

# Dinan Road & US Highway 301 S

±10,000 SF of Industrial Space with ±4 Acres of Outdoor Storage



# Property Highlights

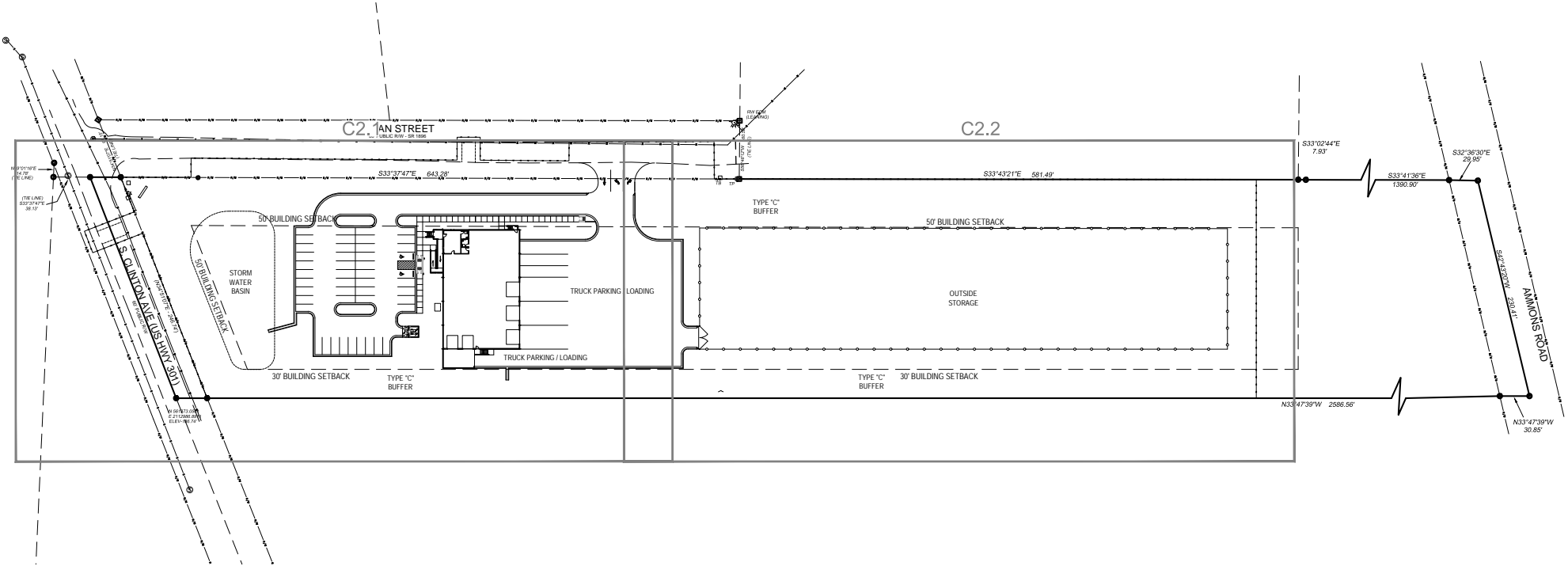
The site totaling ±13.57 acres is currently under construction for one 9,642-square-foot building with up to 4 acres of outdoor storage and parking space. The owner can also deliver up to two (2) additional 9,642-square-foot buildings on the remaining 8.5 acres. Each building will have ample parking and outdoor storage. The property is located on US Highway 301 in Dunn, North Carolina, just 2 miles from Interstate 95 and 10 miles from Interstate 40.

	9,642 SF
Building	<ul style="list-style-type: none"><li>516 SF office</li><li>9,126 SF warehouse</li></ul>
Ceiling Height	18'
Loading	Four (4) 12' wide dock-high doors (one ramped for drive-in access)
Parking	46 car parks and 6 trailer parks
Sprinkler	None
Outside Storage	Fenced and graveled
PIN #	1516-30-8312
Site Size	±4 Acres
County	Harnett
Zoning	I-100 Industrial District
Timing	Estimated completion by Q1 2026
Lease Pricing	Call for pricing
Sale Pricing	Call for pricing

