13415 US HIGHWAY 421 | GOLDSTON, NC

Industrial Site For Sale

UP TO 700,000 SF DEVELOPMENT

INCOME IN-PLACE

PROPERTY DETAILS

Land Area	115 Acres
Usable Area	±75 Acres
Zoning	Heavy Industrial

Lincoln

This property is being marketed by J.D. McNeill, a licensed real estate agent affiliated with Spectrum Properties Management Company, LLC. For more information, contact J.D. McNeillor Spectrum Properties Management Company, LLC directly.

Income-Producing Industrial Site with Significant Phased Redevelopment Optionality

The investment presents a rare opportunity to acquire an income-producing industrial asset with substantial long-term redevelopment potential in Sanford, NC, a growing industrial corridor within the greater Research Triangle region. The existing building provides stable in-place cash flow, allowing investors to carry the site at a reduced basis while entitlements and market conditions support a phased redevelopment of up to approximately 700,000 square feet of new industrial space over time.

The property's scale, zoning, and access to regional transportation infrastructure position it as an attractive future industrial campus capable of accommodating modern logistics, manufacturing, and distribution users. The ability to execute development in phases offers flexibility to align capital deployment with tenant demand, mitigate timing risk, and capture rental growth as the Sanford market continues to benefit from population growth, corporate expansions, and spillover demand from Raleigh-Durham.

Key Highlights:

Location Advantage:
Situated in a high-growth industrial corridor with excellent transportation and logistics connectivity.

Market Potential:
Supported by increasing demand in manufacturing, warehousing, and distribution sectors.

Financial Outlook:
Projected to generate stable cash flows through May 2029.

What is the Sanford story?

- Triangle-Adjacent, Cost-Advantaged Location: Positioned within the extended Research Triangle, offering access to Raleigh-Durham while providing meaningfully lower land and occupancy costs.
- Spillover Demand from Core RTP Markets: Rising rents and land constraints in Raleigh-Durham are driving industrial users to Sanford for scalable, efficient facilities.
- Growing Population & Labor Base: Steady Lee County population growth and residential development support an expanding, cost-competitive workforce.
- Established Industrial & Manufacturing Presence: Long-standing manufacturing roots create a skilled labor pool and infrastructure well-suited for logistics and light industrial users.
- Pro-Business Economic Development Environment: Local and county agencies actively support industrial investment through incentives, infrastructure coordination, and streamlined approvals.
- Early-Stage Institutional Industrial Submarket: Limited Class A inventory and modest new supply create first-mover opportunity and long-term rent growth potential.
- Long-Term Growth Visibility: Sanford's affordability, workforce access, and regional connectivity position the market for sustained industrial absorption over multiple cycles.

Development Summary

Sanford Industrial - US Route 421

CURRENT BUILDING SPECS

Building SF	305,000 SF
Leased SF	202,500 through 5/31/29

Leased by:

Qualtek

qualtekusa.com

Qualtek Electronics Corp. is a global manufacturer and supplier of electronic power components and accessories, founded in 1980. The company produces a range of products including cooling fans and fan accessories, power supplies, primary power components, EMI power line filters, cable assemblies, international and domestic power cords, AC receptacles, and heat shrink products. Qualtek supports rapid inventory fulfillment and a strategic global sales and manufacturing network.

Lincoln

BROKER CONTACT:

