



THE YIELD | NORTH

DEVELOPED BY



±83.47 Acres of Industrial Land for Sale near Amgen, Seqirus, and FujiFilm Diosynth
7511 Woods Creek Road, Holly Springs, NC 27539

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

THE YIELD | NORTH

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The Yield North is a ±83.47-acre shovel ready industrial land opportunity in Holly Springs, North Carolina. Zoning is in place for advanced manufacturing, industrial, and life sciences uses. Permits are in hand to build a 90,000 SF and a 60,000 SF cGMP space.

Due diligence is complete and conveys with the sale. This project is located in a high growth submarket close to major transportation corridors, employment centers, and nearby amenities.

SITE OVERVIEW

Address	7511 & 7517 Woods Creek Rd Holly Springs, NC 27539
Frontage	±1,367' ft (approximate)
Wake County PINs	0730131203, 0730145033, 0730124768
Municipality	Town of Holly Springs
Acreage	83.47
Zoning	Business & Research Technology Conditional District (BRT CD)
Due Diligence Complete	<ul style="list-style-type: none"> » Zoning » Annexation » Development Agreement » Site Plan » Traffic Impact Analysis
Electrical Service	Duke Energy
Water/Sewer Service	Town of Holly Springs
Reclaimed Water Service	Town of Holly Springs
Natural Gas	Dominion Energy
Sale Price	Contact Brokers

30 minutes from
Research Triangle Park
and Raleigh-Durham
International Airport

Entitled for up to **1.3**
million customizable
square feet

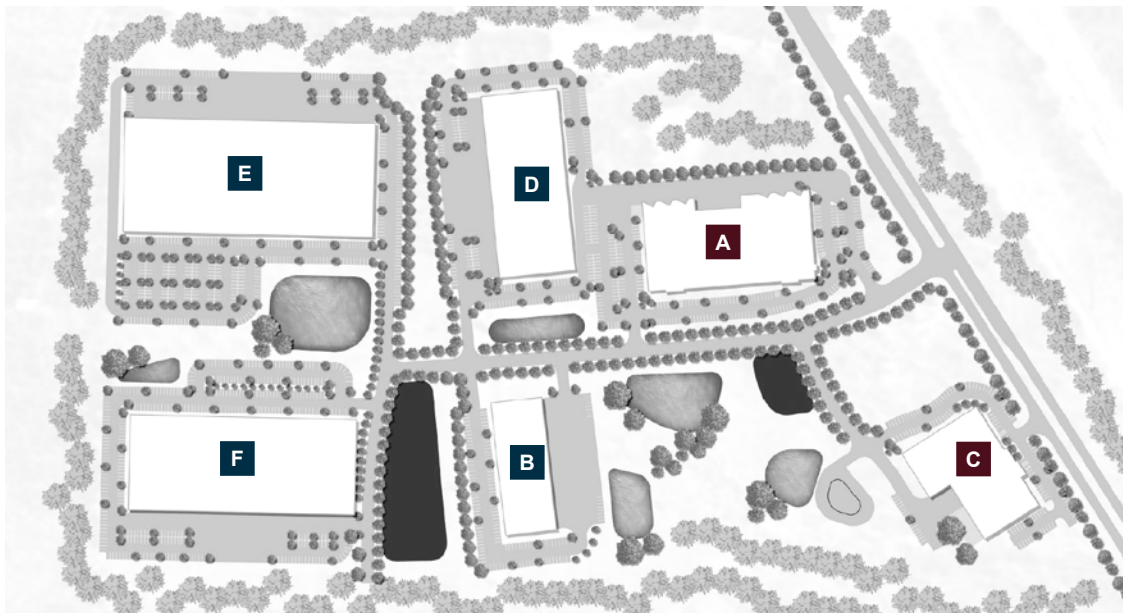
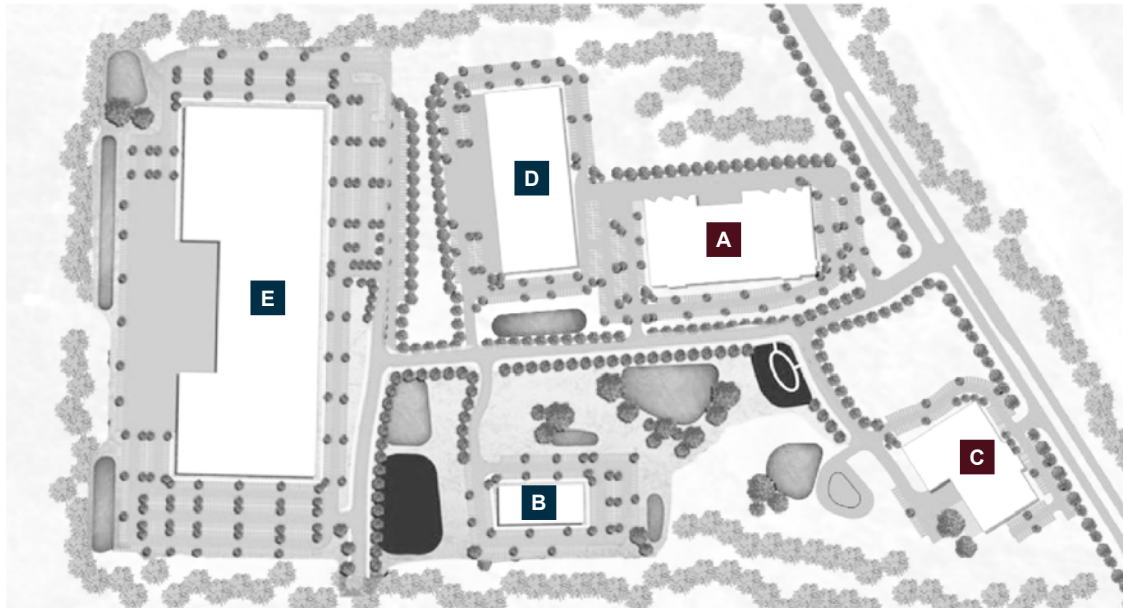
83 contiguous acres
available for advanced
manufacturing,
industrial, and life
sciences uses