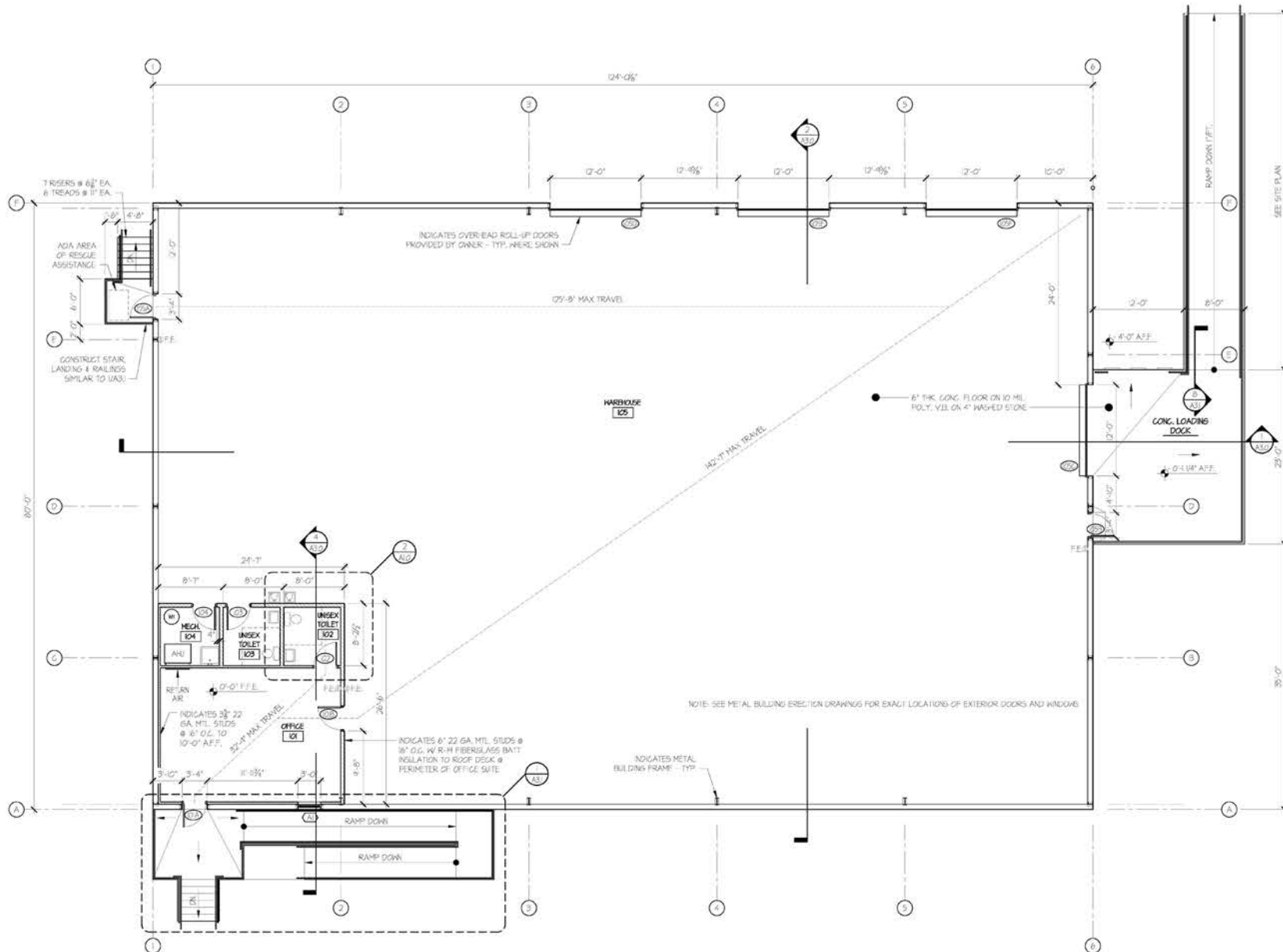
View Due Diligence



