

# 47 ± ACRES | I-2 INDUSTRIAL

9 INDUSTRIAL BUILDINGS | 26,275 SF | 3-PHASE POWER!

- Heavy Industrial Allowed
- High Speed Internet
- Easy Access to HWY 98 & 39
  - Gated & Secure
  - Utilities Available
  - Room for Expansion



**FOR SALE! 47 ± ACRES – INDUSTRIAL!**  
Inquire for Pricing

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**47.02 ± ACRES**

**Zoned: I 2 – Heavy Industrial  
(Bunn ETJ)**

## Property Highlights:

### Zoning Allows:

- Light to Heavy Manufacturing
- Multi-Tenant Flex
- Contractor Yard
- **Outside Storage**
- Salvage / Recycling Yard

### Existing Improvements

(9 Buildings Totaling 26,275 SF):

- Office – new roof
- Lab – new siding & insulation
- New conference room
- Dedicated exterior restrooms

### Utilities:

3-phase power, high-speed internet, water and phone on site. Public Sewer nearby

**686 NC HWY 98, Bunn  
NC, 27508**

Located in Bunn ETJ | Franklin  
County

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**FOR SALE!**  
47 acres



**Bunn, NC**

### NEARBY AMENITIES:

- Rustic Roots – Farm Table Restaurant
- El Meson – Mexican Restaurant Cantina
- Food Lion – Grocery Store
- Como Dice El Dicho – Mexican Restaurant
- Hardee’s – Fast Food
- Subway – Fast Food
- Go Fish Café & Tackle
- Southern Magnolia – Coffee House
- Farmers Kitchen – Farm Table Restaurant
- Bunn Medical – Health Care
- BP – Gas Station
- Exxon – Gas Station
- Rainbow Garden – Chinese Restaurant
- And More...

## Local Amenities



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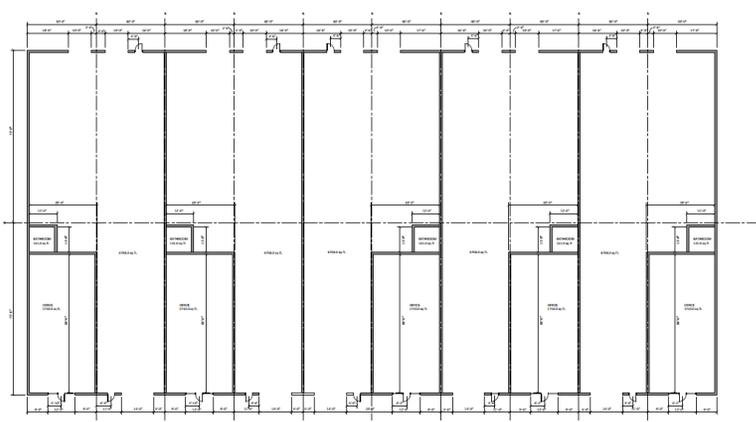
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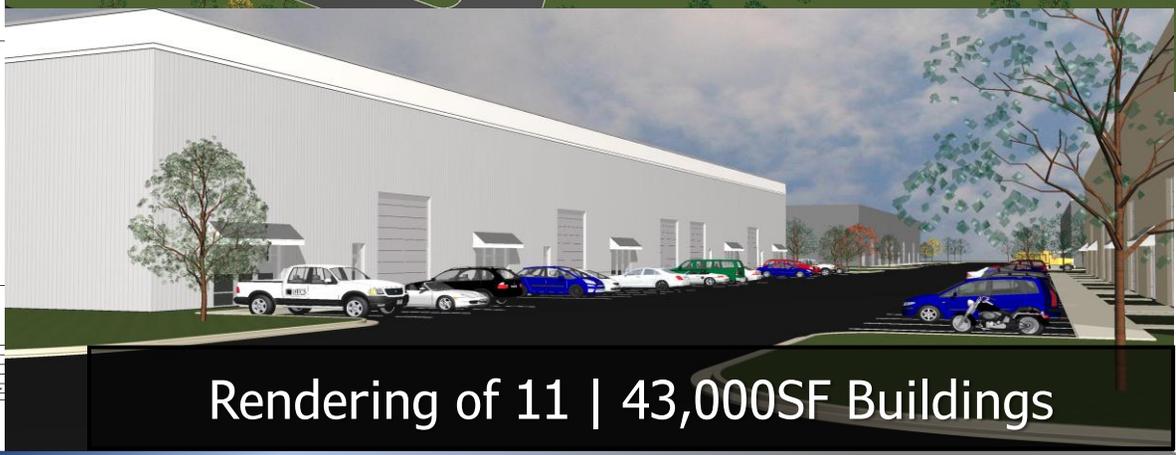
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**BECS**  
 4375 The Oaks South, Suite 101  
 Charlotte, NC 28217  
 704.484.1100  
 www.beccs.com