THE YIELD North by Crescent Communities is a secure and accessible life science and innovative manufacturing campus in the core of the Triangle's life science cluster and well-positioned to capture the Triangle Region's best talent. In the past 20 years, Holly Springs has transformed into one of the most attractive communities in the Research Triangle region, just 30 minutes from Research Triangle Park and Raleigh-Durham International Airport via Interstate 540.

SITE PLAN





83 acres available with the flexibility to customize footprints. Buildings A and C are permitted and ready to build 90,000 SF and 60,000 SF cGMP space.

Permitted

Building **A** 90,000 SF

Building **C** 60,000 SF

Future Opportunities

Building **B** 50,000 SF

Building **D** 100,000 SF

Building **E** 316,000 SF

This alternate site plans shows two smaller buildings but more square footage in the rear of the site.

Permitted

Building **A** 90,000 SF

Building **C** 60,000 SF

Future Opportunities

Building **B** 50,000 SF

Building **D** 100,000 SF

Building **E** 200,000 SF

Building **F** 150,000 SF

ZONING

Select Uses Permitted by Right

Business Services

Office Use

Personal Services

Vehicle Service (Major)

Veterinary Clinic/Hospital

Amusement (Indoor)

Data Centers

Light Manufacturing and Warehousing

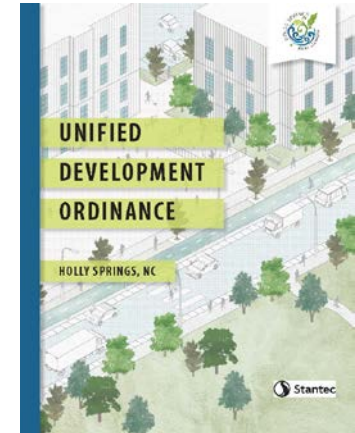
Neighborhood Manufacturing

Research and Development Facilities

Distribution and Logistics (permitted with additional standards)

