

# 200 S Tech Park Ln.

Industrial Land for Sale | Clayton, NC



**NAITRI** PROPERTIES



# SITE FEATURES

Industrial land with site plan approval for ±30,000 SF flex warehouse.

ADDRESS	200 S Tech Park Ln, Clayton, NC
BUILDING SIZE	±30,000 SF (with outside storage)
DIMENSIONS	300' X 100'
ACREAGE	7.61 acres
ZONING	Industrial Heavy (I-2)
WATER/SEWER	Town of Clayton
POWER	Duke Progress Energy
GAS	Piedmont Natural Gas
TELECOM AVAILABLE	Spectrum Internet
MITIGATION CREDITS	Prepaid
FEATURES	<ul style="list-style-type: none"><li>- Site Plan previously approved</li><li>- Previous site plan had Building expandable to ±31,500 SF based on site plan building dimensions</li><li>- Previous site plan had ±18,000 SF of outside storage area (not including truck court)</li></ul>
<b>SALES PRICE</b>	<b>\$1,050,000</b>

## CONTACT

MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

# NAITRI PROPERTIES

# LAND

## HEAVY INDUSTRIAL



**\$1,050,000**



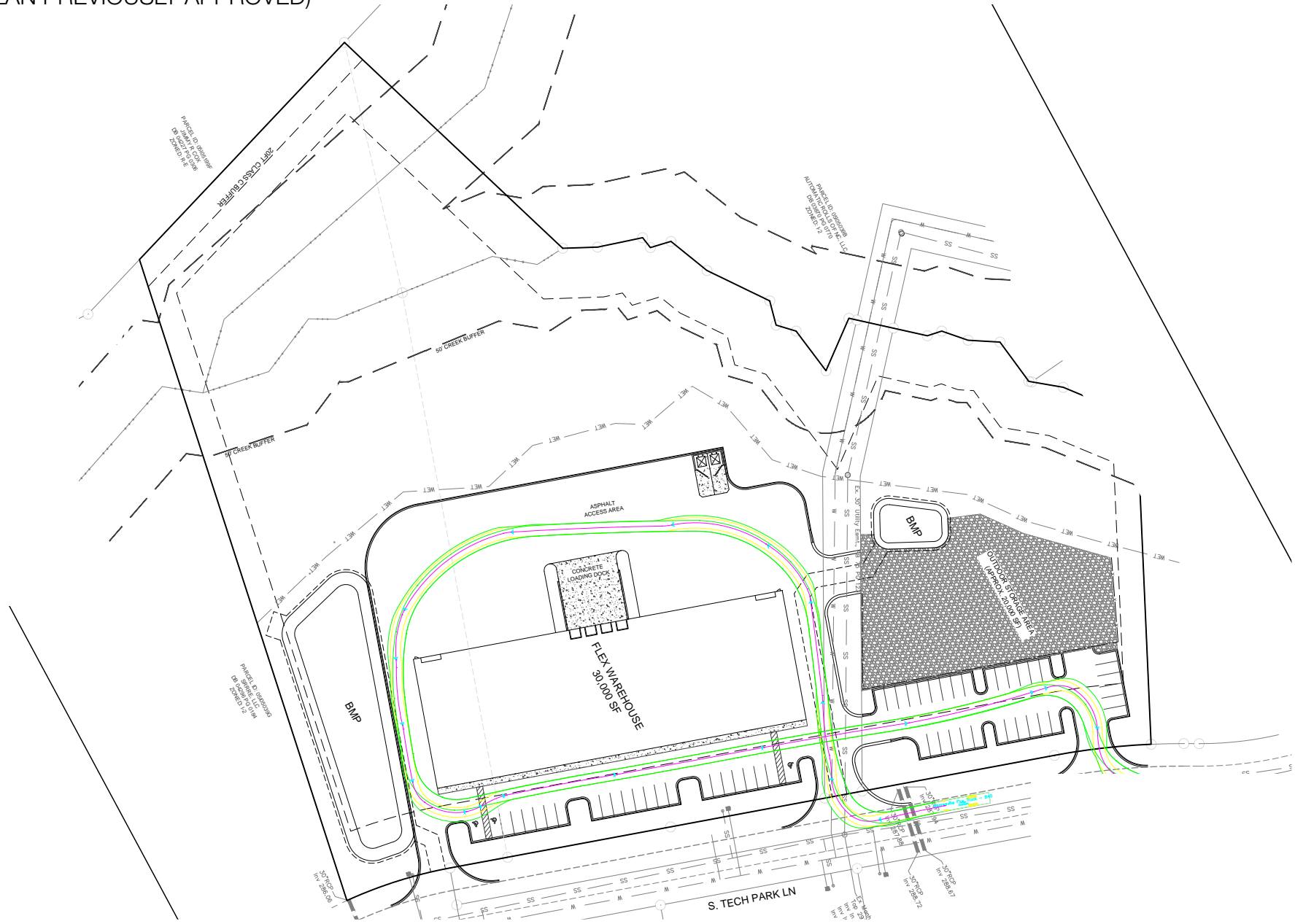
**Historical  
Site Plan  
for  
30,000 SF**



