



8121 US-70 Business & 400 S Tech Park Ln
Clayton, NC

FOR LEASE | FOR SALE

± 279,680 SF on ± 27 Acres

Industrial Space
Under Construction

Building 1 Delivering Q3 2026

Building 2 Delivering Q4 2026



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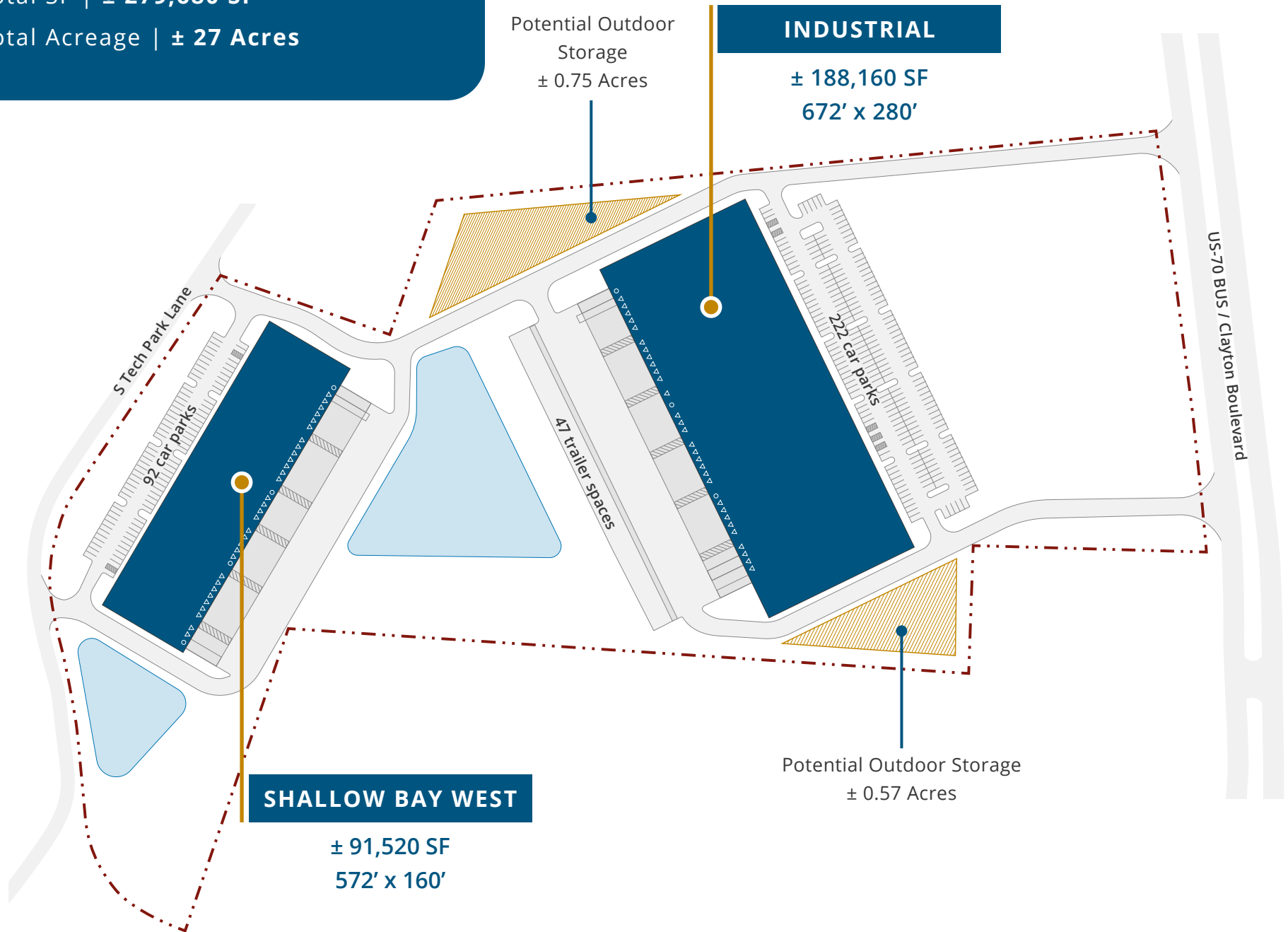
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Site Plan

