

I-42 Commerce Center

**INDUSTRIAL SPACE FOR LEASE OR SALE ALONG I-42
±609,540 SF AVAILABLE IN SELMA, NC**

Access off Baugh Road & Oak Tree Drive | Selma, NC



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Accelerating success.

Property Overview

I-42 Commerce Center

Future class A industrial development located southeast of Raleigh in Selma, NC



Direct access to future I-42, and I-95 via Buffalo Rd interchange



±56.63 acres



±609,540 SF,
3 buildings total



Signage and visibility along I-42



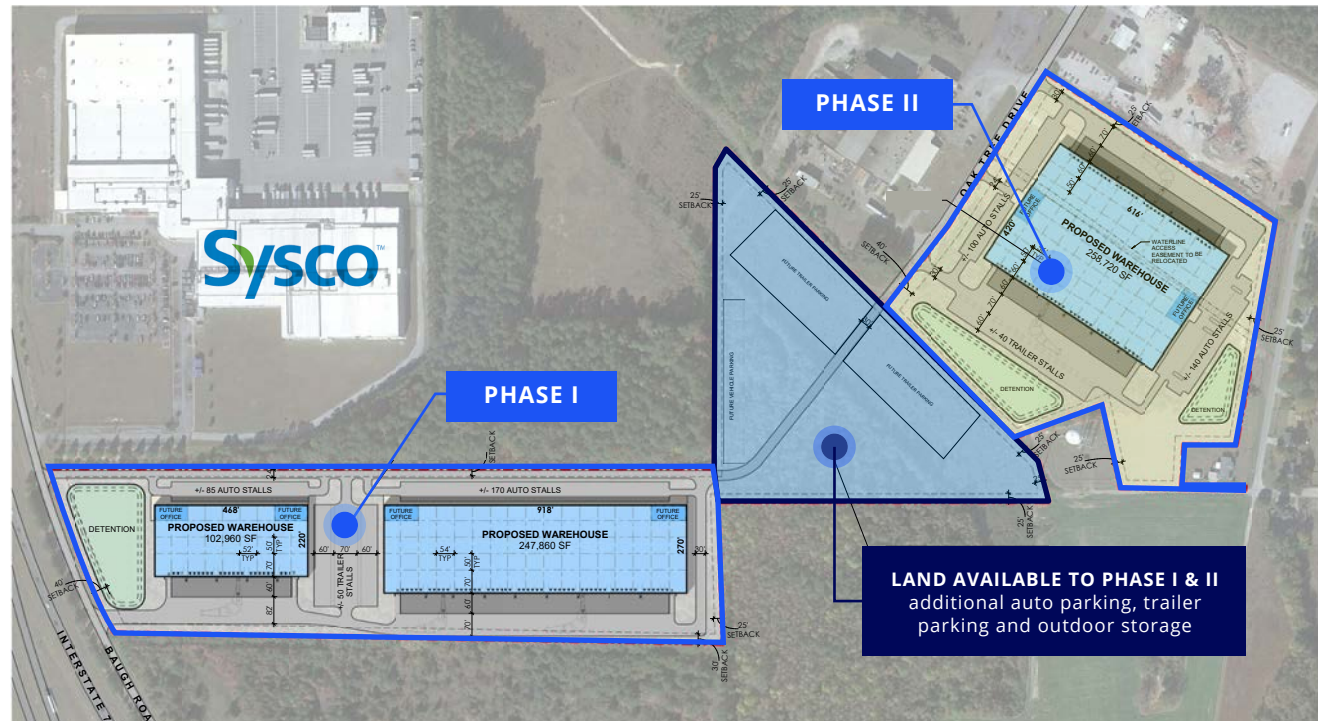
Future expansion opportunities

PHASE I

- Up to **±36.05 acres** of developable land
- Total square footage **±350,820 SF**
- **(2) Two buildings**
- For sale, lease and build-to-suit