PROJECT TITLE  
 PROJECT ADDRESS  
 CITY, STATE, ZIP CODE



Rendering of 11 | 43,000SF Buildings

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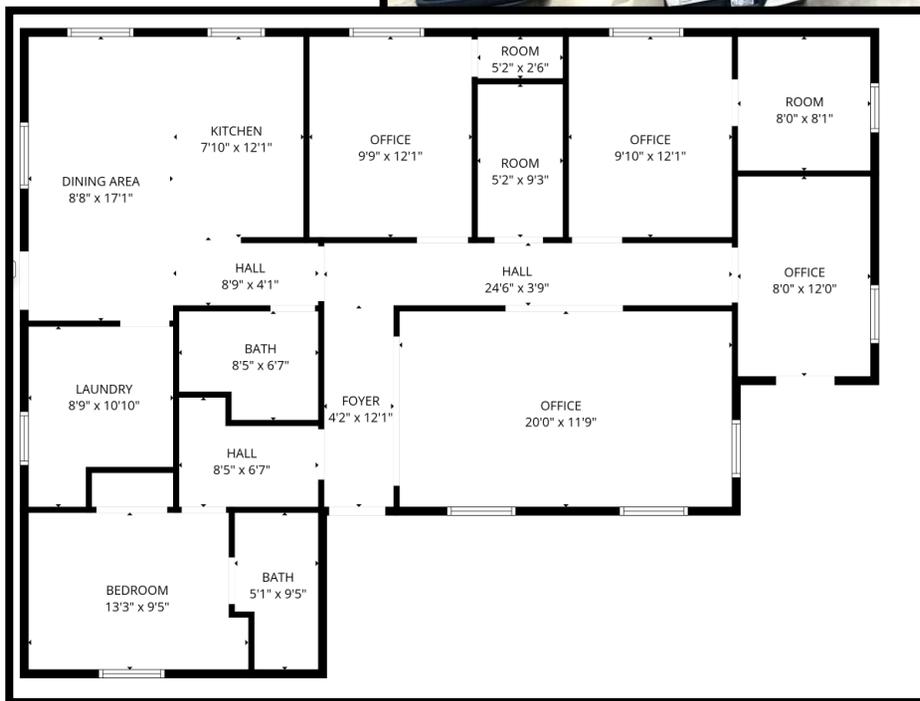
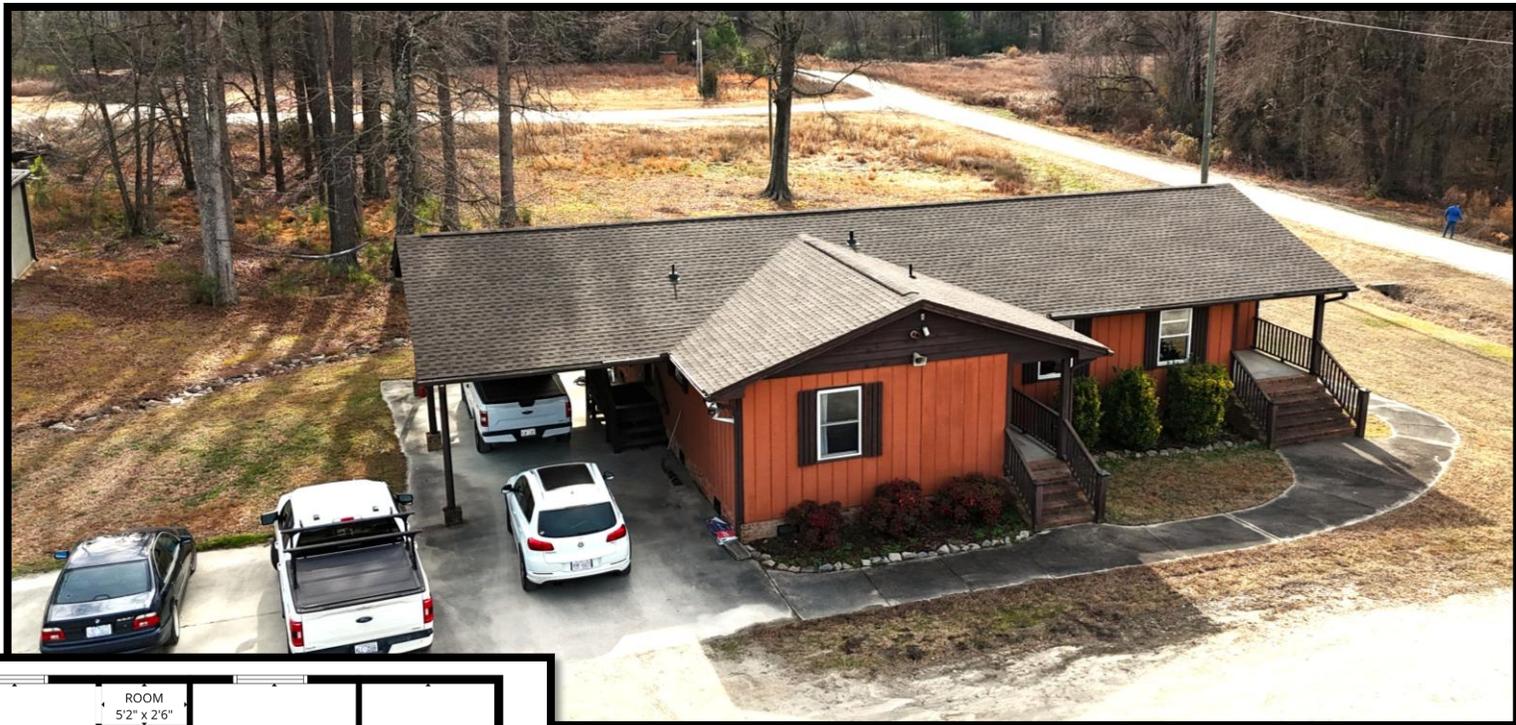
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Office - 1,693 SF