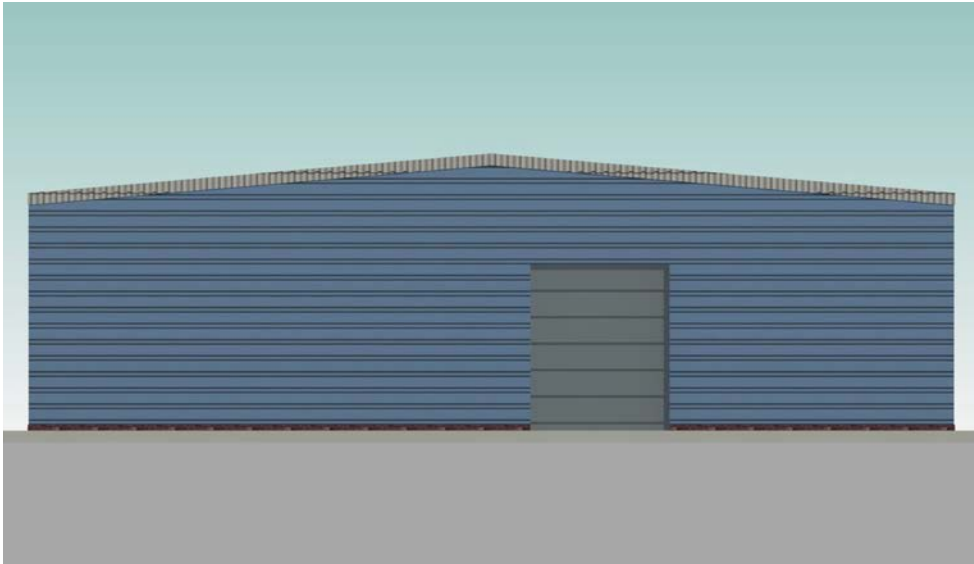
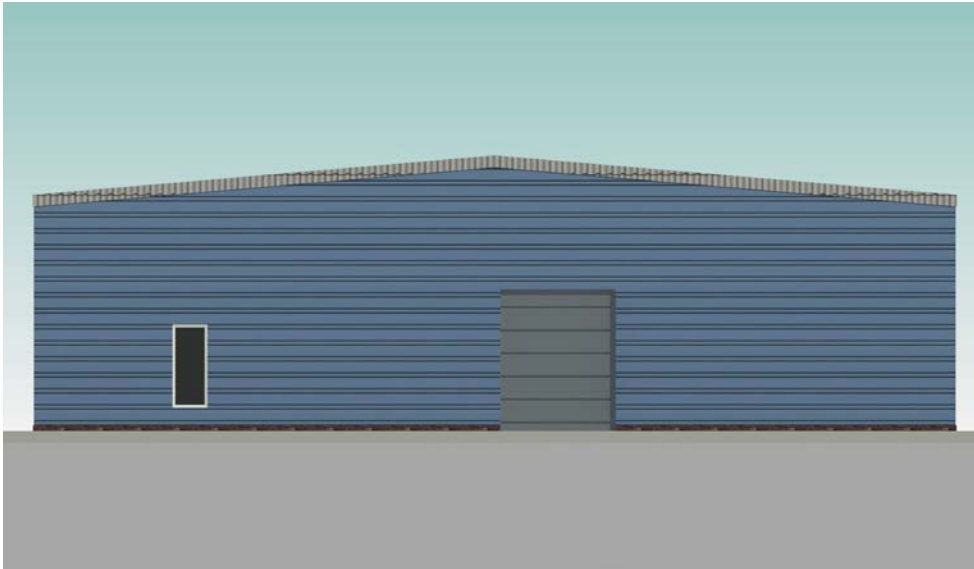
# Site Plan



