



FOR LEASE

6863 NC 56 HWY, FRANKLINTON, NC

74,365 SF INDUSTRIAL / WAREHOUSE SPACE IN THE TRIANGLE

PRESENTED BY:



NAITRI PROPERTIES



# PROPERTY OVERVIEW




## PROPERTY DESCRIPTION


6863 NC 56 Hwy offers 74K SF of functional industrial and office space with outdoor storage and stand-alone laydown yard. The property features 3 buildings as well as an auxiliary building, 11 drive-in doors, and ceiling heights ranging from 17-20 feet.


Strategically located in Franklinton, just 26 miles northeast of Raleigh and Durham, it provides excellent access to the booming economy and workforce of the Triangle MSA.


## PROPERTY HIGHLIGHTS


- Ideal Proximity to the Triangle MSA
- 11 Drive-in doors
- 3 buildings + an auxiliary building
- Large 19.39 acre site


**19.39**  
Acres

**74,365**  
Available SF

**NNN**  
Lease

**20**  
Gravel Parking Spots

**11**  
Drive-in Doors

**Franklin**  
County

## Leasing Team



### ANDREW ROUPAS

The Overton Group Capital Advisors  
(984) 308-9252  
andrew.roupas@overtongroup.net  
License No. 356434 (NC)



### ED BROWN | SIOR CCIM

NAI Tri Properties  
(919) 345-5939  
ebrown@triprop.com

## PROPERTY DETAILS

Address	6863 NC 56 Hwy
Market	Raleigh-Durham
County	Franklin
Type	Industrial
Lot Size	19.39 acres
Zoning	FCO GB
Total Building Size	74,365 SF