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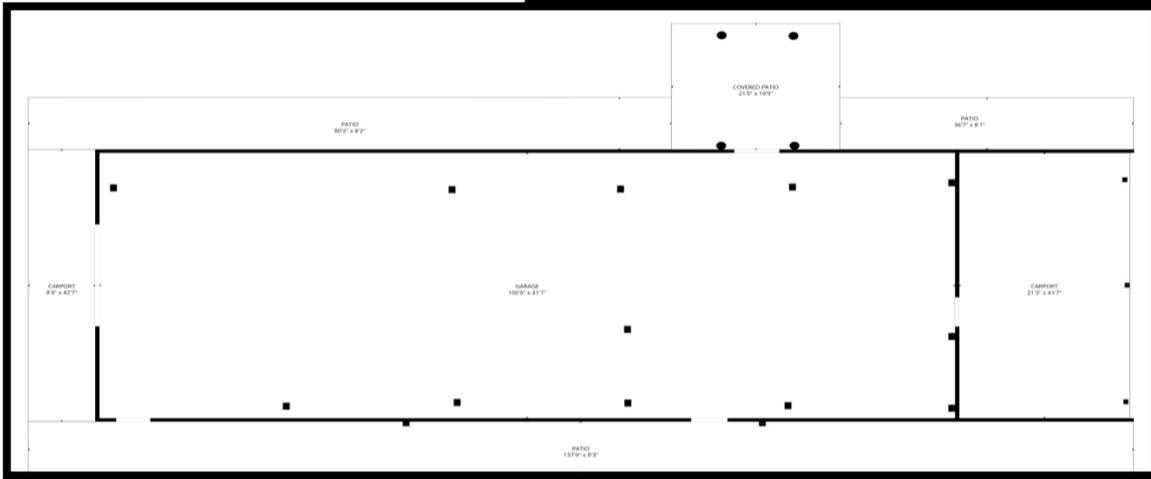
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Lab - 4,536 SF