J.D. McNeill

Managing Director | Raleigh Commercial

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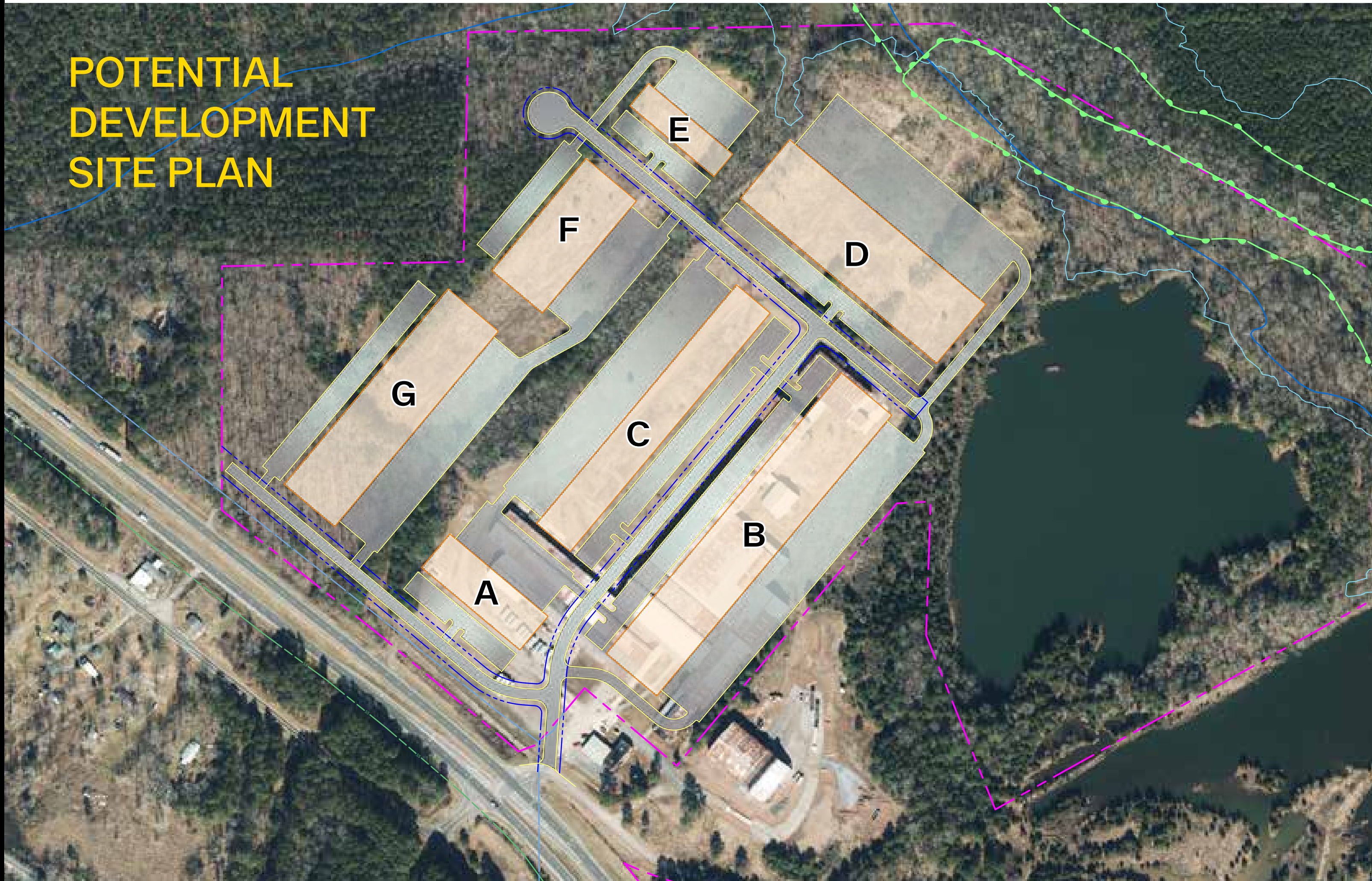
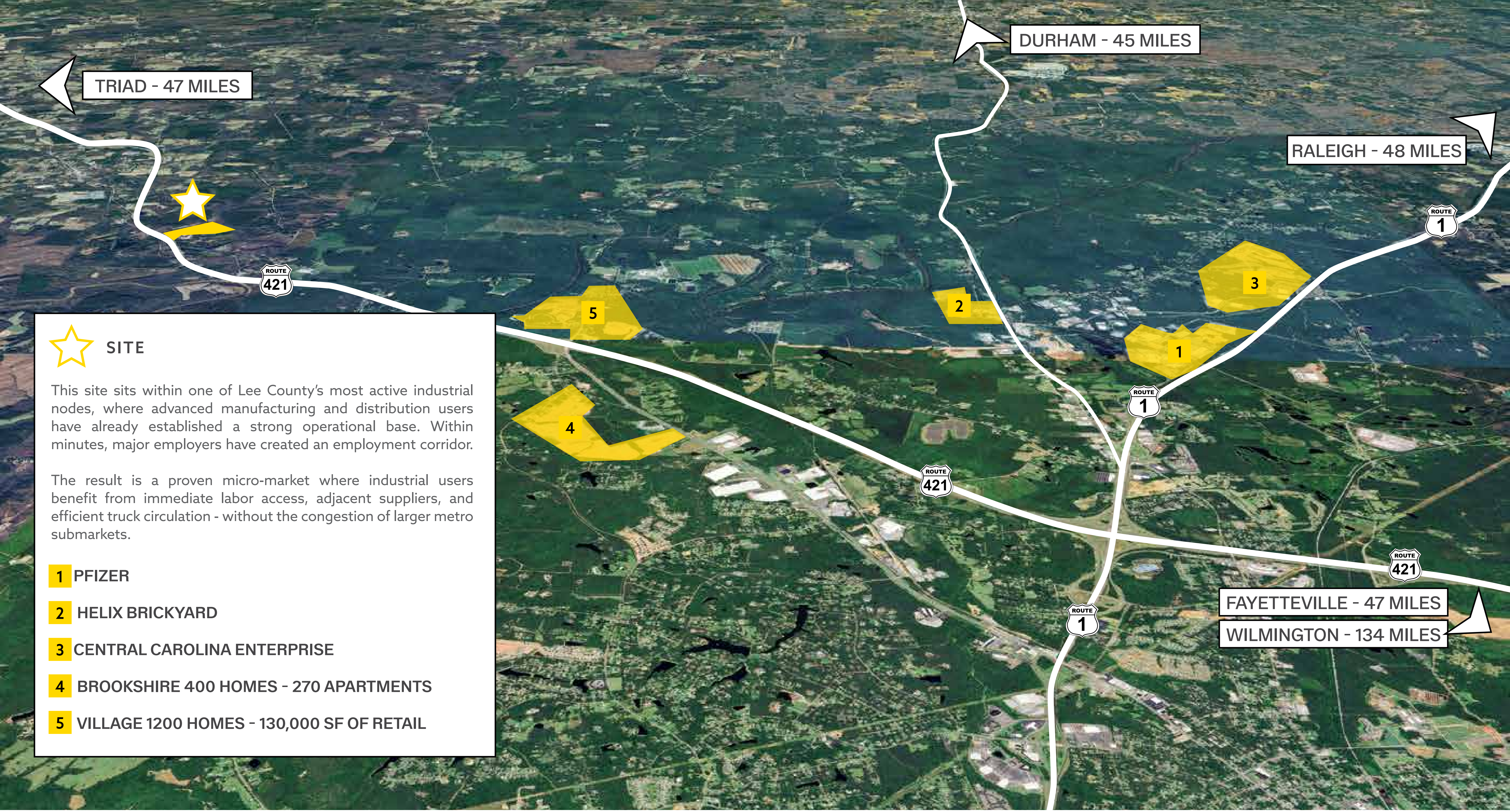
Building	Depth (ft)	Length (ft)	Square Feet (SF)
Building A	120	350	42,000
Building B	180	1000	180,000
Building C	120	850	102,000
Building D	210	700	147,000
Building E	80	300	24,000
Building F	180	400	72,000
Building G	180	700	126,000
		TOTAL SF	693,000