Zoning Conditions

1. The following uses shall not be permitted as Primary Uses (uses as defined in UDO Section 13.3):
 - (a) Animal Boarding and Outdoor Kennel
 - (b) Neighborhood Recycling Collection Point
 - (c) Large Vehicle and Heavy Equipment Sales and Service
2. Development shall include a minimum of 10 percent open space (the "Total Open Space"). The Total Open Space may be spread throughout the development and connected by sidewalks and/or pedestrian pathways to promote a well-connected pedestrian network.
3. If surface parking is shared by multiple properties/tenants, a shared parking agreement shall be executed governing the use of the surface parking.
4. Development shall have a minimum building height of 25 feet
5. All buildings shall have access to sidewalks and/or pedestrian paths
6. If the property is developed for the uses and intensities contemplated in the Transportation Impact Analysis prepared by Timmons Group and finalized with the Goodwin rezoning 21-REZ-04 (the "TIA"), the development shall include the construction of, or payment of a fee in lieu, for the road improvements recommended by the TIA.
7. The development will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of provided plants shall be native species. No invasive species shall be permitted.
8. Drought resistant warm season grasses shall be planted throughout the development to minimize irrigation and chemical use.



Scan QR code
for Unified
Development
Ordinance

BUILDINGS A & C

Buildings A and C are designed, permitted and ready to build. With approvals in hand, construction for a shell-ready building is estimated at 10 months.

BUILDING SPECIFICATIONS

Building A	90,000 SF
Building C	60,000 SF
Clear Height	32'
Type	cGMP single story
Roof Loading	75-150 lbs/SF
Bay Depths	33' x 44'
Loading Docks	4 dock doors with 8 knockout panels for expansion needs
Parking	2.5 spaces per 1,000 SF
Electrical Service	Duke Energy
Water/Sewer Service	Town of Holly Springs
Reclaimed Water Service	Town of Holly Springs
Natural Gas	Dominion Energy

FUTURE BUILDING OPPORTUNITIES

Building B	50,000 SF
Building D	100,000 SF
Building E	200,000 SF
Building F	150,000 SF