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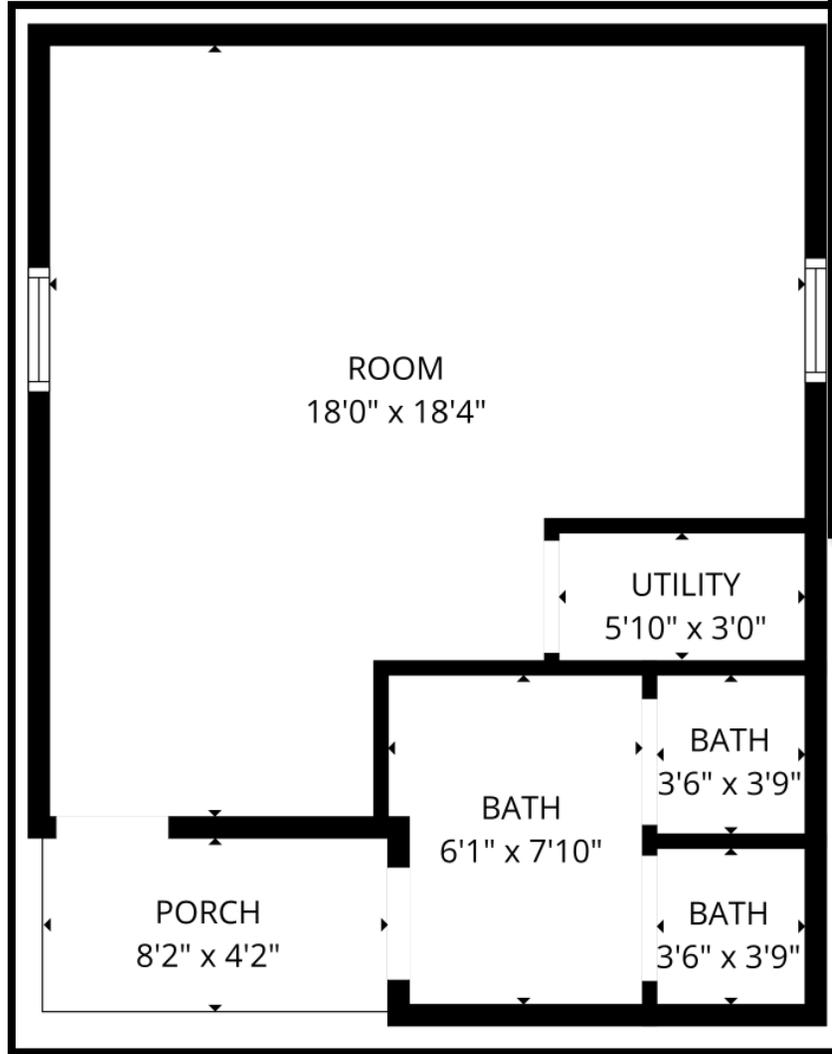
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Conference Room, Exterior Restrooms – 455 SF

