



Raleigh-Durham MSA // Butner, North Carolina



FALLS LAKE
INDUSTRIAL PARK

36°05'57.0"N 78°45'41.2"W

**± 158 Acre Master Planned
Industrial Development in Granville County**

Site Plan



Building Specifications

Building #	Size (SF)	Dimensions (FT)	Parking Count	Trailer Count
1	199,920	210 X 952	180	71
2	102,060	210 X 486	105	9
3	262,080	260 X 1,008	185	64
4	297,920	280 X 1,064	215	80
5	235,200	280 X 840	192	55

Phase 2



Opportunity Highlights



Master-planned Industrial Park with range of SF and flexibility to accommodate your requirement



Phase 1 to break ground in Q4 2025 - delivering by EOY 2026



Unbeatable access to I-85 and the greater Raleigh/Durham market

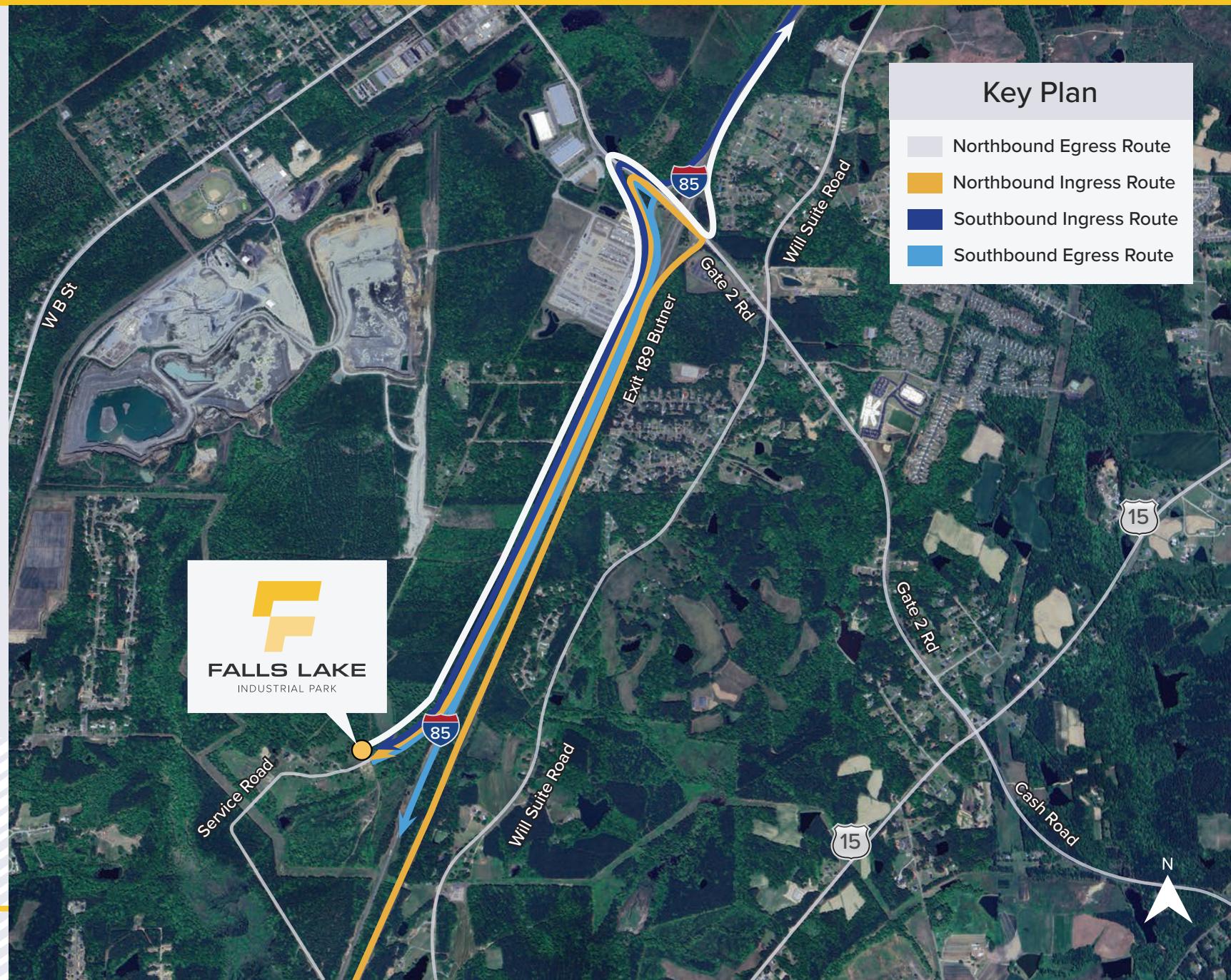


Prominent brand recognition opportunity with freeway visibility

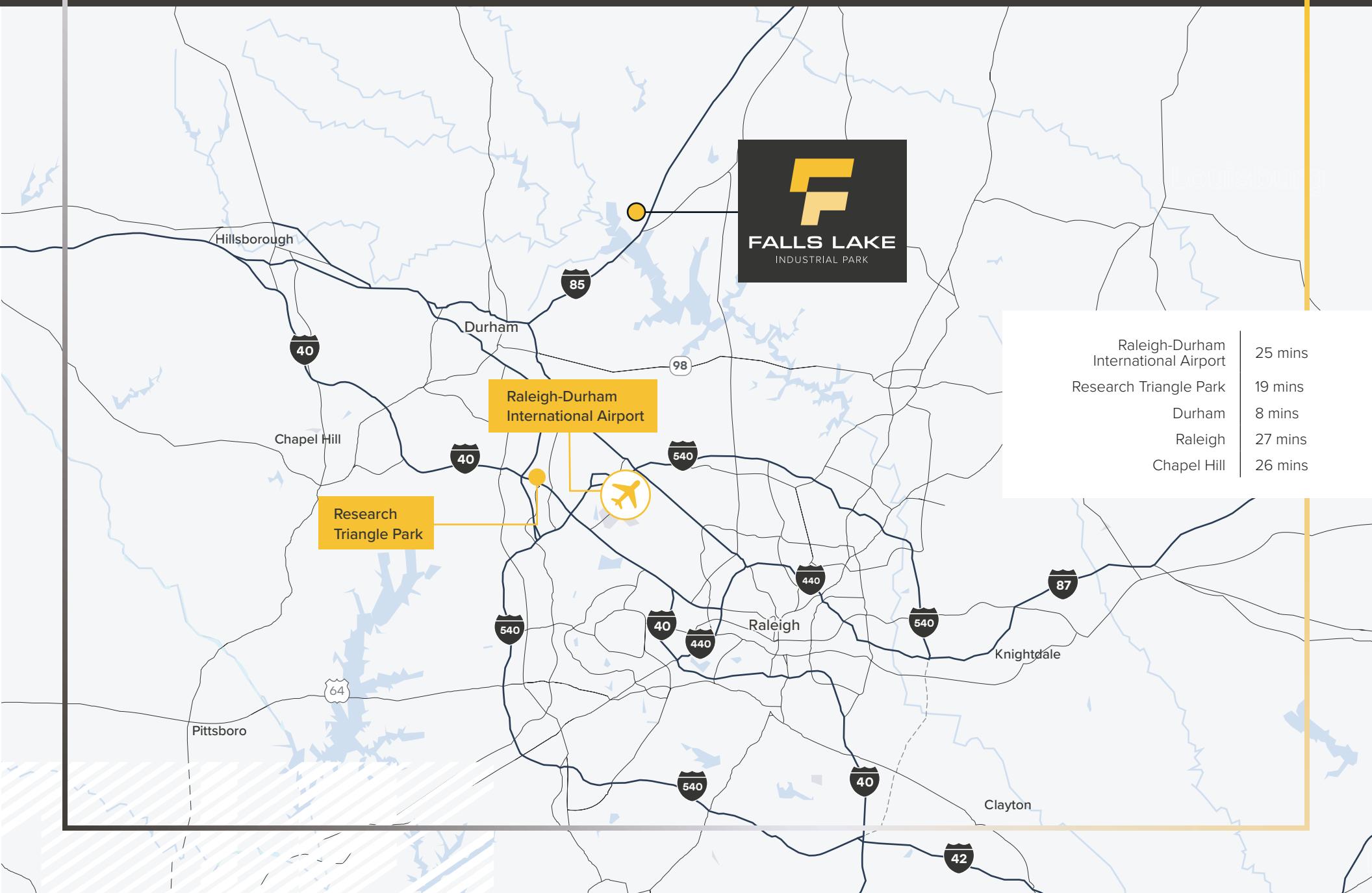


Up to 20MW available via will serve letter in hand

Easy-on, Easy-off from I-85



Unmatched Regional Connectivity via I-85 and Beyond



Robust Intermodal Network via Port and Interstate Infrastructure



Doing Business in Granville County

Granville County, NC offers:

- Qualified, motivated workforce with a wide range of education and skills.
- Customized workforce training, on site and off site, through a top-ranked community college system.
- Research and development resources of three major universities (Duke University, North Carolina State University and University of North Carolina at Chapel Hill) and federal and private labs.
- Strong manufacturing environment with Bridgestone Bandag, CertainTeed, NT Techno USA, Revlon, Shalag in Granville County and many others operating major facilities close by.
- Easy access to East Coast markets and transportation routes.
- International airport with nonstop service to key East coast, West coast and international destinations, plus regional airports serving executive travelers.
- Internationally recognized quality of life.



Granville County Advantage:

- Granville County is recognized as a pro-business community, actively fostering an environment conducive to business growth and development.
- Granville County's diverse, affordable communities include historic small towns, attractively designed modern suburbs and secluded farmlands.
- International roster of Granville County corporate residents includes Bridgestone Bandag, CertainTeed, NT Techno USA, Revlon, Shalag and The Sunrock Group.
- Vibrant cultural life includes food and music festivals, abundant outdoor recreational opportunities across the county's 5 tranquil lakes, year-round calendar of minor-league baseball and NHL, NCAA and NASL sporting events in neighboring Raleigh and Durham.



FALLS LAKE
INDUSTRIAL PARK

Al Williams
+1 919 424 8154
Al.williams@jll.com

Justin Booth
+1 919 740 4676
Justin.booth@jll.com

Austin Jackson
+1 919 946 9749
Austin.jackson@jll.com