PHASE II

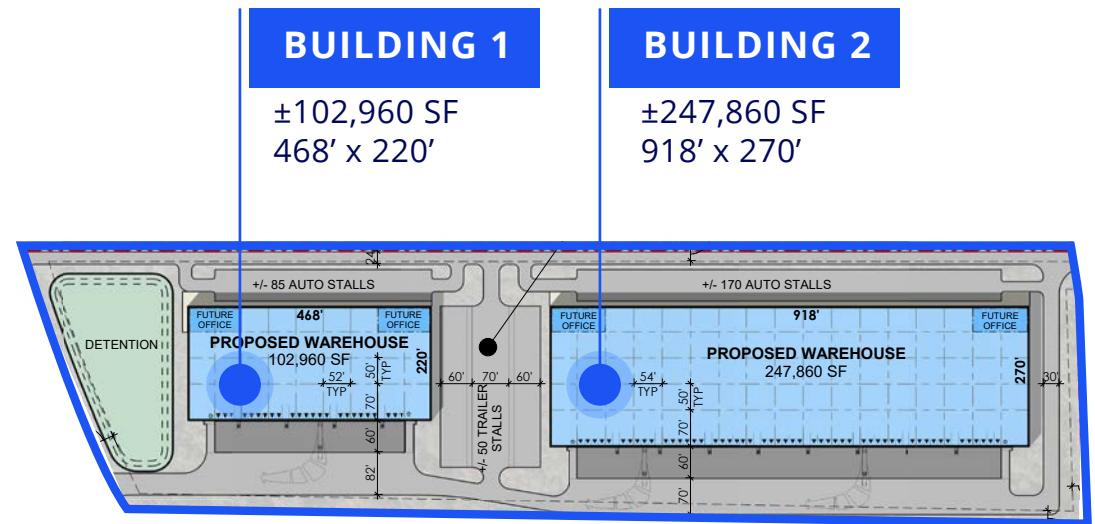
- Up to **±33.8 Acres** of developable land and laydown yard
- Total square footage **±258,720 SF**
- Industrial Outside Storage or Build-to-suit development possible
- For sale, lease and build-to-suit



PHASE I Overview

42 Commerce Center

	Building 1	Building 2
BUILDING SIZE	±102,960 SF	±247,860 SF
DIMENSIONS	468' x 220'	918' x 270'
DATE AVAILABLE	10 months from lease signature	
COLUMN SPACING	50' x 52'	50' x 54'
DOCK DOORS	±24 spaces	±52 spaces
LIGHTING	LED lighting	LED lighting
CLEAR HEIGHT	36'	36'
ELECTRICAL	2,000 amps per building with ample expansion possible	
TRAILER PARKING	±50 spaces	
ASSOCIATE PARKING	±85 spaces	±170 spaces
SPRINKLER SYSTEM	ESFR	ESFR
EXTERIOR WALL MATERIAL	Tilt Up	Tilt Up
ROOFING	TPO	TPO
FLOOR/SLAB	6" slab over 3,500 psi	6" slab over 3,500 psi
TRUCK COURT DEPTH	142'	130'
ZONING	Heavy Industrial I-2	



BUILDING 1

±102,960 SF
468' x 220'

BUILDING 2

±247,860 SF
918' x 270'