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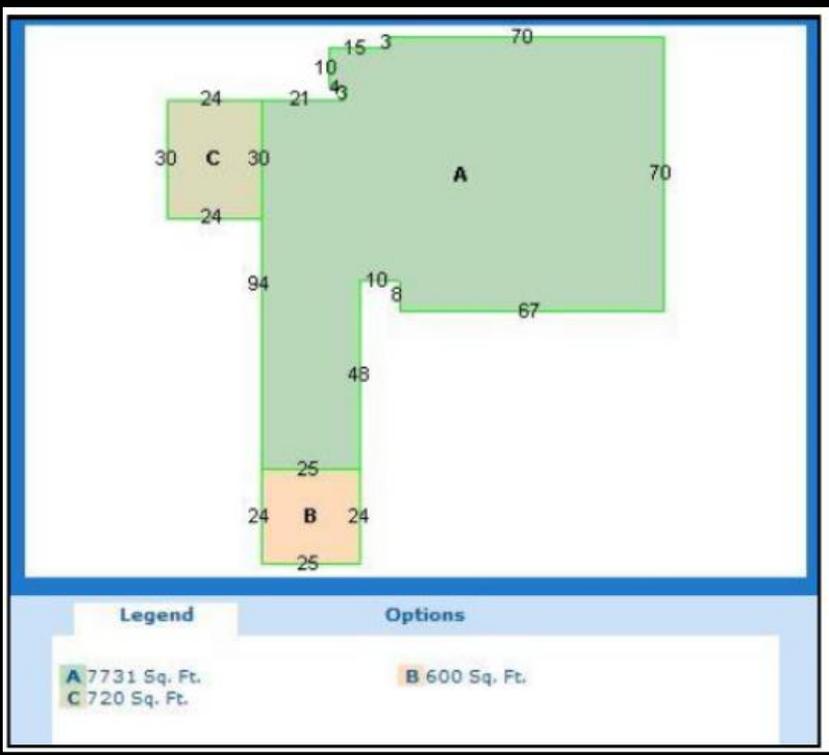
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Sawmill – 9,051 SF

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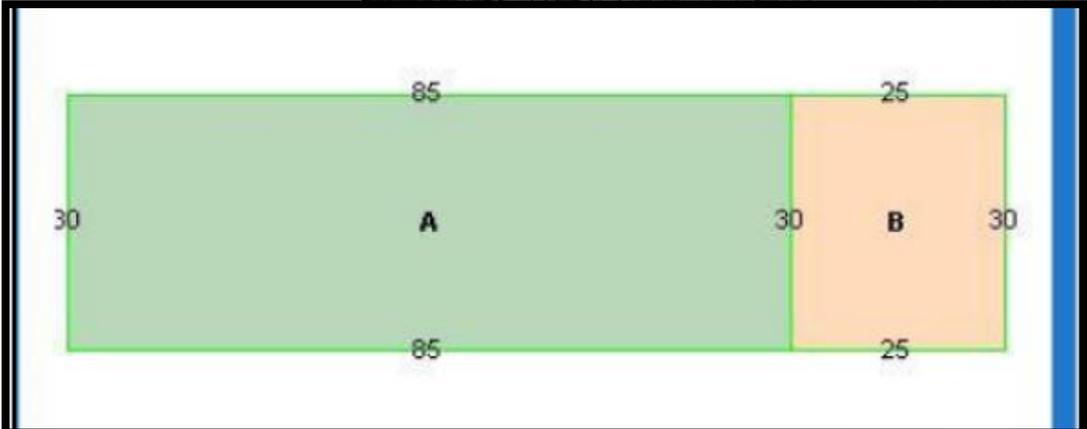
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Filling Lumber Shed - 3,300 SF

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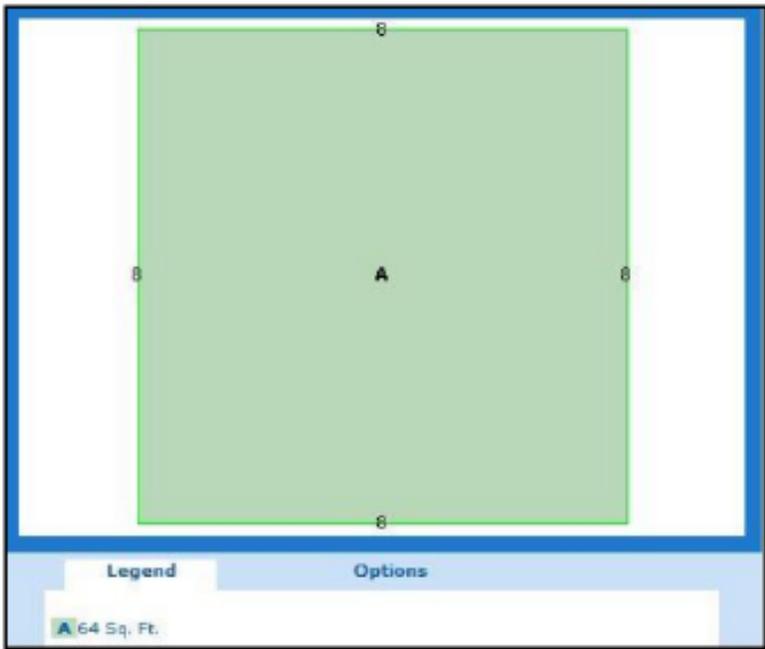
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## Powered Weigh Station | 64 SF Building