SITE

This site sits within one of Lee County's most active industrial nodes, where advanced manufacturing and distribution users have already established a strong operational base. Within minutes, major employers have created an employment corridor.

The result is a proven micro-market where industrial users benefit from immediate labor access, adjacent suppliers, and efficient truck circulation - without the congestion of larger metro submarkets.

1 PFIZER

2 HELIX BRICKYARD

3 CENTRAL CAROLINA ENTERPRISE

4 BROOKSHIRE 400 HOMES - 270 APARTMENTS

5 VILLAGE 1200 HOMES - 130,000 SF OF RETAIL

US-421 Manufacturing Corridor

US-421 provides uninterrupted connectivity between Greensboro to the northwest and Wilmington to the southeast, forming a high-capacity transportation spine linking North Carolina's Piedmont manufacturing region to the Port of Wilmington—the state's primary deep-water port. Recent and ongoing roadway upgrades along US-421 have further enhanced travel efficiency, freight reliability, and regional accessibility, strengthening the corridor's appeal for industrial users, logistics operations, and advanced manufacturing tenants.

The site sits at the geographic center of NC's fastest-growing industrial market, benefiting from proximity to major employment and production hubs. Within a short drive are:

1. HELIX BRICKYARD

898 acres with 3M SF under construction for advanced manufacturing / life sciences

2. PFIZER GLOBAL SUPPLY

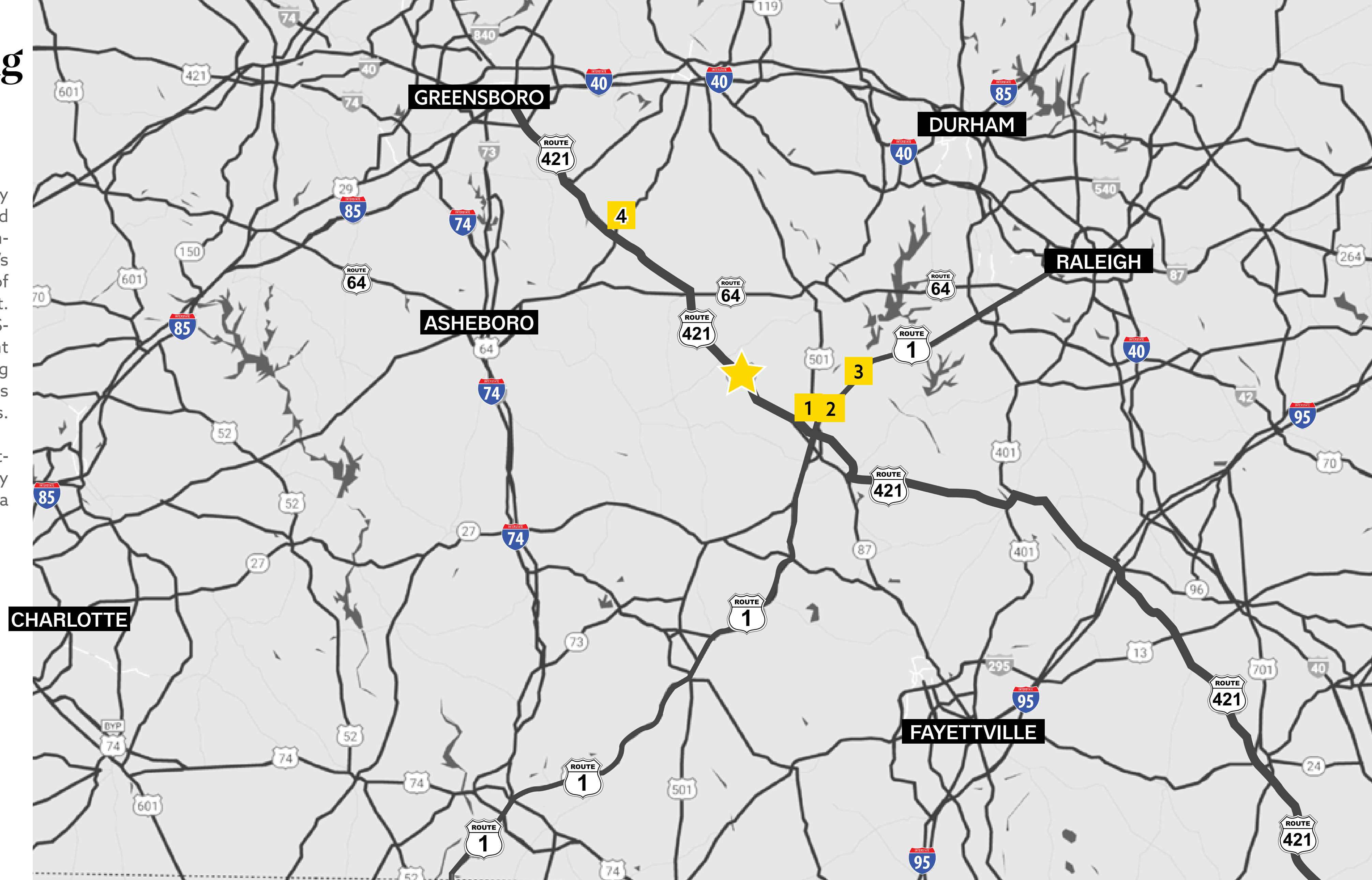
230-acre site. One of the largest U.S. biotechnology hubs.

3. TRIANGLE INNOVATION POINT WEST

360 acres located in Moncure with 461,000 SF for advanced manufacturing

4. TOYOTA

7M SF manufacturing campus on 1,850 acres, began active production of batteries in 2025



Together, these investments represent billions in capital deployment and signal sustained industrial expansion across the greater Triangle-Piedmont region.

Additionally, the property offers efficient access to US-1, I-85, and I-40, connecting the site to Raleigh, Durham, Greensboro, and Charlotte to provide immediate reach to North Carolina's largest labor pools, supplier networks, and consumer markets.