Building A



Building C

LOCATION

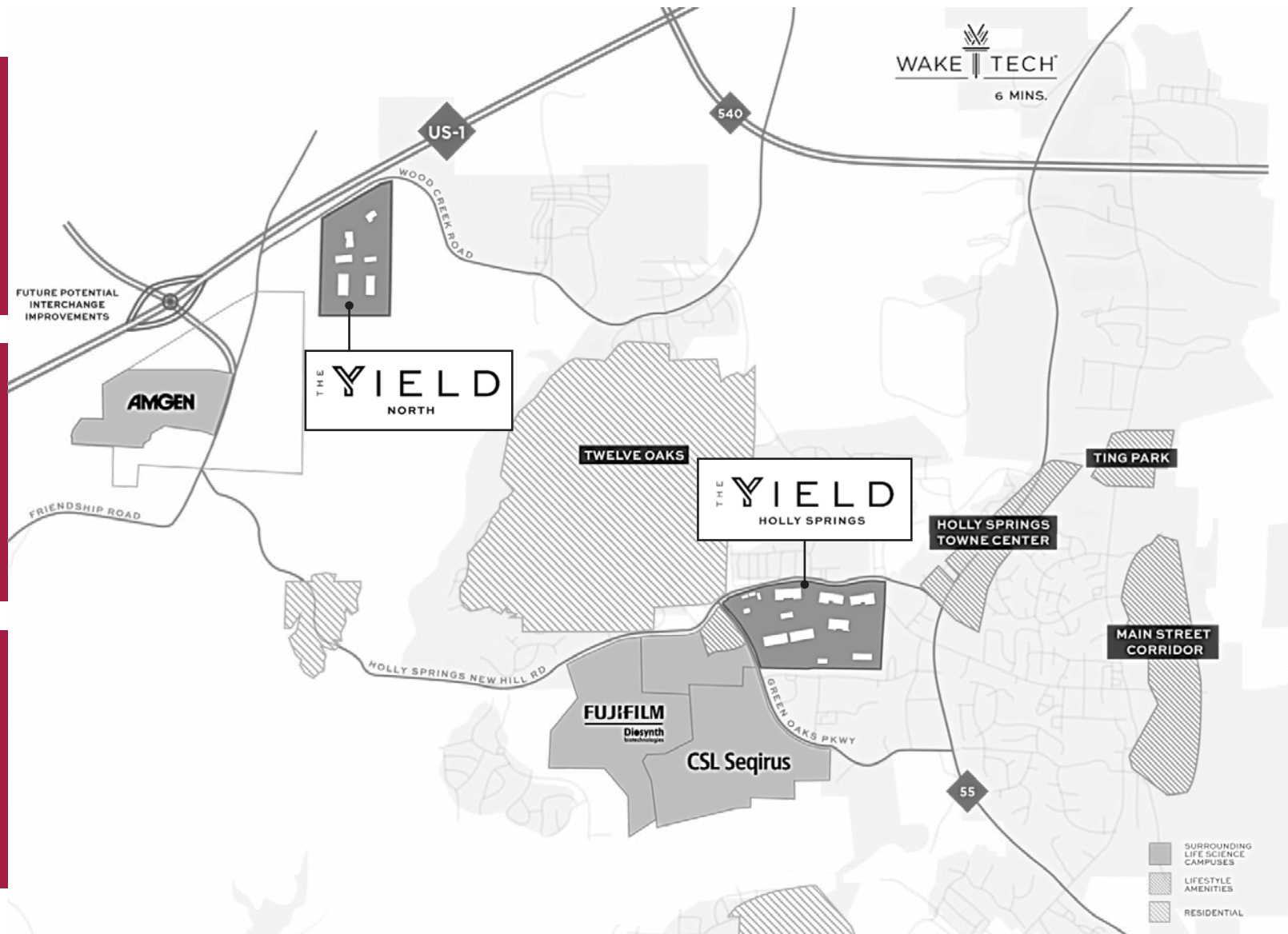
70% OF THE U.S. INDUSTRIAL BASE and more than 200 million people can be reached within a two-day truck drive

PLACES OF INTEREST

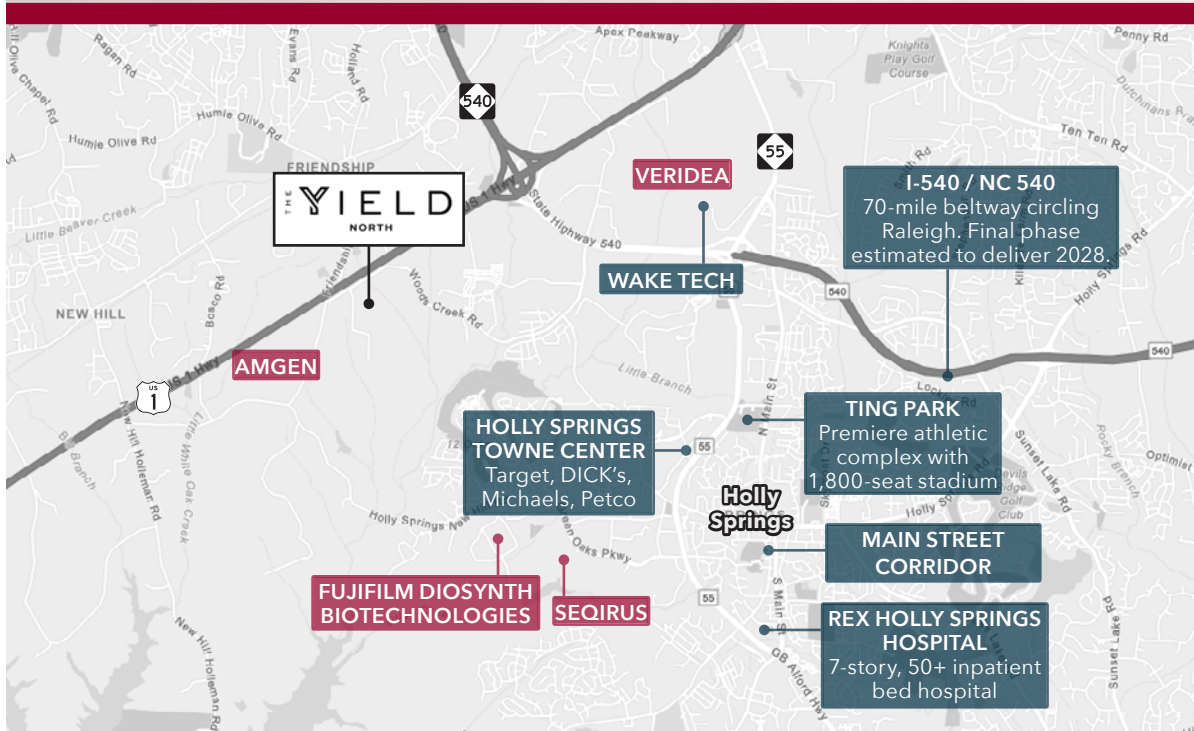
- » Distance to Raleigh-Durham Airport: 20 miles
- » Distance to N.C. Beaches: 2-hour drive
- » Distance to Research Triangle Park: 21 miles