Total SF | $\pm 279,680$ SF

Total Acreage | ± 27 Acres



Construction Progress

SHALLOW BAY WEST | BUILDING 1

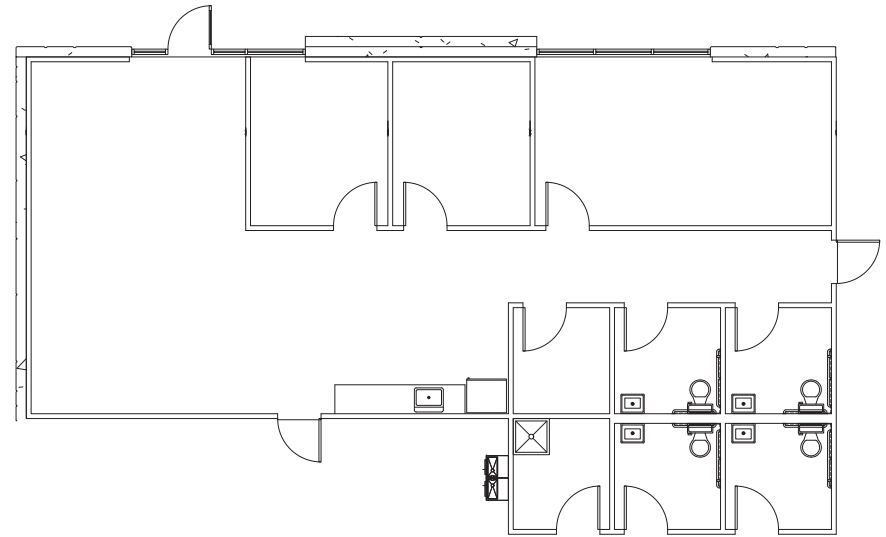
-  SITE WORK UNDERWAY
-  PAD FOUNDATIONS
-  UNDERGROUND PLUMBING
-  PERIMETER FOUNDATIONS
-  SLAB POURED
-  WALLS TILTED
-  ROOF INSTALLED
-  SHELL COMPLETE
-  DELIVERING Q3 2026