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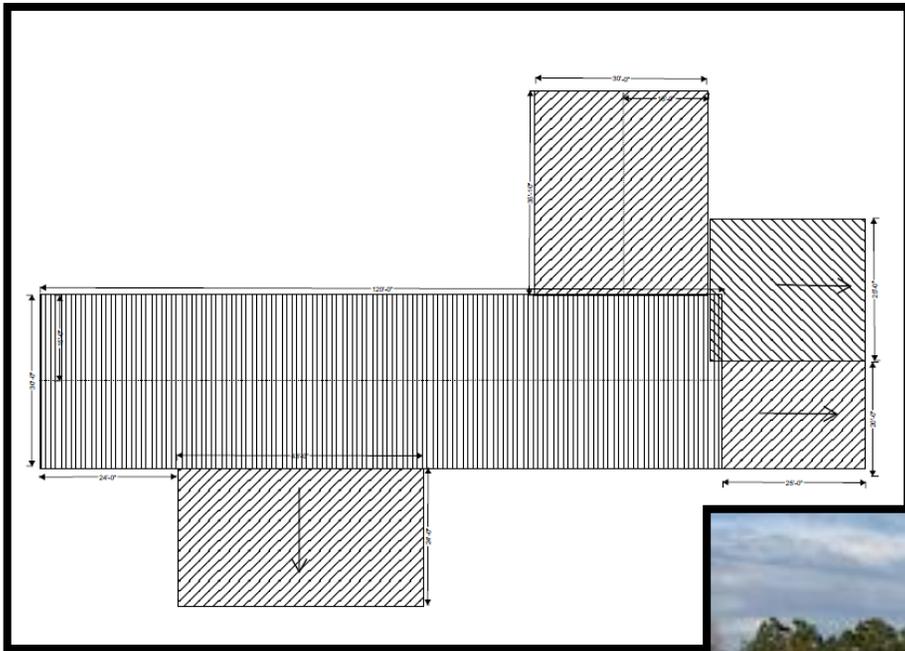
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Shop & Storage – 6,144 SF

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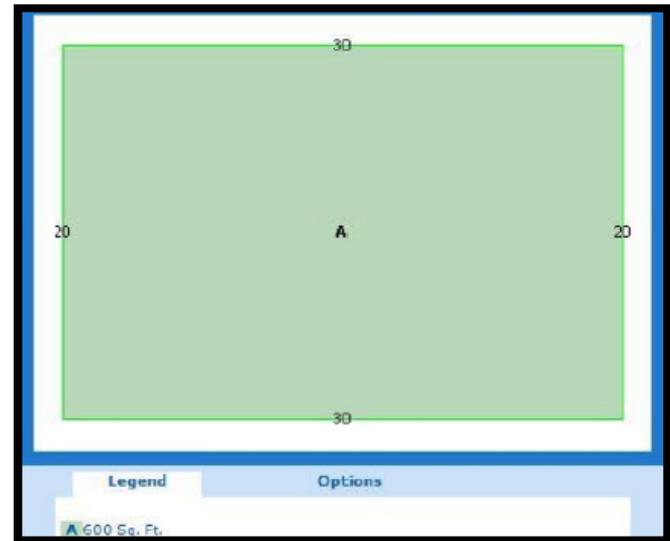
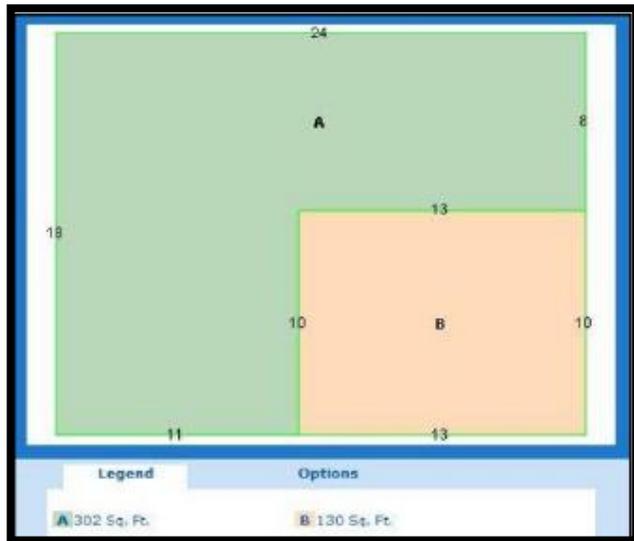
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Shed - 432 SF | Storage - 600 SF