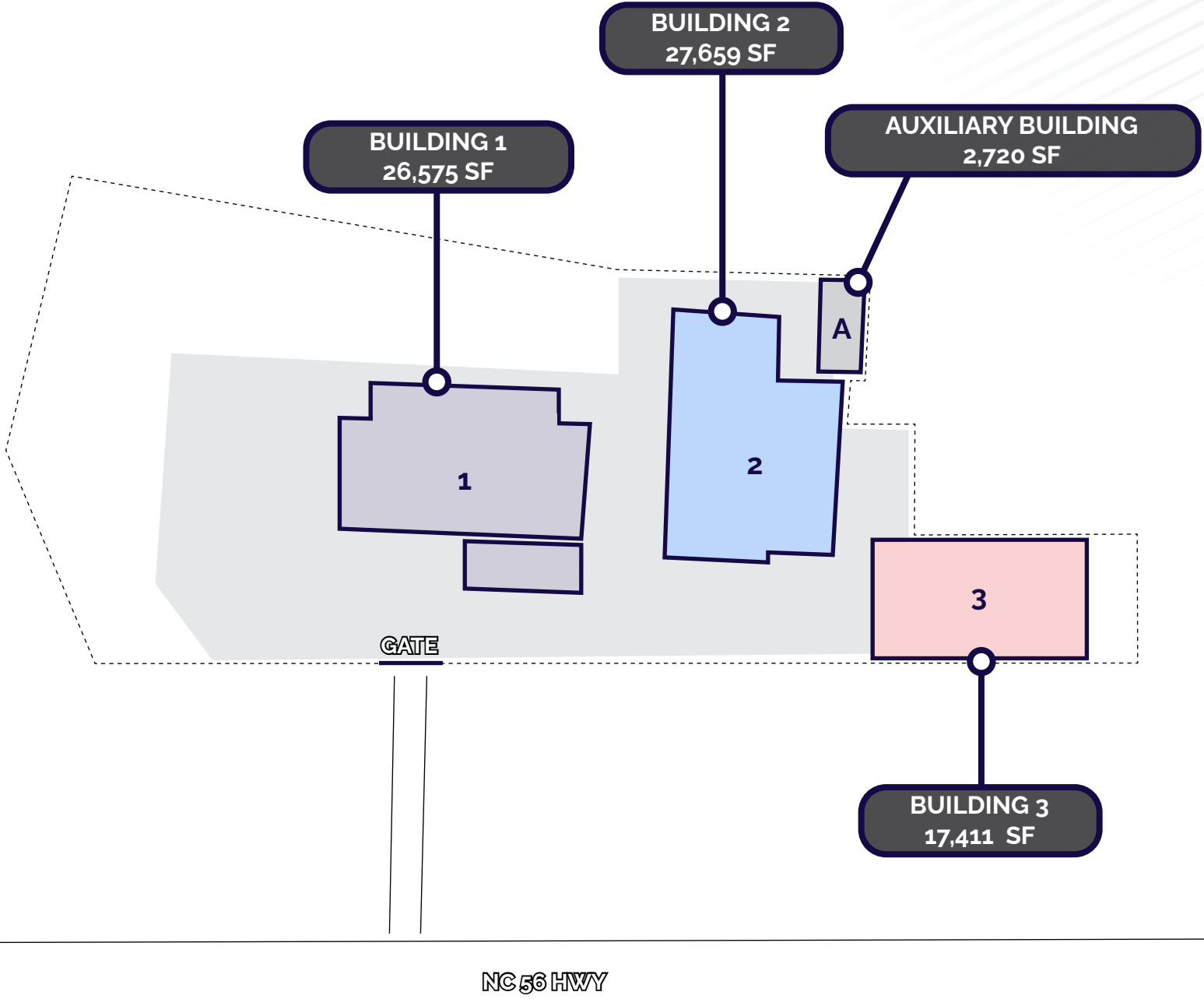


## Property Photos





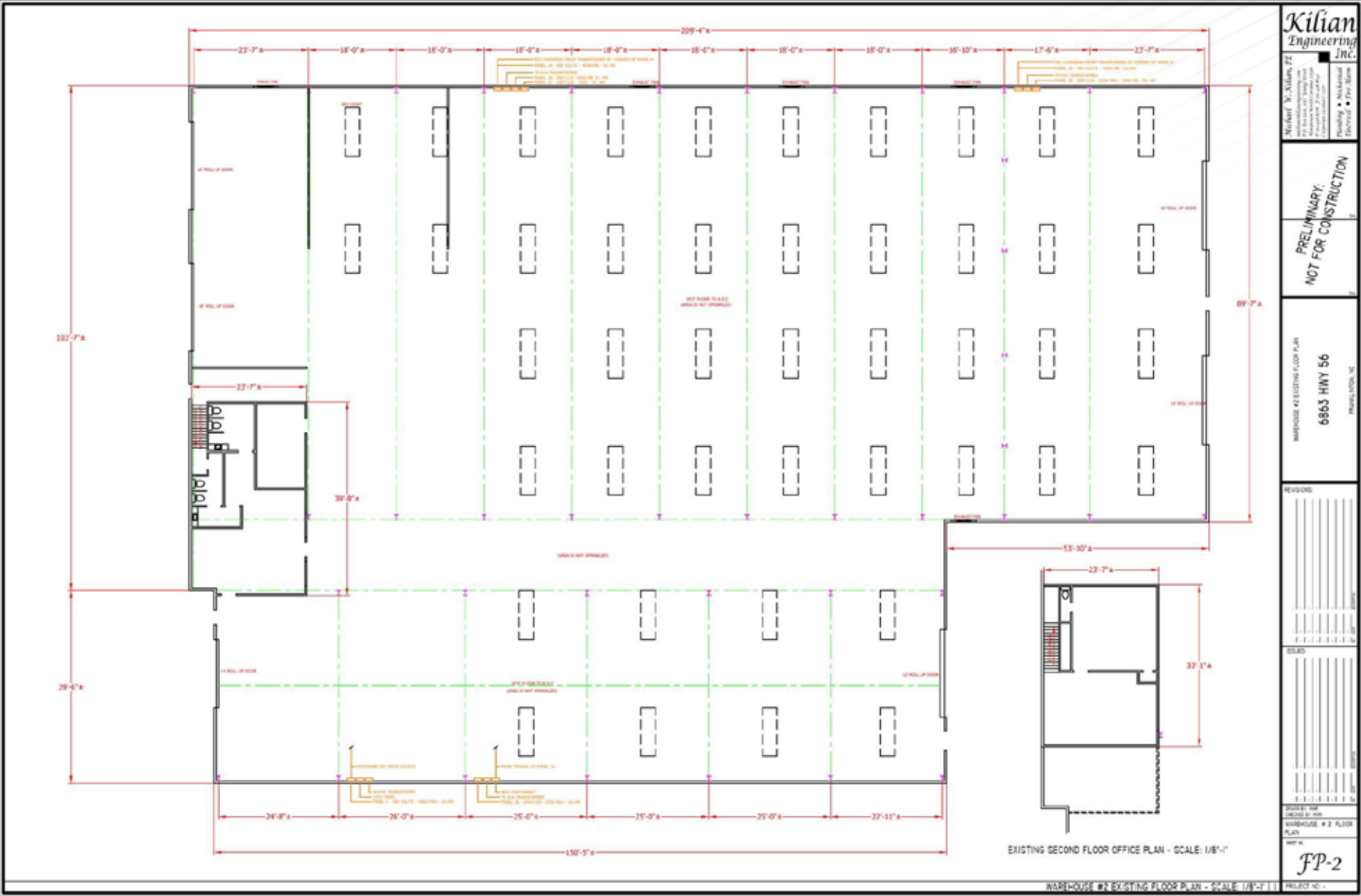