MAJOR DRIVE TIMES

- » 2 Hours: Greensboro, Winston-Salem, Fayetteville
- » 3 Hours: Charlotte, Richmond, Wilmington, Roanoke
- » 4 Hours: Virginia Beach, Asheville, Columbia, Greenville, SC



LOCATION



Holly Springs is a global biomanufacturing hub located in Wake County, NC. Located minutes from the Raleigh urban core, an international airport, Research Triangle Park, and three tier one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

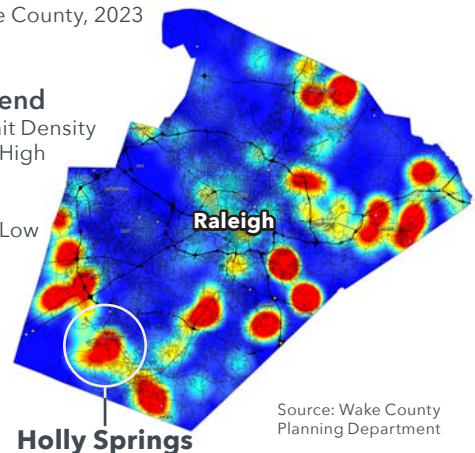
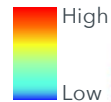
A dynamic community that is home to small businesses and multi-national firms, Holly Springs offers a perfect combination of a great place to live and to work. With a rapidly growing population, the town is home to large-scale manufacturers and large retail centers, while still retaining the supportive community and small town feel.

RESIDENTIAL & COMMERCIAL PERMIT CONCENTRATIONS

Wake County, 2023

Legend

Permit Density



Source: Wake County Planning Department

FUJIFILM DIOSYNTH BIOTECHNOLOGIES

\$3.2B investment // 1,400 jobs

The largest end-to-end cell culture CDMO biopharmaceutical manufacturing facility in North America