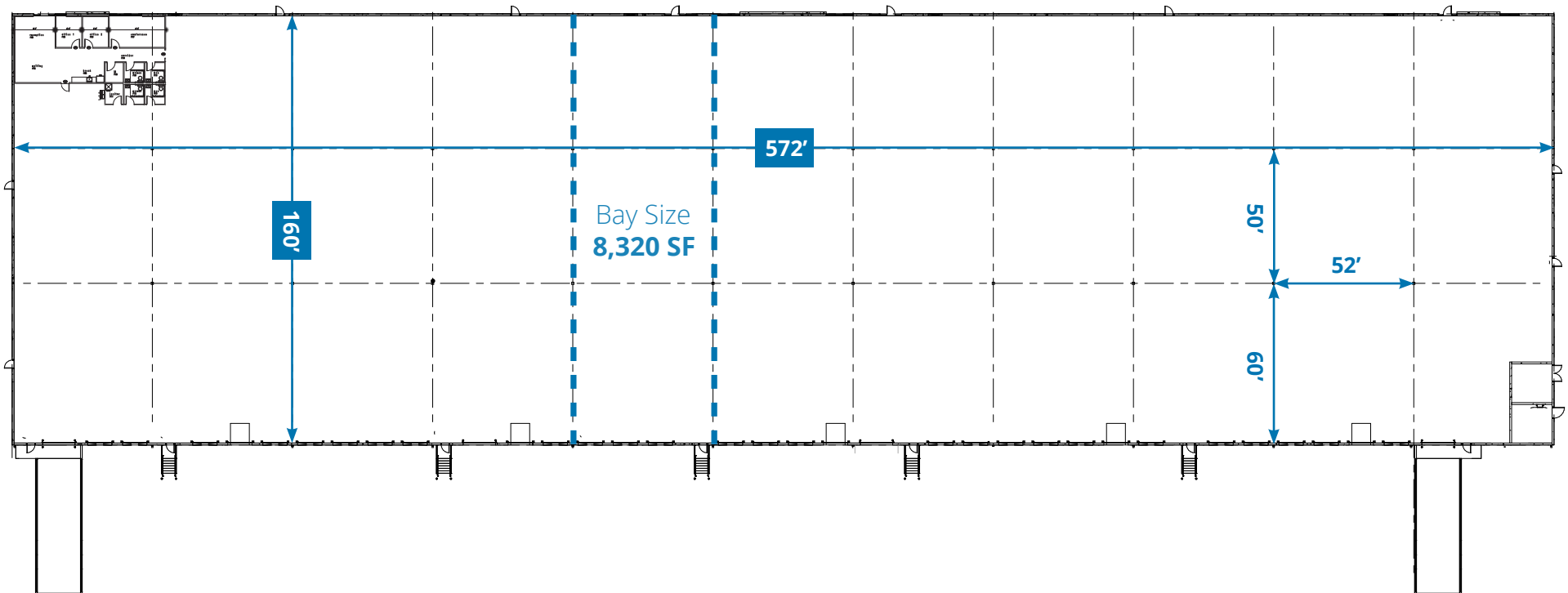
Shallow Bay West Building 1

BUILDING + SPEC OFFICE PLAN

± 1,550 SF SPEC OFFICE



± 91,520 TOTAL SF



Construction Progress

INDUSTRIAL | BUILDING 2

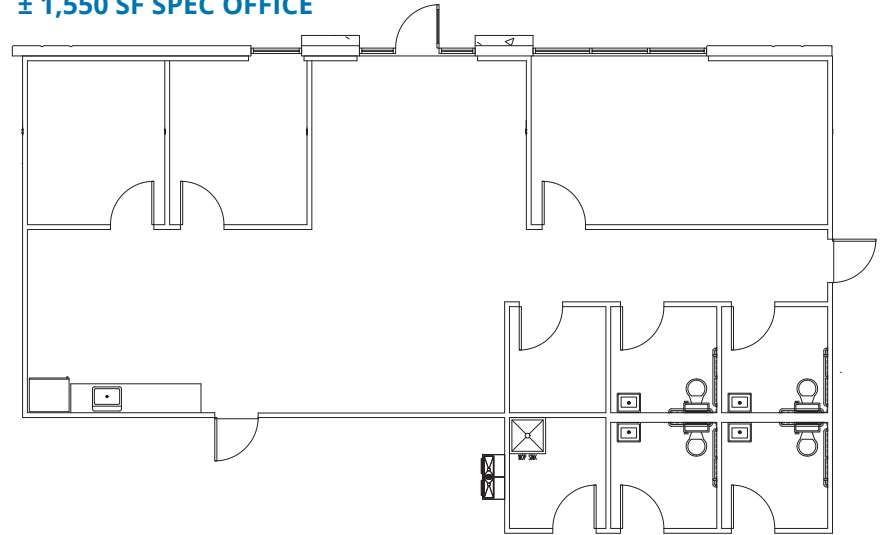
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-  WALLS TILTED
-  ROOF INSTALLED
-  SHELL COMPLETE
-  DELIVERING Q4 2026



