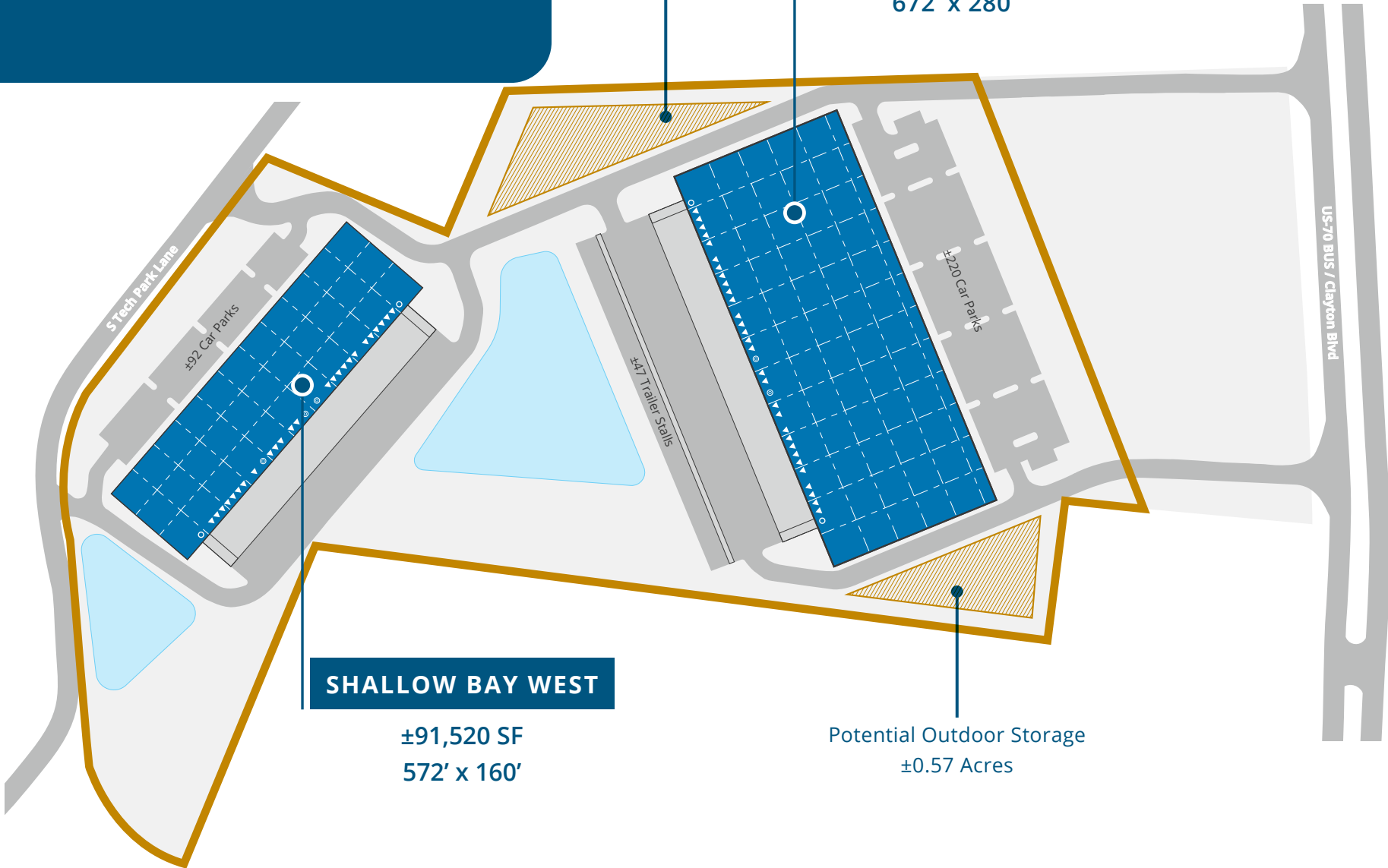
[Click to view detailed floor plans](#)



Potential Outdoor Storage
 ± 0.75 Acres

INDUSTRIAL

$\pm 188,160$ SF
672' x 280'



SHALLOW BAY WEST

$\pm 91,520$ SF
572' x 160'

Potential Outdoor Storage
 ± 0.57 Acres

Construction Progress

SHALLOW BAY WEST | BUILDING 1

- SITE WORK UNDERWAY
- PAD FOUNDATIONS COMPLETE
- UNDERGROUND PLUMBING COMPLETE
- PERIMETER FOUNDATIONS 75% COMPLETE
- SLAB POURED
- WALLS TILTED
- ROOF INSTALLED
- SHELL COMPLETE
- DELIVERING Q3 2026



Construction Progress

INDUSTRIAL | BUILDING 2

- SITE WORK UNDERWAY
- BUILDING PAD 80% COMPLETE
- UNDERGROUND PLUMBING COMPLETE
- PERIMETER FOUNDATIONS COMPLETE
- SLAB POURED
- WALLS TILTED
- ROOF INSTALLED
- SHELL COMPLETE
- DELIVERING Q3 2026



Building Summaries



SHALLOW BAY WEST

INDUSTRIAL

DELIVERING Q3 2026

DELIVERING Q4 2026 (lease or sale)

