SVN
EFIRD COMMERCIAL REAL ESTATE

CENTRAL CAROLINA INDUSTRIAL PARK

200 NORTH 13TH ST.
ERWIN, NC 28339

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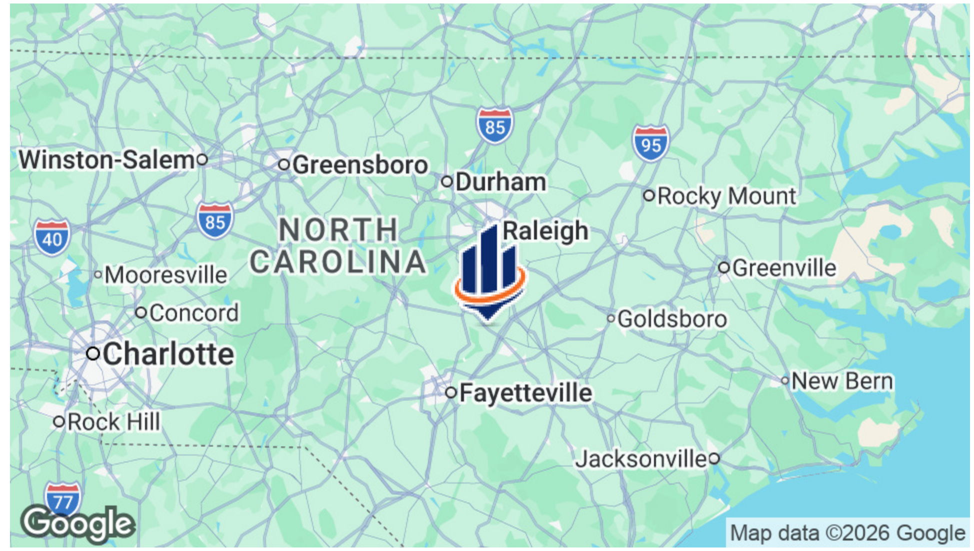
Property Summary



Lease Rate	**$3.50 - 6.50 SF/YR**

OFFERING SUMMARY

Building Size:	1,075,000 SF
Available SF:	30,000-500,000 SF
Lot Size:	55.31 Acres
Year Built:	1976
Zoning:	Industrial - Business District
Market:	Dunn
APN:	0597-54-8405.000

LOCATION OVERVIEW

Central Carolina Industrial Park (CCIP) is located in Erwin, Harnett County NC, 2 turns and 5 miles from Interstate 95 off US Hwy 421 and 12 miles South of Interstate 40 & I-95 Intersection, 105 miles to NC Port Wilmington. Erwin is a town that is located in the eastern part of Harnett County, North Carolina, located approximately 4 miles (8.0 km) from Dunn and approximately 20 miles (32 km) from Fayetteville. The city is a part of the Dunn, NC Micropolitan Statistical Area, which is additionally a part of the greater Raleigh-Durham-Cary, NC CSA.

Property Description

BUILD TO SUIT OPTIONS

NEW ROOFS (23) & LED LIGHTS

SUB-STATION WITH HEAVY POWER

CLEAR HEIGHTS OF 16' TO 33’

FULLY WET SPRINKLERED

WATER AND SEWER PROVIDED BY HARNET COUNTY

AMPLE PARKING AND LAYDOWN AREAS AVAILABLE

LOCATED OFF HWY 421, 5 MILES WEST OF I 95

LOCATION DESCRIPTION

Central Carolina Industrial Park (CCIP) is located in Erwin, Harnett County NC, 5 miles from Interstate 95 off US Hwy 421 and 12 miles South from Interstate 40, 105 miles to NC Port Wilmington.