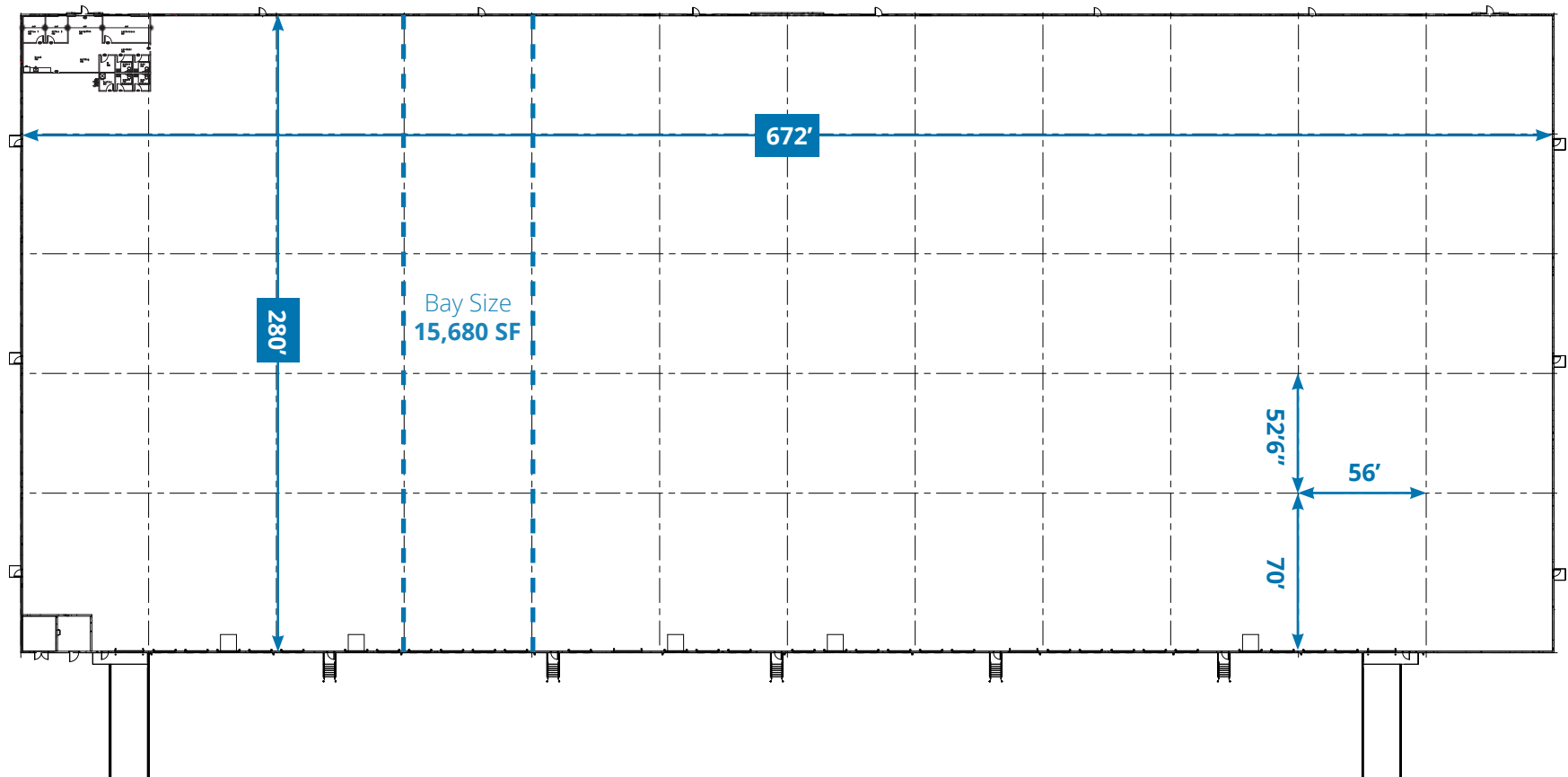
Industrial Building 2

BUILDING + SPEC OFFICE PLAN

± 1,550 SF SPEC OFFICE



± 188,160 TOTAL SF



Building Specifications



Town of Clayton Zoning
I-2 HEAVY INDUSTRIAL



Water & Sewer
TOWN OF CLAYTON



Sprinkler System
ESFR



Electrical Services
DUKE ENERGY



Natural Gas Provider
PIEDMONT NATURAL GAS



Truck Court Depth
135'