AMGEN

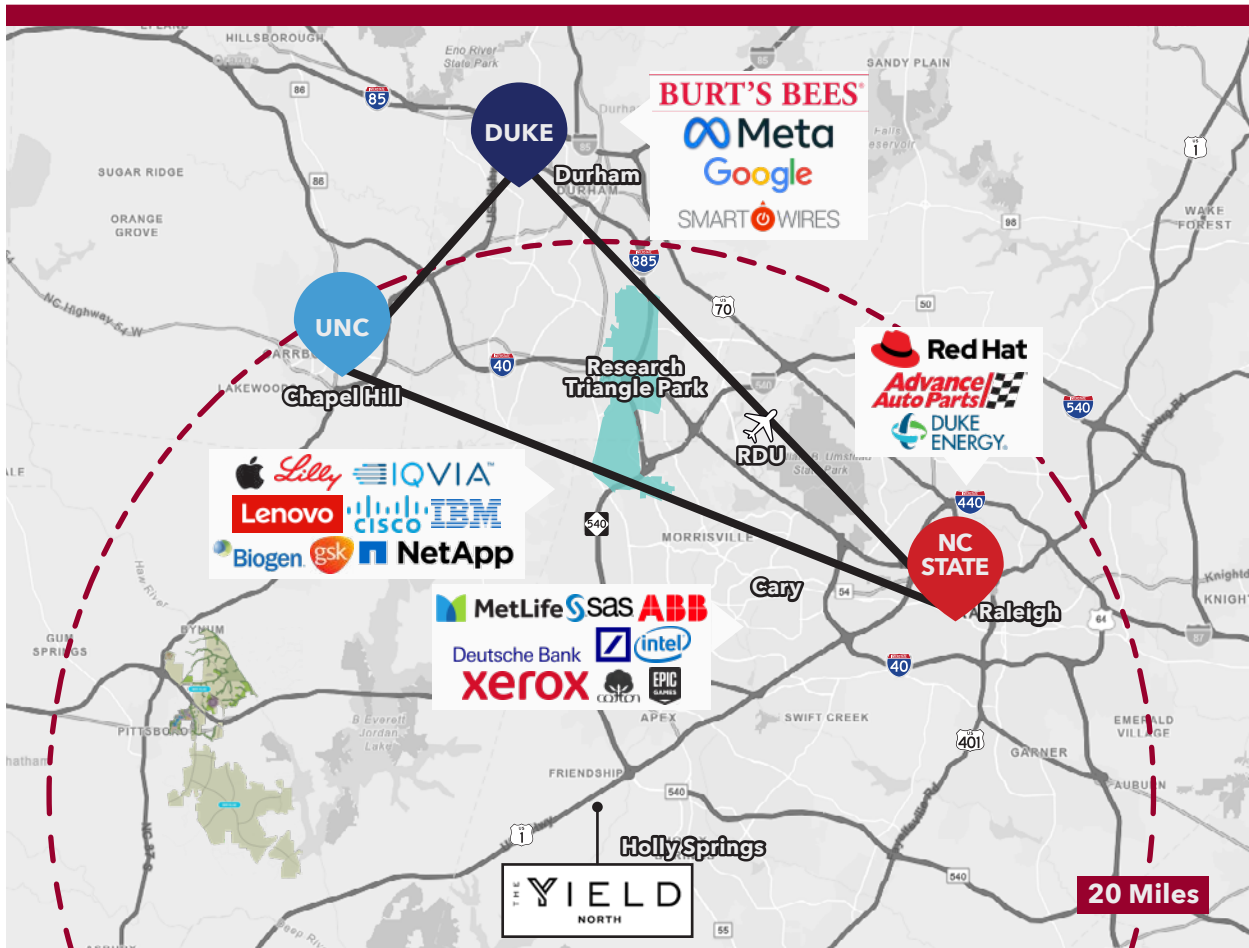
\$550M investment // 355 jobs
350,000 SF multi-product pharmaceutical manufacturing plant

SEQIRUS

\$1B+ investment // 900+ jobs
The largest cell-based influenza vaccine producer in the world

VERIDEA

\$3B mixed-use development
1,200 acres
8,000 residential units and 12M SF commercial space, including new Wake Tech campus



The Research Triangle Region, encompassing the Raleigh, Durham and Chapel Hill metros, is home to more than two million residents. Wake County is the most populous county in North Carolina and the second fastest growing county of more than 1 million residents in the nation. Every day, its population increases by 56 people.

The region's 12 colleges and universities and eight community colleges produce more than 65,000 annual graduates, supplying a skilled pipeline that meets the needs of growing industries. More than 1.1 million people are active in the labor force. With innovation, education, and a culture of collaboration, the Research Triangle Region leads the nation in opportunities for business success.

Located halfway between New York City and Miami, the Research Triangle is a highly connected metro that provides businesses convenient access to suppliers and millions of customers within a day's drive. Raleigh-Durham International Airport, two Class I freight railroad companies, two deepwater ports, and major interstates get people and goods moving.