**Grading  
Permit  
Submitted**

# HISTORICAL SITE PLAN

(SITE PLAN PREVIOUSLY APPROVED)



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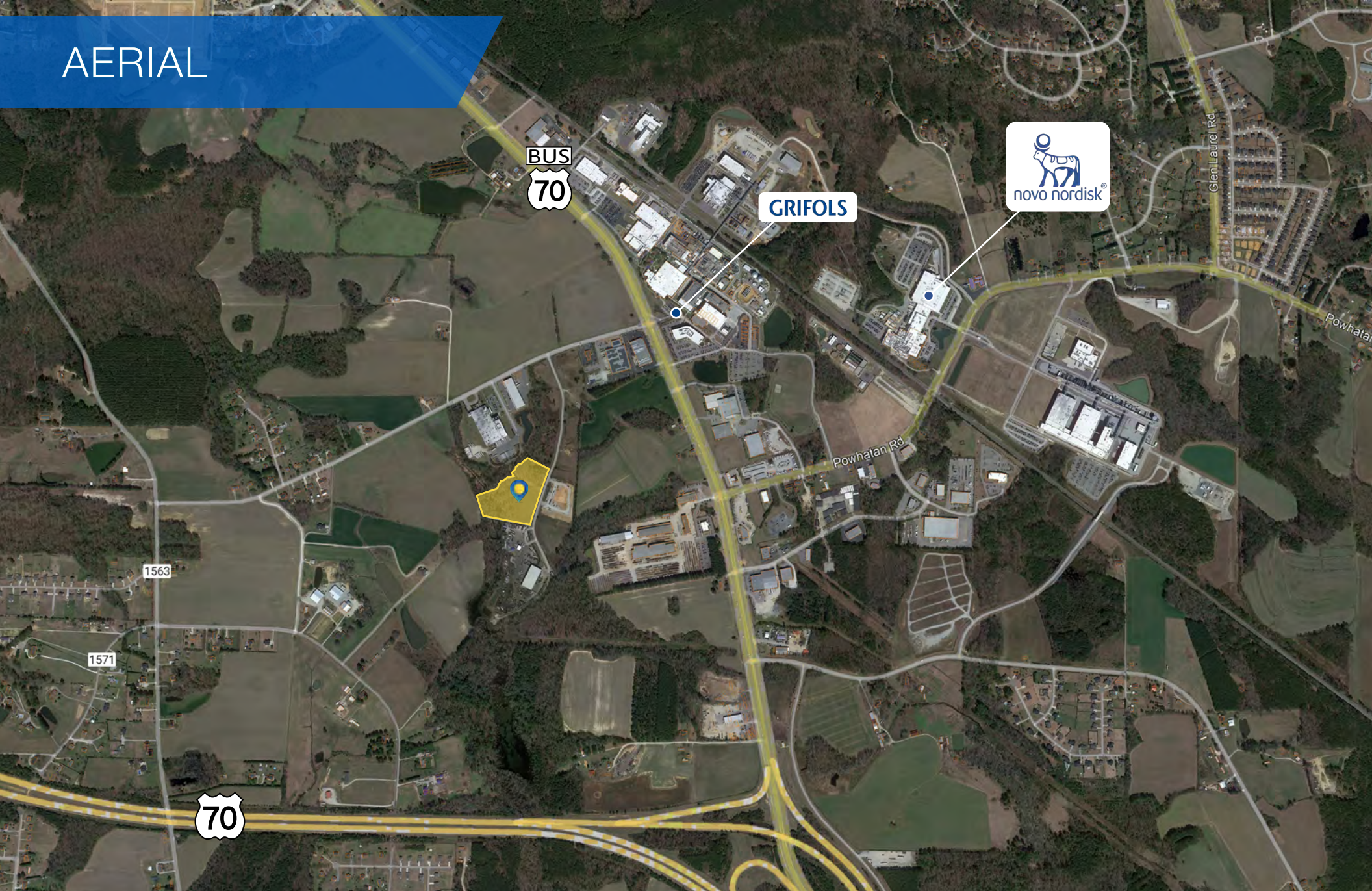
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.