SHALLOW BAY WEST

Building 1 | For Lease

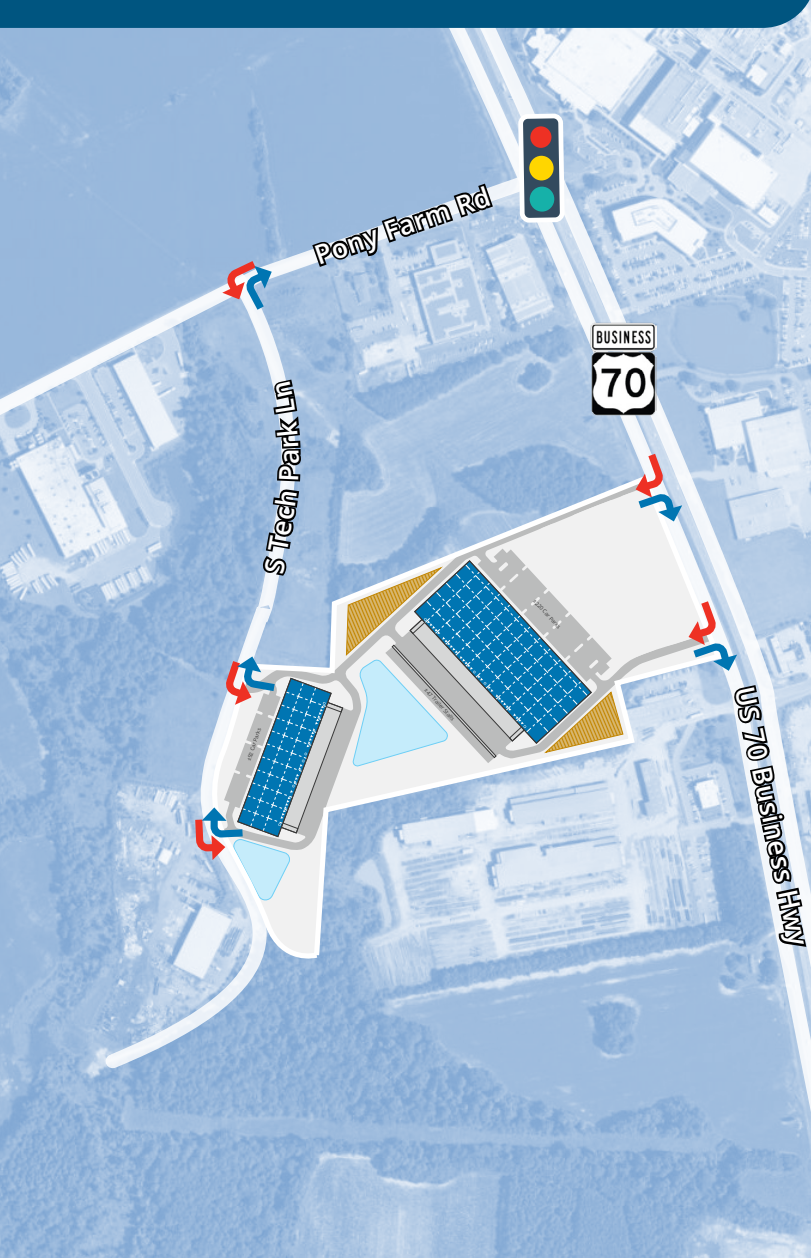
INDUSTRIAL

Building 2 | For Lease or Sale

DELIVERY	Q3 2026	Q4 2026
ADDRESS	400 S. Tech Park Lane Clayton, NC	8121 US-70 Business Hwy Clayton, NC
BUILDING SIZE	± 91,520 SF	± 188,160 SF
ACREAGE	6.36 acres	11.45 acres
DIMENSIONS	572' wide x 160' deep	672' wide x 280' deep
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) 9' x 10'; (5) will have 35K lbs pit levelers	(30) 9' x 10'; (5) will have 35K lbs pit levelers
DRIVE-IN DOORS	(2) 12' x 14' with electric openers & ramps	(2) 12' x 14' with electric openers & ramps
CLEAR HEIGHT	32'	36'
ELECTRICAL	1,500A / 480V / 3P	2,000A / 480V / 3P
ASSOCIATE PARKING	± 92 spaces	± 222 spaces
TRAILER PARKING	Available	± 47 spaces
LIGHTING	LED motion sensor lighting averaging 30 FC	
ROOFING	60 mil TPO membrane, 20 year warranty	
FLOOR / SLAB	7", 4,000PSI, reinforced	
WATER LINE	3" domestic water line along dock and end walls	
SEWER LINE	8" underground sanitary to all 4 corners	