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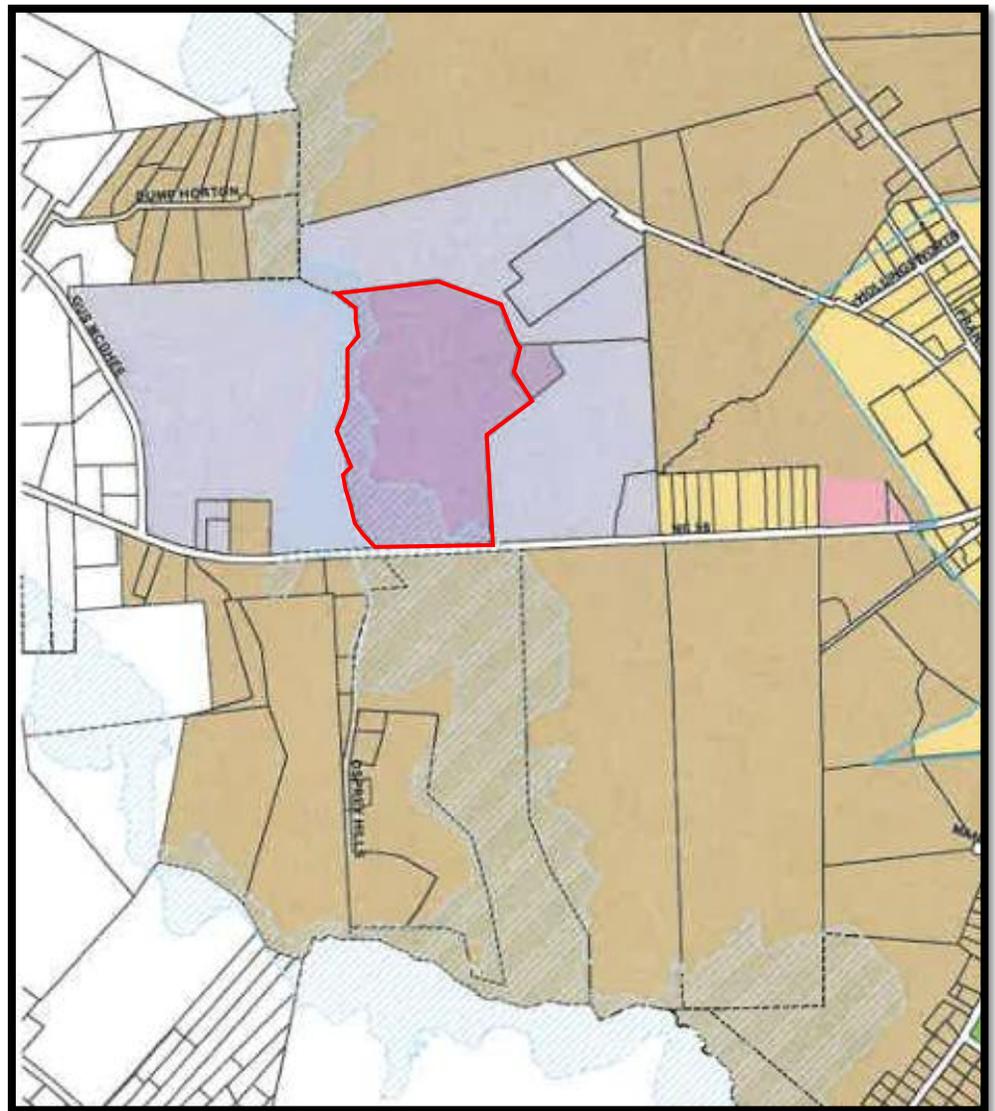
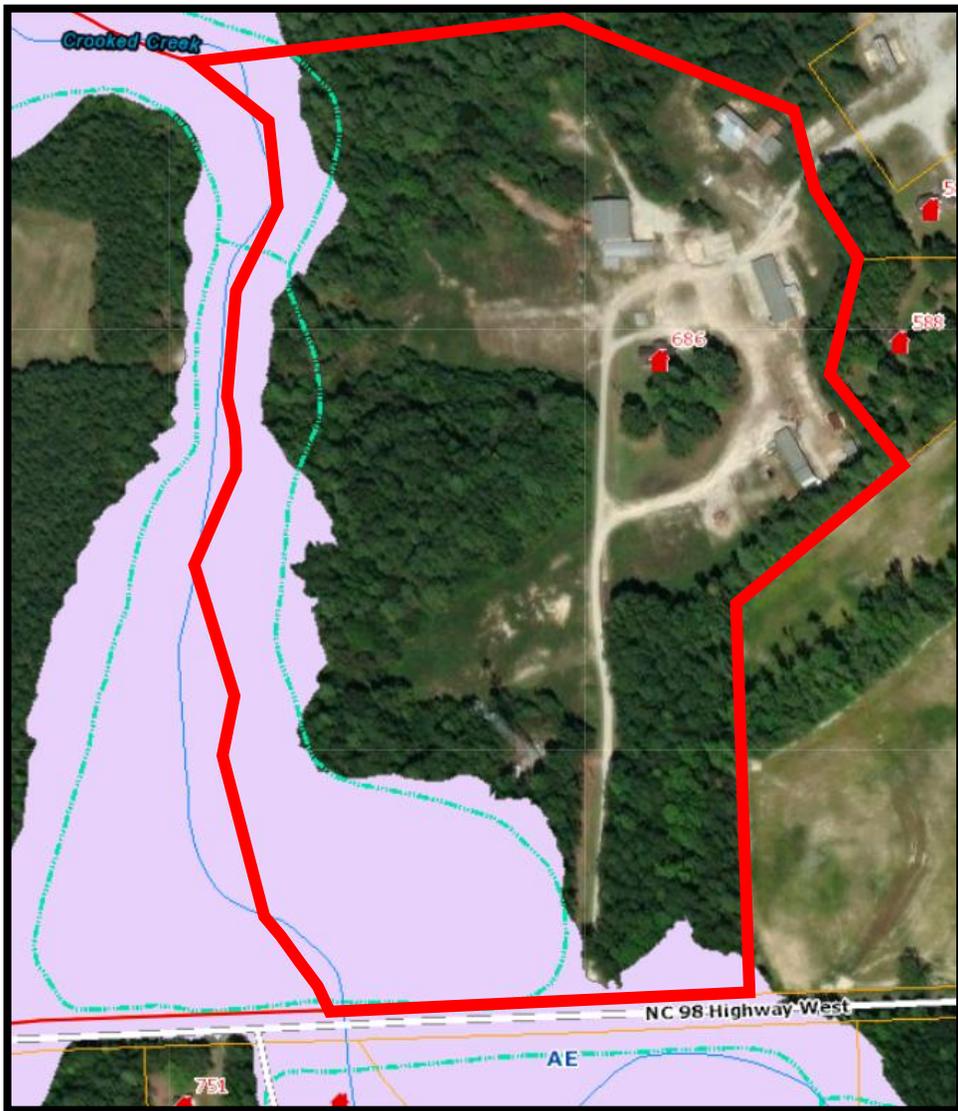
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# Floodplain & Zoning

**Legend**

100 Year Flood-COD District	C3	R2
Bunn Town Limits	I1	R3
C1	I2	VMD
C2	R1	

Map Prepared by:  
**Franklin County**  
 Planning Department  
 127 S Bickett Blvd  
 Louisburg, NC 27549  
 Telephone: 919 496-2909 Fax: 919 496-2637



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