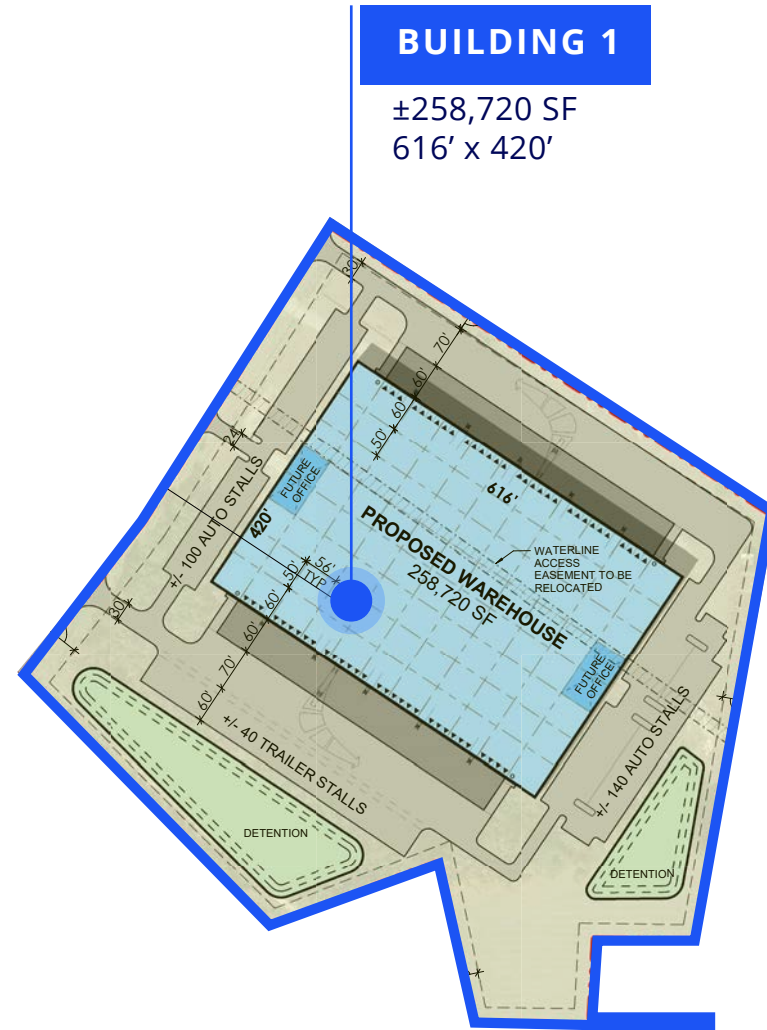
Building Summary

PHASE II

4.2 Commerce Center

OPTION 1

	Building 1
BUILDING SIZE	±258,720 SF
DIMENSIONS	616' x 420'
DATE AVAILABLE	10 months from lease signature
COLUMN SPACING	50' x 56'
DOCK DOORS	±62 spaces
LIGHTING	LED lighting
CLEAR HEIGHT	Up to 40'
ELECTRICAL	2,000 amps with ample expansion possible
TRAILER PARKING	±40 spaces
ASSOCIATE PARKING	±240 spaces
SPRINKLER SYSTEM	ESFR
EXTERIOR WALL MATERIAL	Tilt Up
ROOFING	TPO
FLOOR/SLAB	6" slab over 3,500 psi
TRUCK COURT DEPTH	190'
ZONING	Heavy Industrial I-2