Site Plans

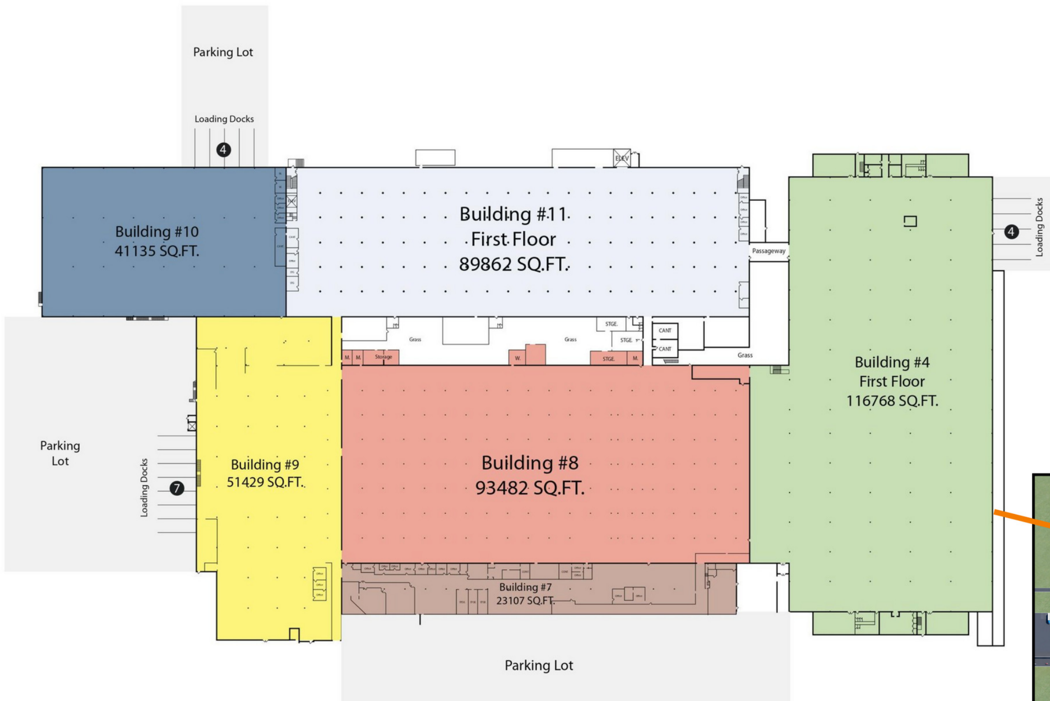

DUKE ENERGY SUBSTATION
BUILDING # 10
BUILDING # 11
BUILDING # 8
BUILDING # 4
BUILDING # 9
BUILDING # 7
AREA THREE
PARKING LOT
AREA ONE
SPACE #203
SPACE #202
AREA TWO
SPACE # 201

Area Four Buildings

CENTRAL CAROLINA INDUSTRIAL PARK

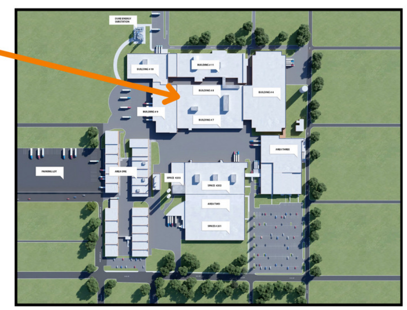
200 N 13th Street | Erwin, NC 28339

CCIP Area Four - Building #4, #7, #8, #9, #10, #11



Clear Ceiling Heights

- Building #4: 20′
- Building #7: 14′
- Building #8: 16′ to 20′
- Building #9: 33′
- Building #10: 20′
- Building #11: 15′-8″