ADDRESS	400 S. Tech Park Lane	8121 US-70 Business Hwy
BUILDING SIZE	±91,520 SF	±188,160 SF
ACREAGE	6.36 acres	11.45 acres
DIMENSIONS	572' x 160'	672' x 280'
OFFICE	1,550 SF spec	1,550 SF spec
COLUMN SPACING	52' W x 50' D with 60' speedbay	56' W x 52'6" D with 70' speedbay
BAY SIZE	8,320 SF (52' W x 160' D)	15,680 SF (56' W x 280' D)
DOCK DOORS	(29) manual 9' x 10' dock positions; (5) will have 35K lbs pit levelers (2) 12'x14' drive-in doors with electric openers + ramps	(30) manual 9' x 10' dock doors, (2) 12' x 14' drive-in doors
LIGHTING	LED motion sensor lighting averaging 30 FC	LED motion sensor lighting averaging 30 FC
CLEAR HEIGHT	32'	36'
ELECTRICAL	1,500A / 480V / 3P	2,000A / 480V / 3P
ASSOCIATE PARKING	±92 spaces	±220 spaces
TRAILER PARKING	Available	±47 spaces

SHARED SPECS

ZONING	I-2: Industrial-Heavy; including outside storage, heavy manufacturing, research & development and warehousing		
SPRINKLER SYSTEM	ESFR	NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas
EXTERIOR WALL MATERIAL	Tilt Up	WATER & SEWER PROVIDER	Town of Clayton
ROOFING	60 mil TPO membrane, 20 year warranty	WATER LINE	3" domestic water line along dock and end walls
FLOOR/SLAB	7", 4,000PSI, reinforced	SEWER LINE	8" underground sanitary to all 4 corners
TRUCK COURT DEPTH	130'		

Location Overview

ACCESSIBILITY



ACCESSIBILITY HIGHLIGHTS



4 curb cuts for efficient ingress / egress



Signalized intersection via Pony Farm Rd



Dual internal spine roads



Counterclockwise truck traffic pattern flows



DRIVE TIMES

Clayton Bypass

02 mins | 1.3 miles

Raleigh

22 mins | 23.3 miles

RDU Airport

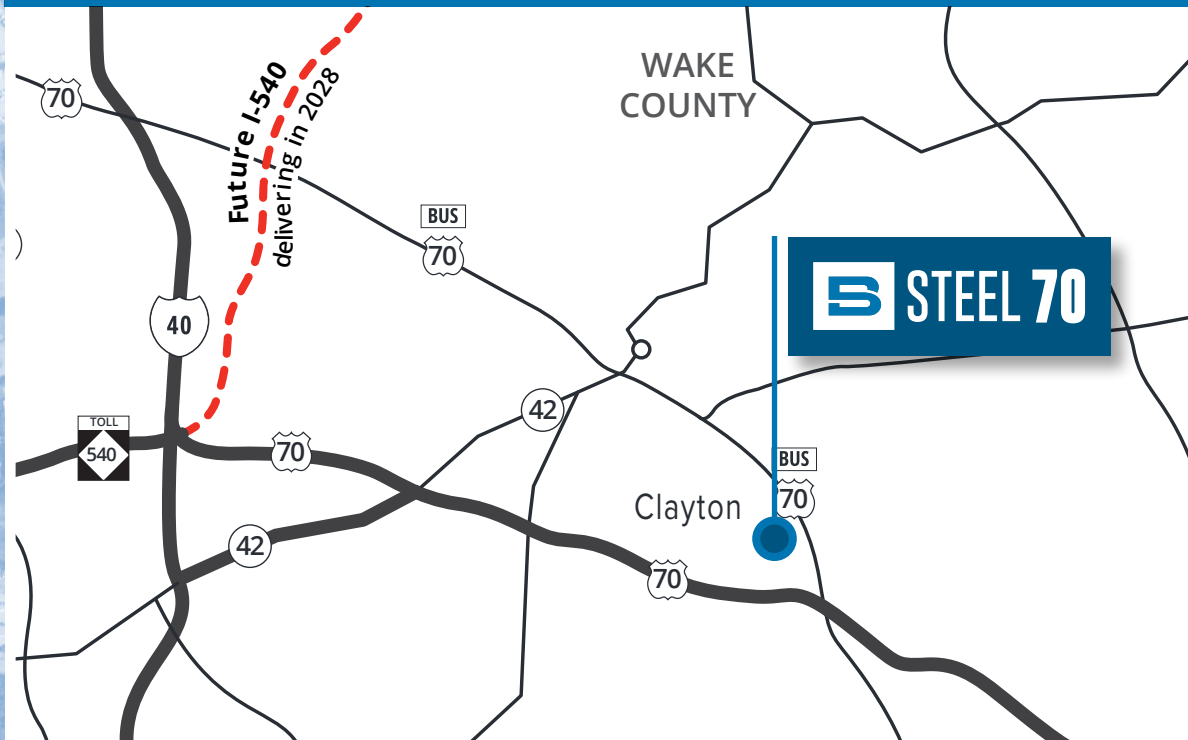
31 mins | 36.9 miles

Durham

43 mins | 47.7 miles

I-85

45 mins | 51.0 miles



Location Overview

MEET THE NEIGHBORS



GRIFOLS

LANE
INSTALLATION


novo nordisk®

 **PCX**

Baker
THERMAL SOLUTIONS


Northeast Foods

 **FluoroFusion**

KNAPHEIDE
SINCE 1848

 **Builders**
FirstSource

 **STEEL 70**

THE
HALES
COMPANY

STEEL 70



A development by:



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