# AERIAL



## CONTACT

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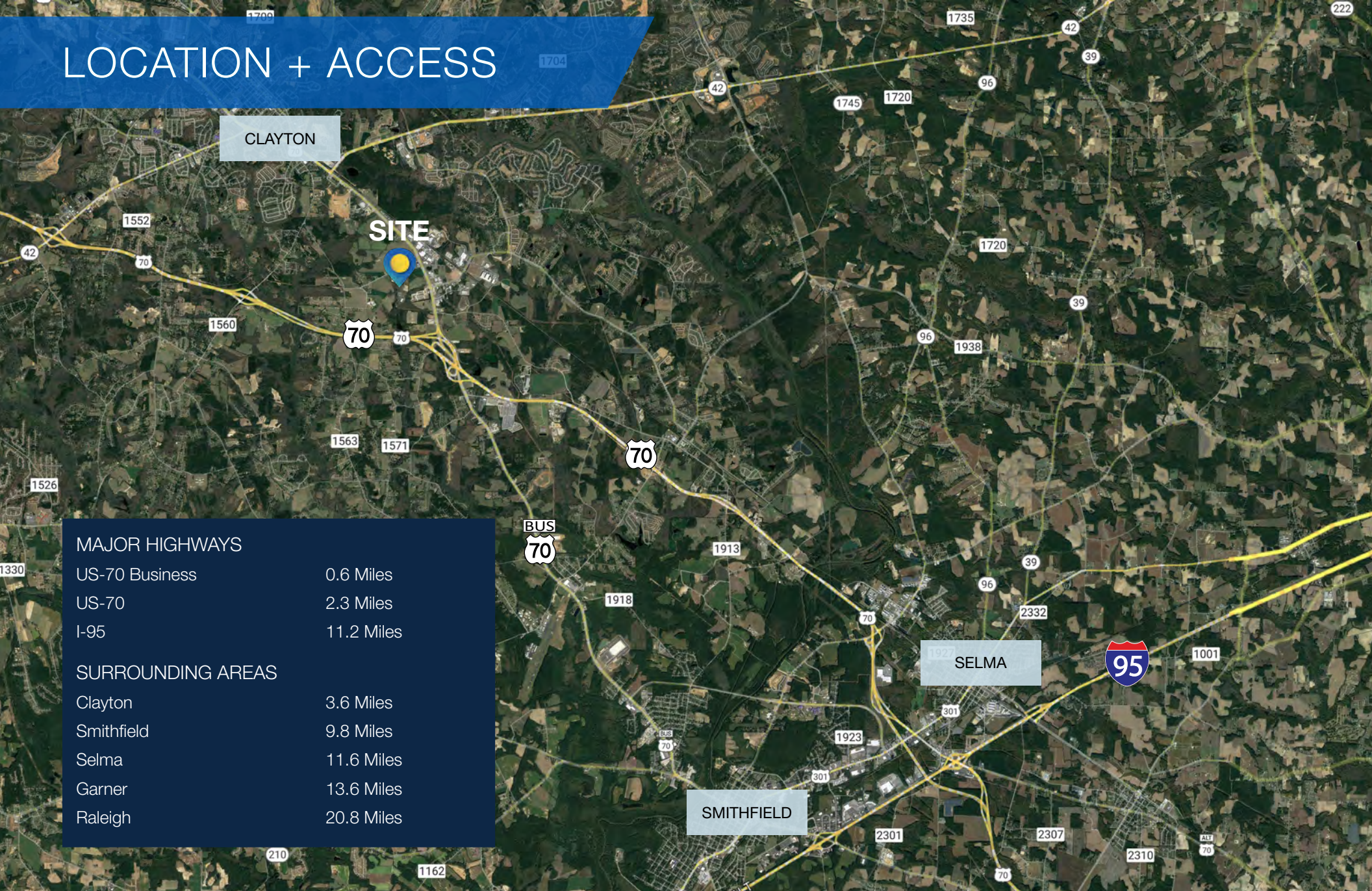
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**NAI** TRI PROPERTIES



# LOCATION + ACCESS



CLAYTON

SITE

SELMA

SMITHFIELD

MAJOR HIGHWAYS	
US-70 Business	0.6 Miles
US-70	2.3 Miles
I-95	11.2 Miles

SURROUNDING AREAS	
Clayton	3.6 Miles
Smithfield	9.8 Miles
Selma	11.6 Miles
Garner	13.6 Miles
Raleigh	20.8 Miles

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