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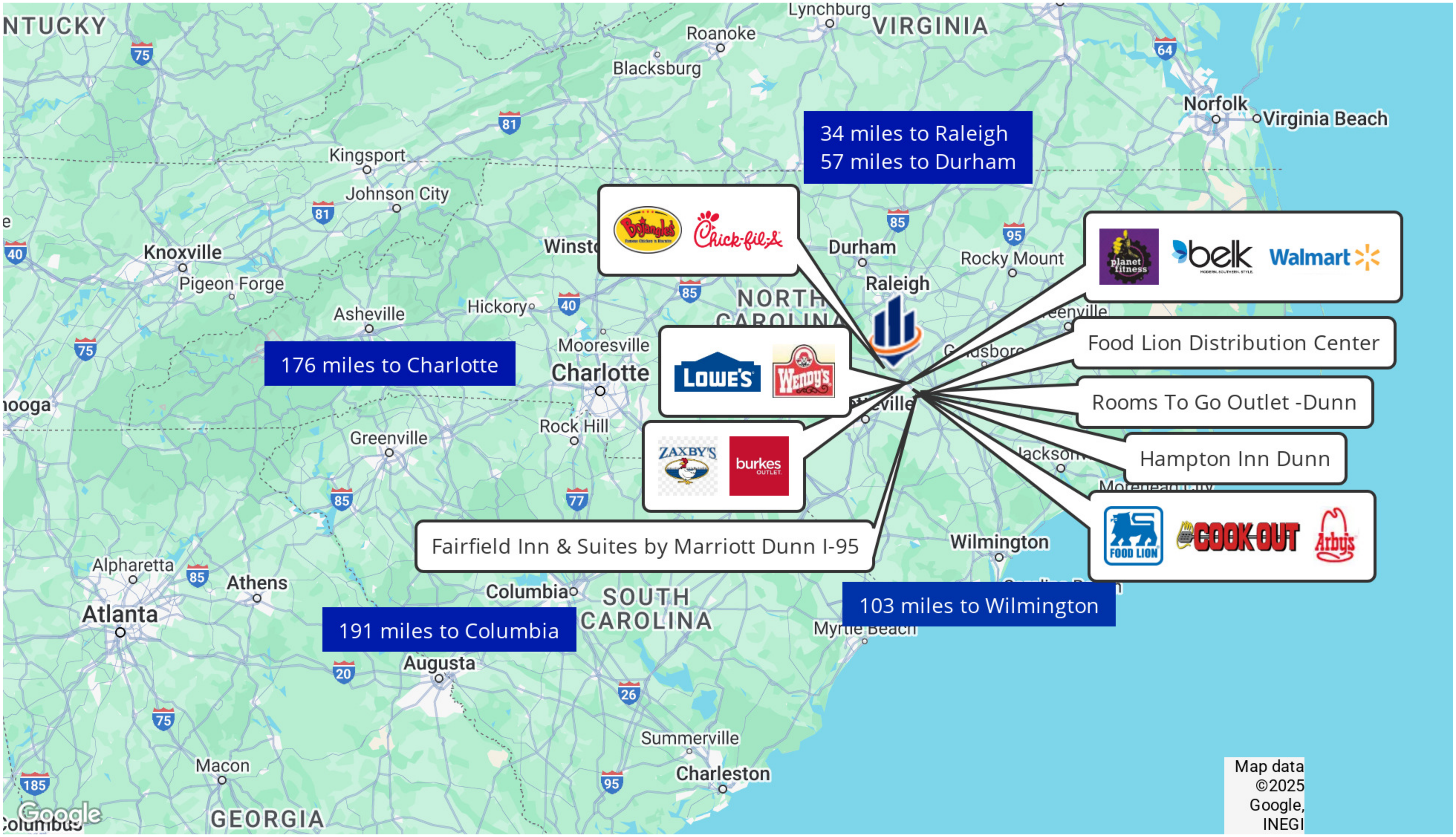
Central Carolina Industrial Location Map