Property Summary

PHASE II

4.2 Commerce Center

OPTION 2



Fenced-in Laydown Yard available



26.11 acres usable inside the fence



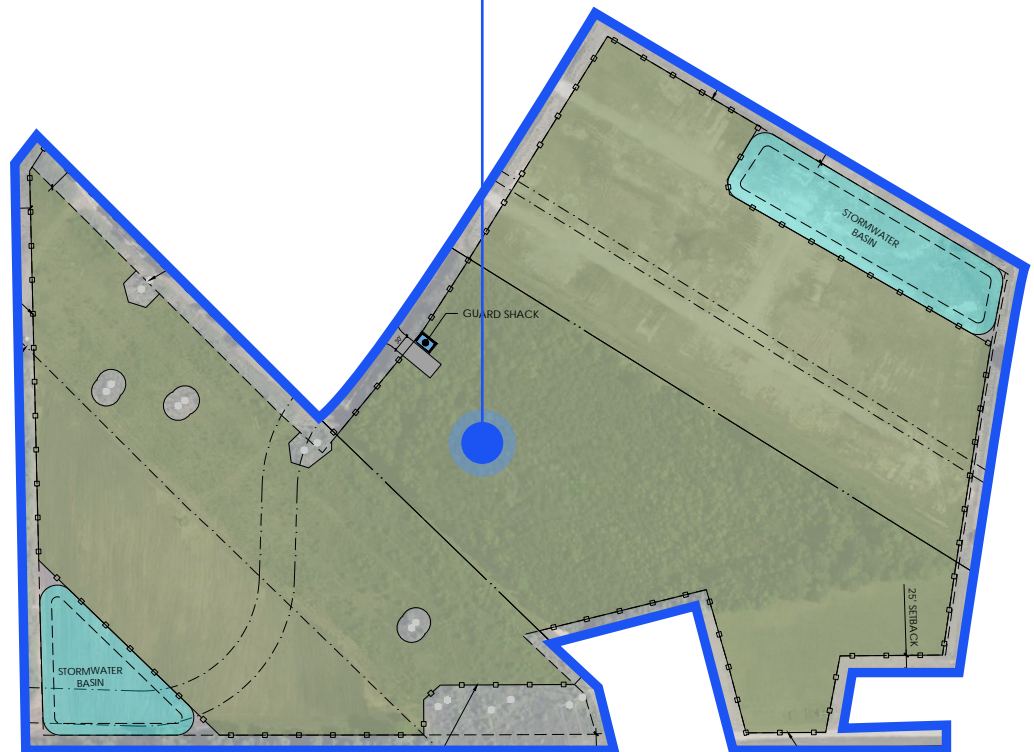
Heavy Industrial zoning



Guard shack & office can be built to suit

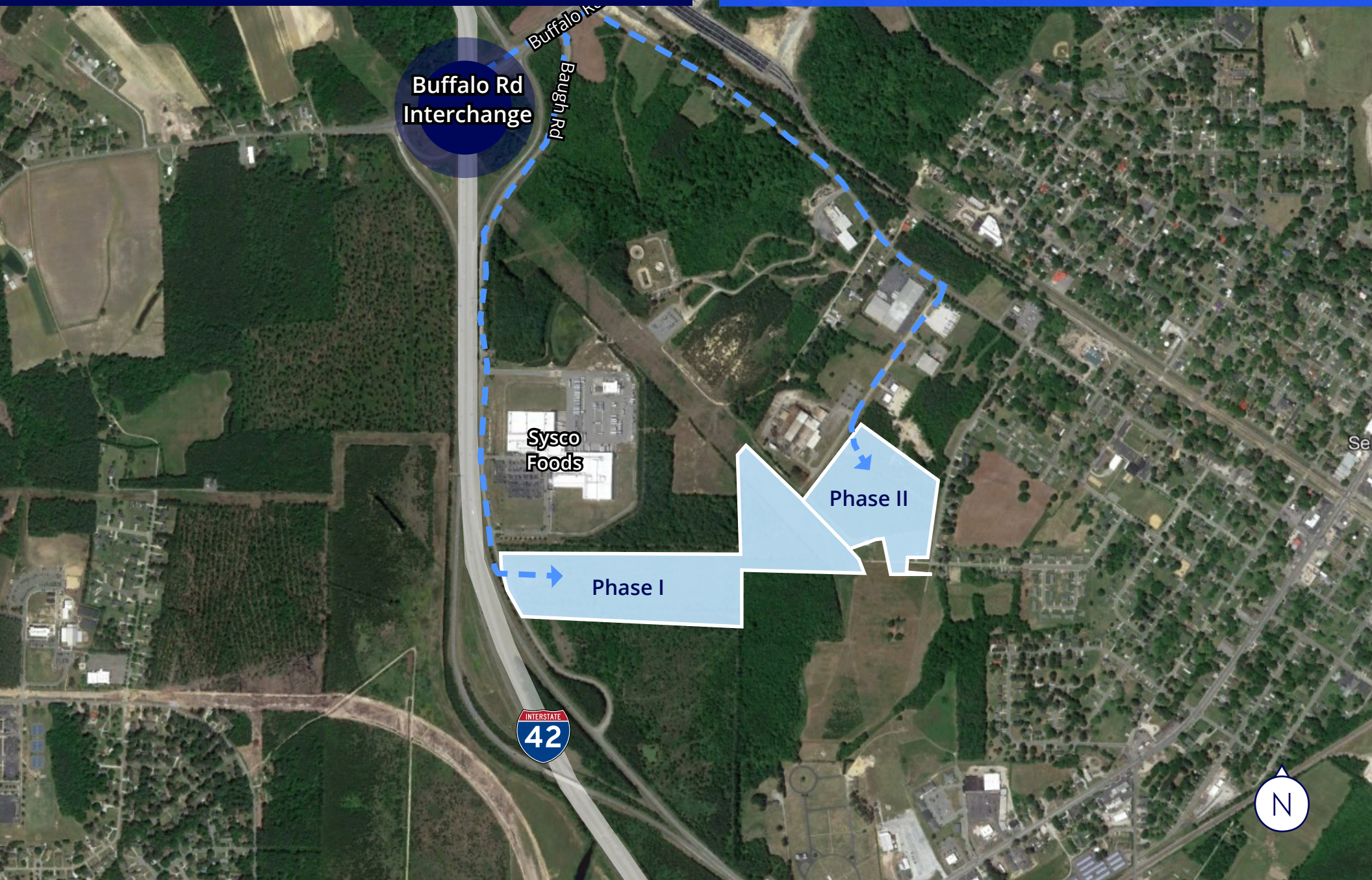
LAYDOWN YARD

±1,137,515 SF Footprint
±26.11 Acres (*usable*)
±33.8 Acres (*gross*)



Premium Accessibility

Immediate access to site from I-42 off Buffalo Rd



Buffalo Rd
Interchange

Sysco
Foods

Phase I

Phase II



Site Access



Highways

1	I-42	2 min 0.5 miles
2	I-95	4 min 1.6 miles
3	I-40	18 min 17.7 miles
4	I-440	25 min 26.1 miles



Airports

1	Johnston Regional	8 miles
2	Fayetteville Regional	55 miles
3	Raleigh-Durham International	47 miles
4	Pitt-Greenville	64 miles
5	Charlotte Douglas International	202 miles



Ports

1	Norfolk, VA	177 miles
2	Morehead City, NC	119 miles
3	Wilmington, NC	120 miles
4	Charleston, SC	266 miles
5	Savannah, GA	310 miles
6	Jacksonville, FL	440 miles