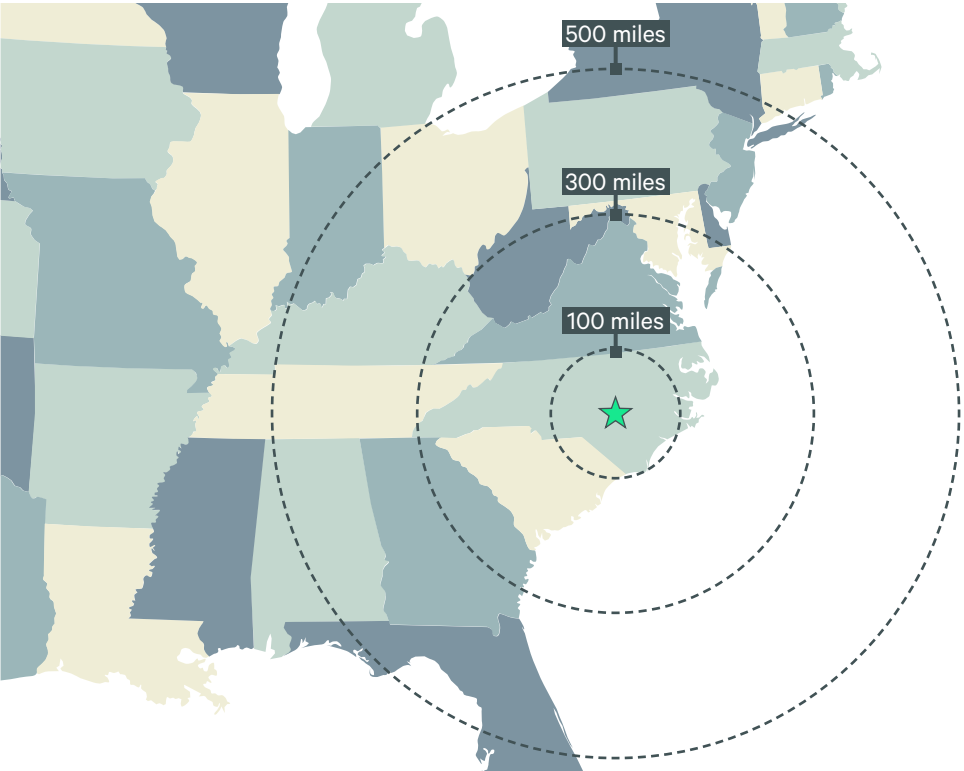
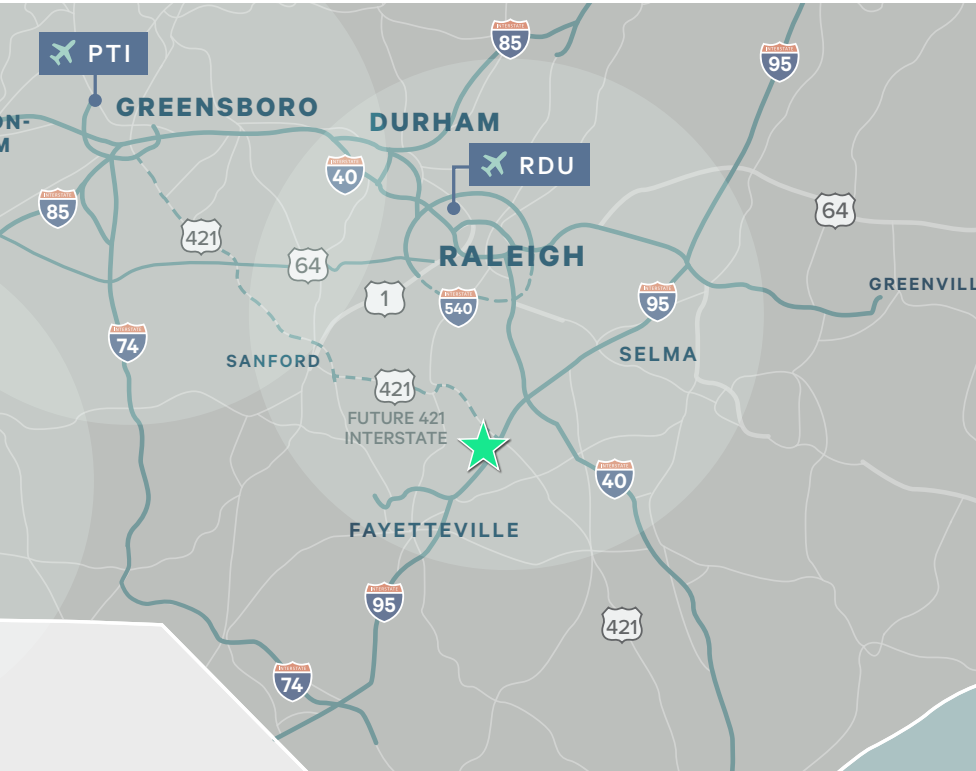
# Floor Plan



# Renderings



# Prime Location & Access



Interstates	Miles
+ US Highway 421	1 Mile
+ Interstate 95	2 Miles
+ Interstate 40	10 Miles
+ Interstate 540 Outer Loop	37 Miles