#1 Top State for Business

#2 Top State for Best Business Climate

#5 Top Global Pharmaceutical Hub

#6 Top Manufacturing Hub for Large MSAs

#10 Fastest Growing Metro in America

#1 Best Large Metro for Homeownership

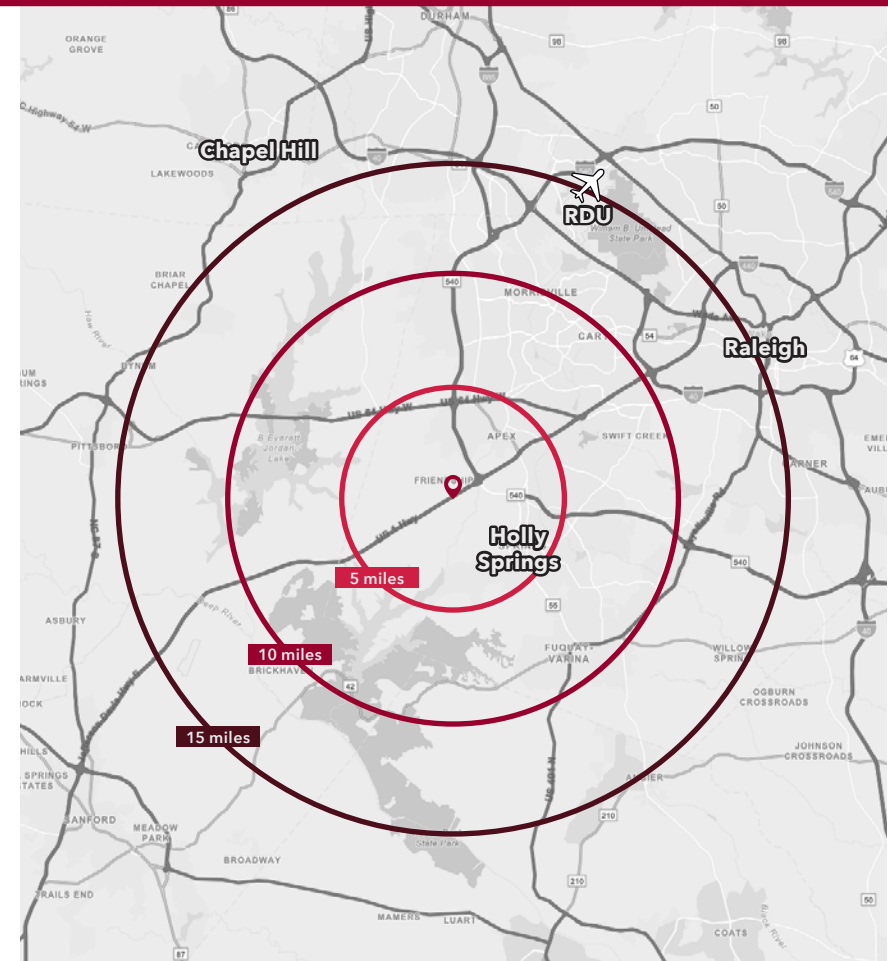
#3 Best Place to Live in the United States

#1 Top Metro with Highest % of Graduate or Professional Degree Holders

#5 Best Large Airport Customer Satisfaction in North America (RDU)

DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
Population (2023)	101,767	352,224	635,226
Population (2028 estimated)	107,244	370,913	673,744
Daytime Population	83,740	304,674	633,351
Median Age	35.9	37.8	36.0
Average Household Income	\$163,028	\$162,428	\$144,746
Average Home Value	\$498,490	\$503,359	\$477,395
Bachelor's Degree or Higher	65.8%	66.2%	63.3%



**#3 Best Large Metro
for Business Climate
(Raleigh-Cary)**
Business Facilities, 2023

**#7 Top Tech Metro in the
U.S. (Raleigh-Cary MSA)**
NC Tech Association, 2023

**#1 Top State for Business
(North Carolina)**
CNBC, 2022 & 2023



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MARKET ADVISORS

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