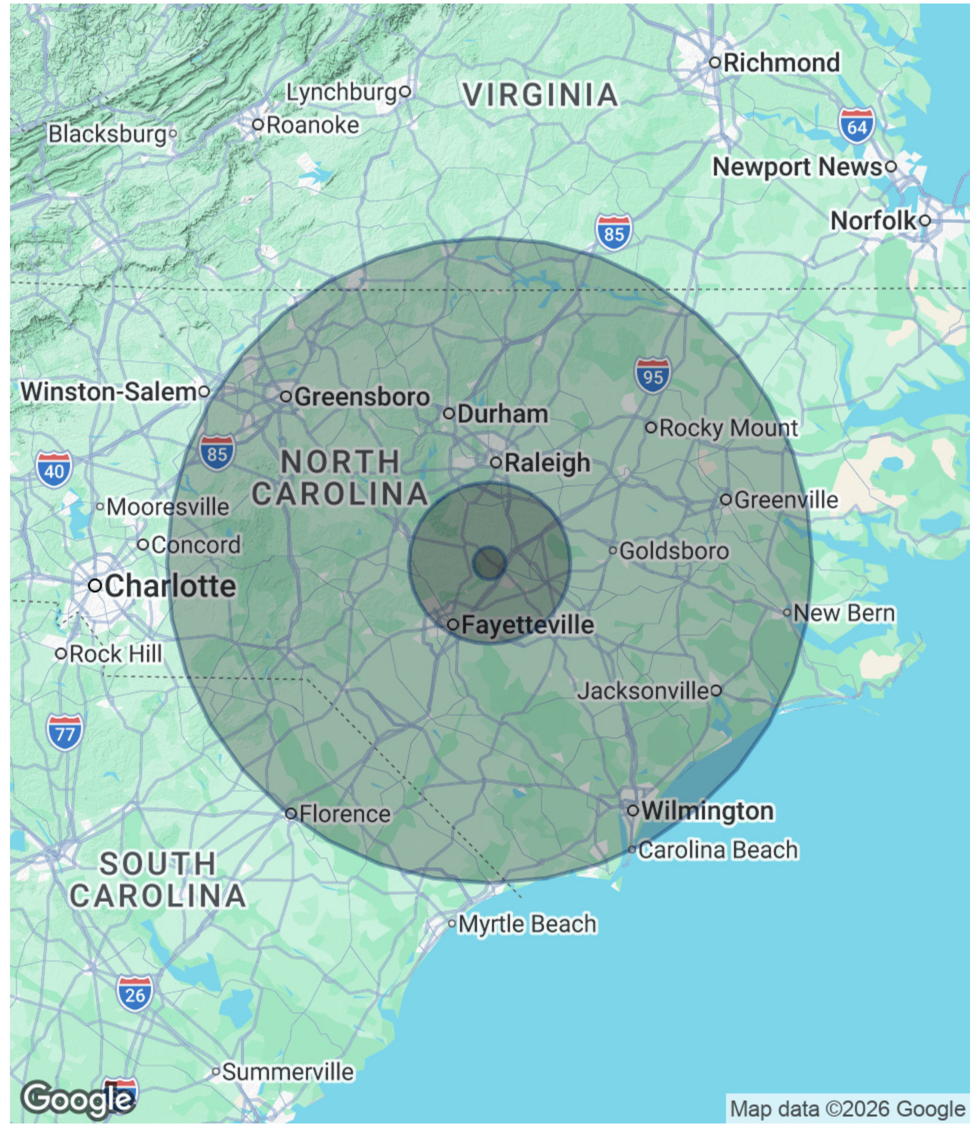


Demographics Map & Report

POPULATION	5 MILES	25 MILES	100 MILES
Total Population	20,020	630,751	6,281,361
Average Age	43	38	40
Average Age (Male)	41	37	39
Average Age (Female)	44	39	42

HOUSEHOLDS & INCOME	5 MILES	25 MILES	100 MILES
Total Households	8,240	235,278	2,499,050
# of Persons per HH	2.4	2.7	2.5
Average HH Income	$69,669	$93,909	$96,391
Average House Value	$224,201	$290,234	$318,923

2020 American Community Survey (ACS)



Advisor Bio 1

FRANK EFIRD JR

Managing Director

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NC #106541 // NC #C30323

PROFESSIONAL BACKGROUND

Experience:
SVN Efird Commercial Real Estate - Wilmington, NC
Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC
Coldwell Banker Real Estate, FL
Gimelstob Realty Better Homes & Gardens - FL
Landfall Development - Wilmington, NC
Security Building Company - Chapel Hill NC
Goforth Properties - Chapel Hill NC
River Bend Development - Town of River Bend NC

Frank Efird Jr is the Managing Director / Partner at SVN | Efird Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

He is also the Managing Partner of Efird Companies, the original developer of the Town of River Bend, a 50+ year Planned Unit Development (PUD) that encompasses residential homes, golf and country club, marina and commercial center. He oversees the operations, finances, and strategies of the company. He is passionate about creating sustainable and livable communities that enhance the quality of life and the environment.

EDUCATION

University of North Carolina - Chapel Hill NC
NC State University - Raleigh NC
Louisburg College - Louisburg NC

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