Aiports	Miles
+ Raleigh-Durham International	55 Miles
+ Wilmington International	91 Miles
+ Piedmont Triad International	109 Miles
+ Charlotte Douglas International	185 Miles

Sea Ports	Miles
+ Wilmington, NC	105 Miles
+ Morehead City, NC	136 Miles
+ Norfolk, VA	201 Miles
+ Charleston, SC	240 Miles



# Raleigh-Durham Spotlight



## POPULATION

15 Mins | 32,157  
30 Mins | 249,096  
45 Mins | 1,175,276



## LABOR FORCE

15 Mins | 15,058  
30 Mins | 96,649  
45 Mins | 475,408



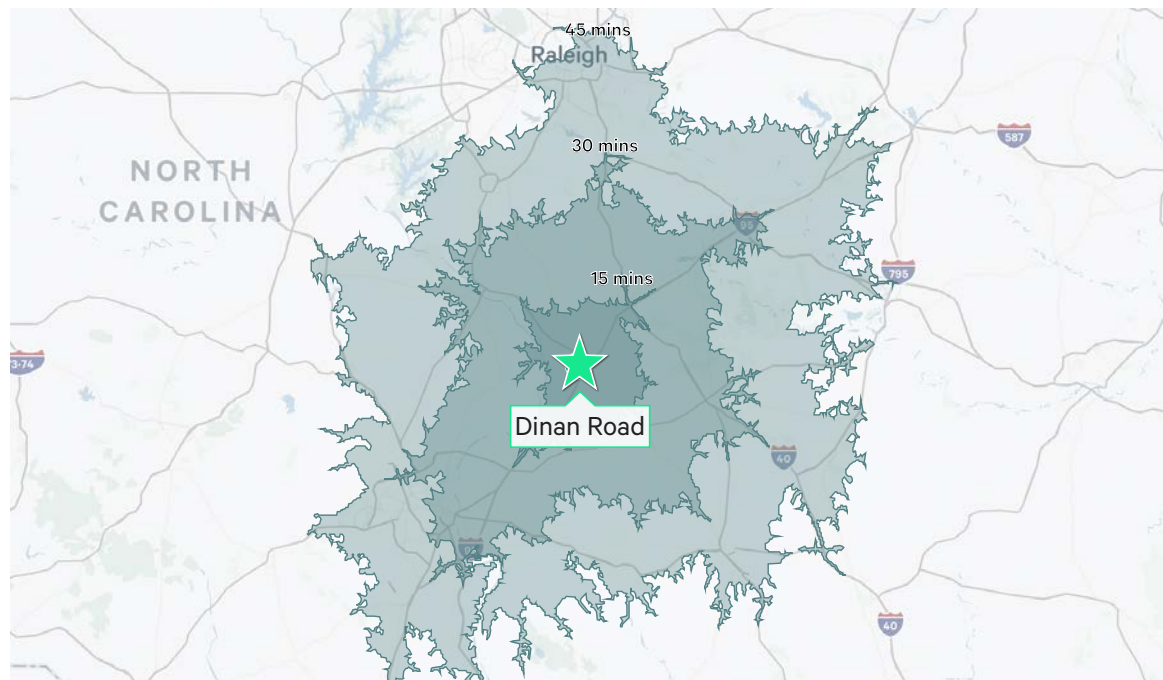
## AVG. INCOME

15 Mins | \$75,444  
30 Mins | \$89,686  
45 Mins | \$98,116



## HOUSEHOLDS

15 Mins | 13,154  
30 Mins | 95,657  
45 Mins | 447,957



**#2 Best State for Business**

CNBC, 2024

**#2 Best State for Business Climate**

SITE SELECTION, 2025

**#3 Best Performing City in the U.S. (Raleigh-Cary)**

MILKEN INSTITUTE, 2023

**#3 Fastest Growing Regional Economy in the U.S.**

KENAN INSTITUTE OF PRIVATE ENTERPRISE, 2023

**#5 Hottest Job Market in the U.S. (Raleigh)**

WALL STREET JOURNAL, MOODY'S ANALYTICS, 2023

**#6 Best Place to Live in U.S.**

U.S. NEWS & WORLD REPORT, 2024







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