Location Overview

ACCESSIBILITY



ACCESSIBILITY HIGHLIGHTS



4 curb cuts for efficient ingress / egress



Signalized intersection via Pony Farm Rd



Dual internal spine roads



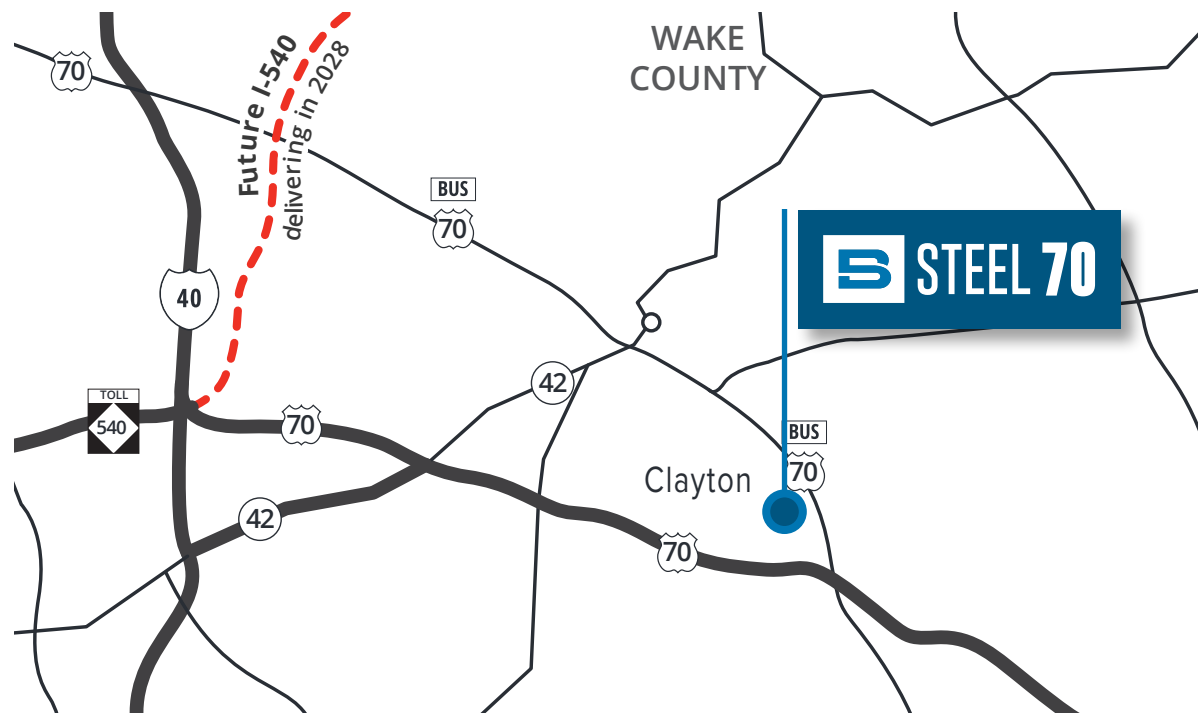
Counterclockwise truck traffic pattern flows



DRIVE TIMES

Clayton Bypass
Raleigh
RDU Airport
Durham
I-85

02 mins | 1.3 miles
22 mins | 23.3 miles
31 mins | 36.9 miles
43 mins | 47.7 miles
45 mins | 51.0 miles



Location Overview

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:



For leasing information, contact:

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