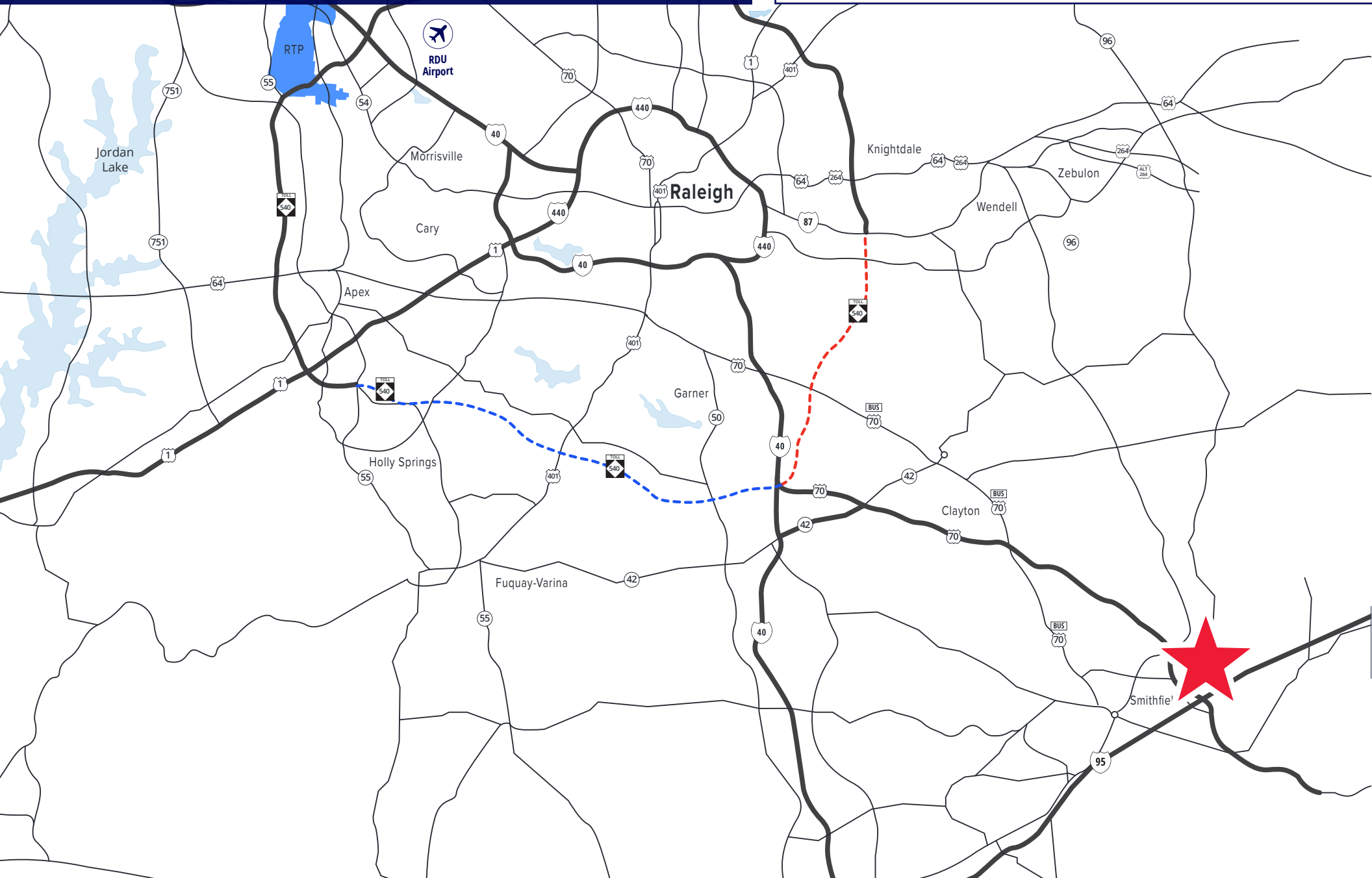
Highway Improvements



I-540 Completion

● PHASE I

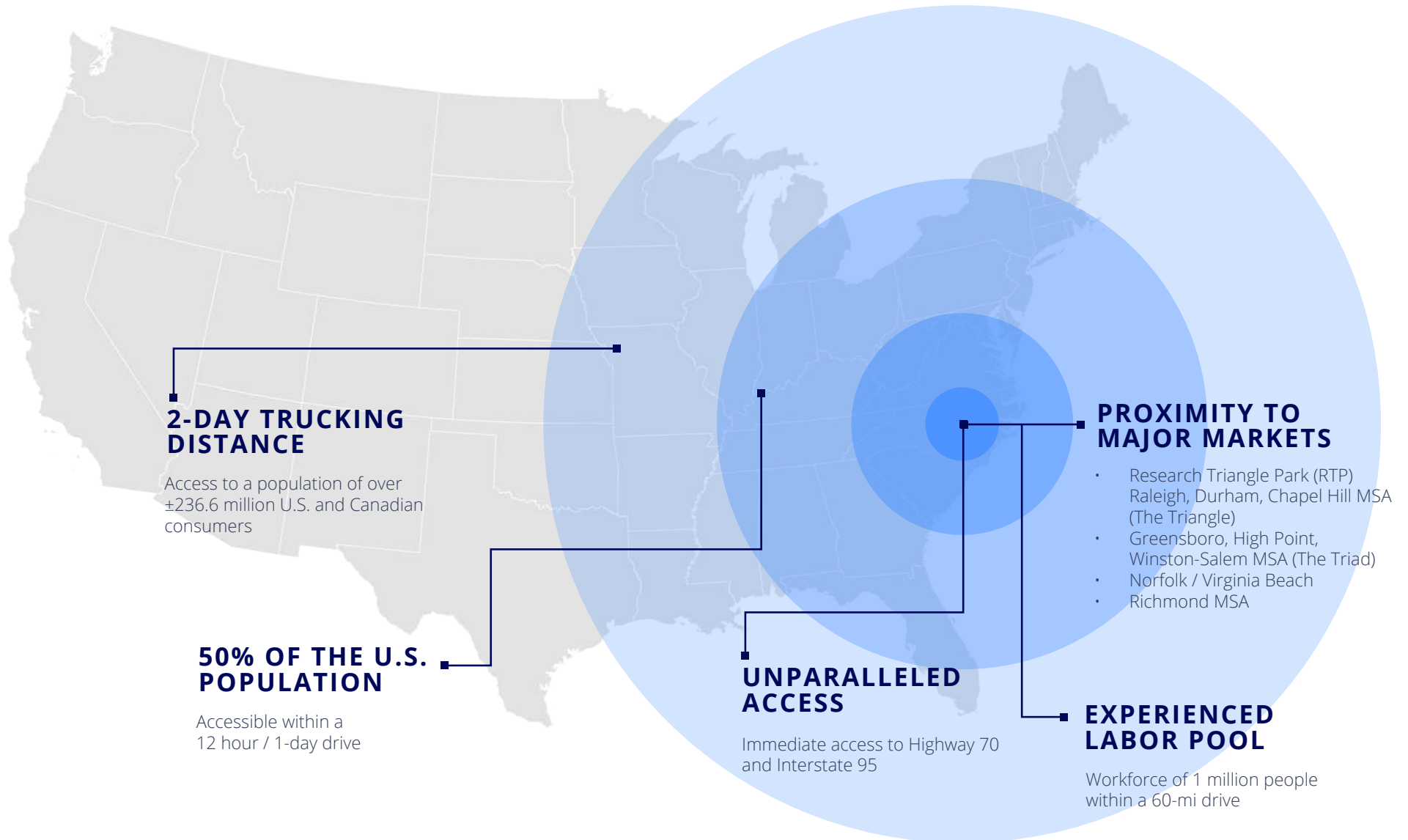
● PHASE II



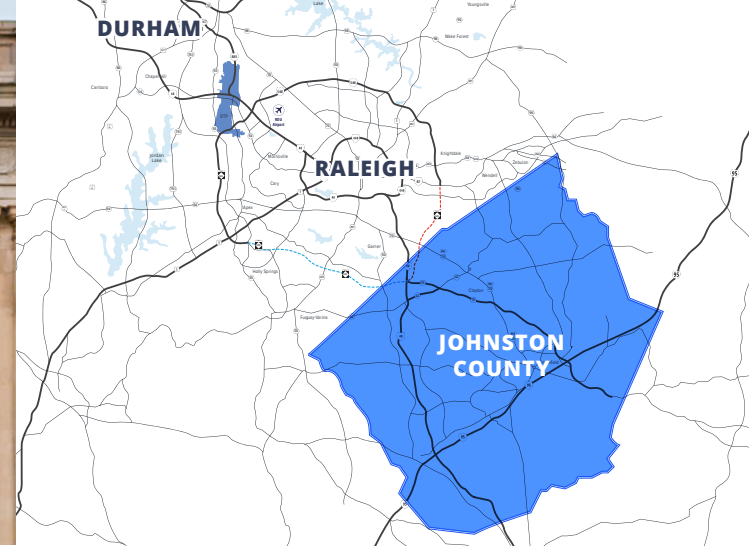
Major Distributors Along I-95



Property Location



Johnston County Overview



Johnston County sits minutes from the technology hub of Raleigh, NC. Its location and pro-business climate positions it to be one of the fastest growing counties in one of the nation's fastest growing regions. Additionally, the Triangle East Chamber of Commerce estimates 65,000 people drive outside the county for work every day, a sign of a vibrant and available workforce. Johnston County is part of the Research Triangle Region of North Carolina. Home to major universities and fast-growing cities, the Research Triangle is frequently named as one of the best places in the U.S. for starting a business, finding a fulfilling career,

and raising a family. The region's continually expanding transportation network provides easy access to jobs, educational opportunities and quality of life amenities. They also allow for quick access to Raleigh-Durham International Airport, numerous regional executive jetports, and multiple deepwater ports, all of which are critically important for global commerce. Johnston County is within an hour's drive of 12 colleges and universities, including three world-class research universities. Collectively, these institutions serve more than 150,000 students annually and spend over \$2 billion each year on research activities.



223,629

Current
Population



81,632

Current
Households



5,554

Total
Businesses



65,000+

Daily Workers
Commuting Out of County



\$61,597

Median Household
Income



24.2%

Bachelor's/Graduate/
Prof Degree

MAJOR EMPLOYERS IN JOHNSTON COUNTY



1000+ jobs

Johnston Co.
Public Schools



1000+ jobs

Johnston Health



1000+ jobs

Grifols Therapeutics



700+ jobs

Novo Nordisk
Pharmaceutical



500+ jobs

Food Lion



500+ jobs

Caterpillar, Inc

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INDUSTRIAL SPACE FOR LEASE OR SALE ALONG HWY 70
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A development by:



THE MISSNER GROUP



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