# Site Plan

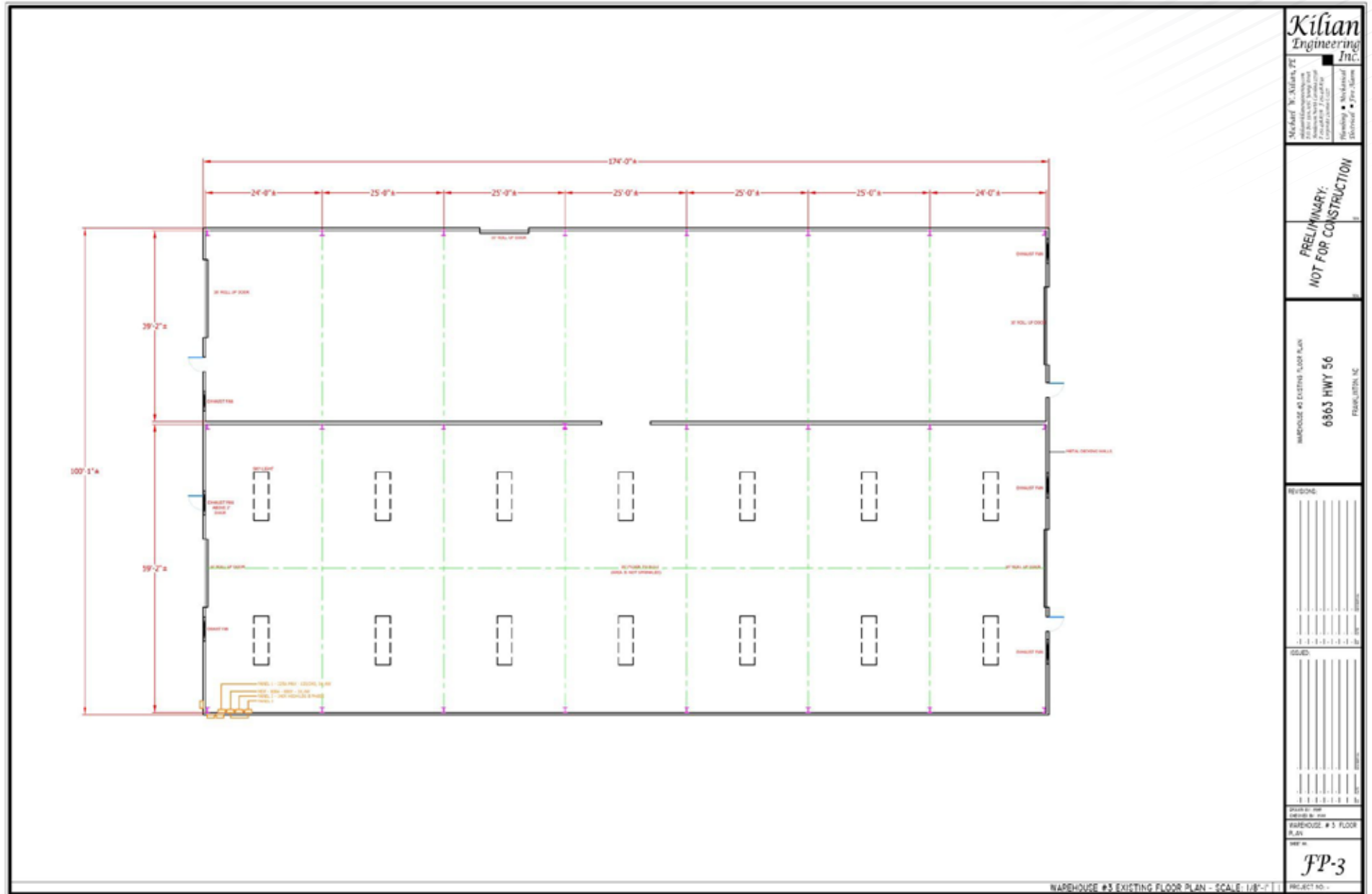


## 6863 NC 56 HWY | For Lease | Page 5

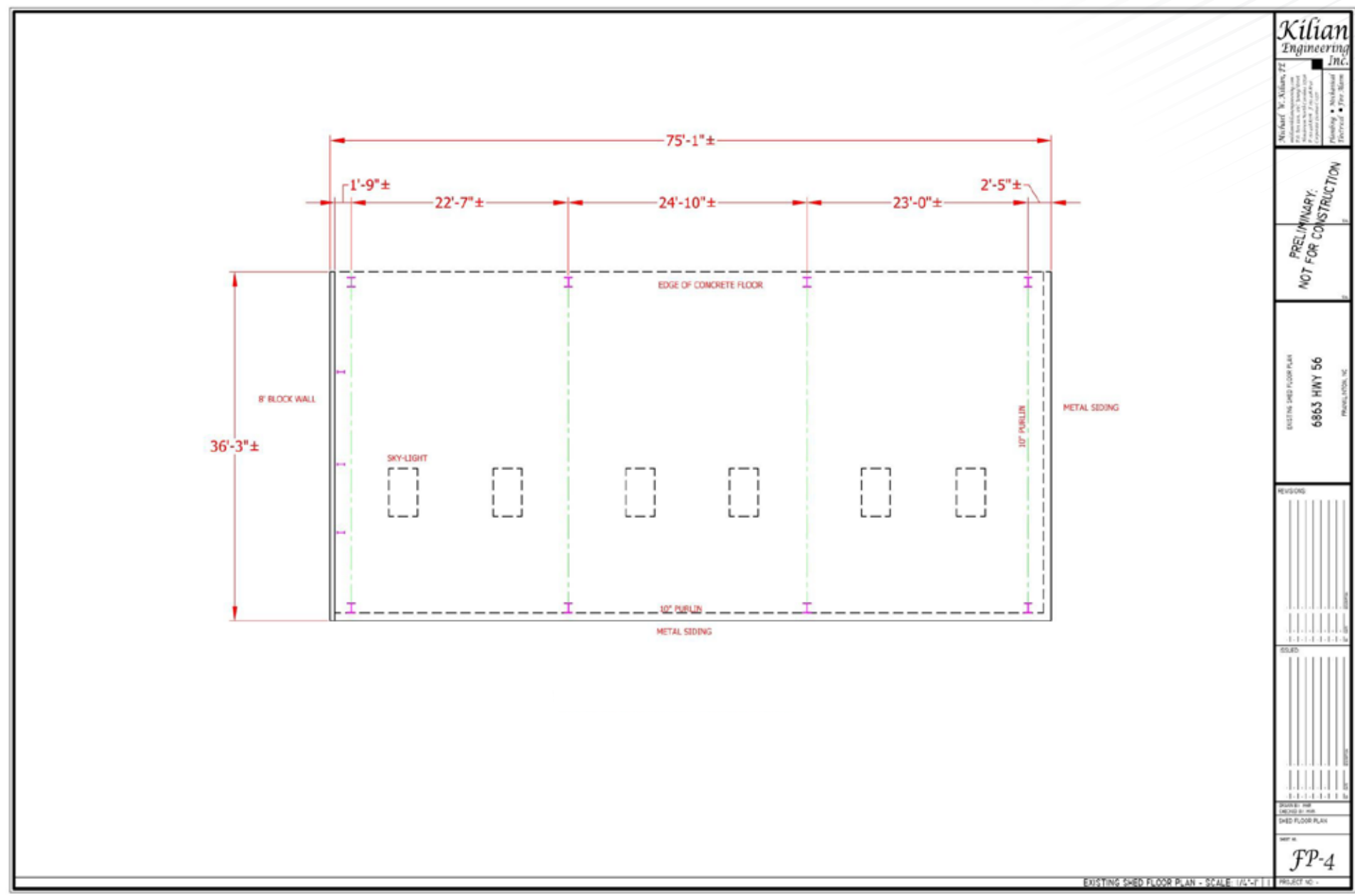


Floor Plan | Building 2



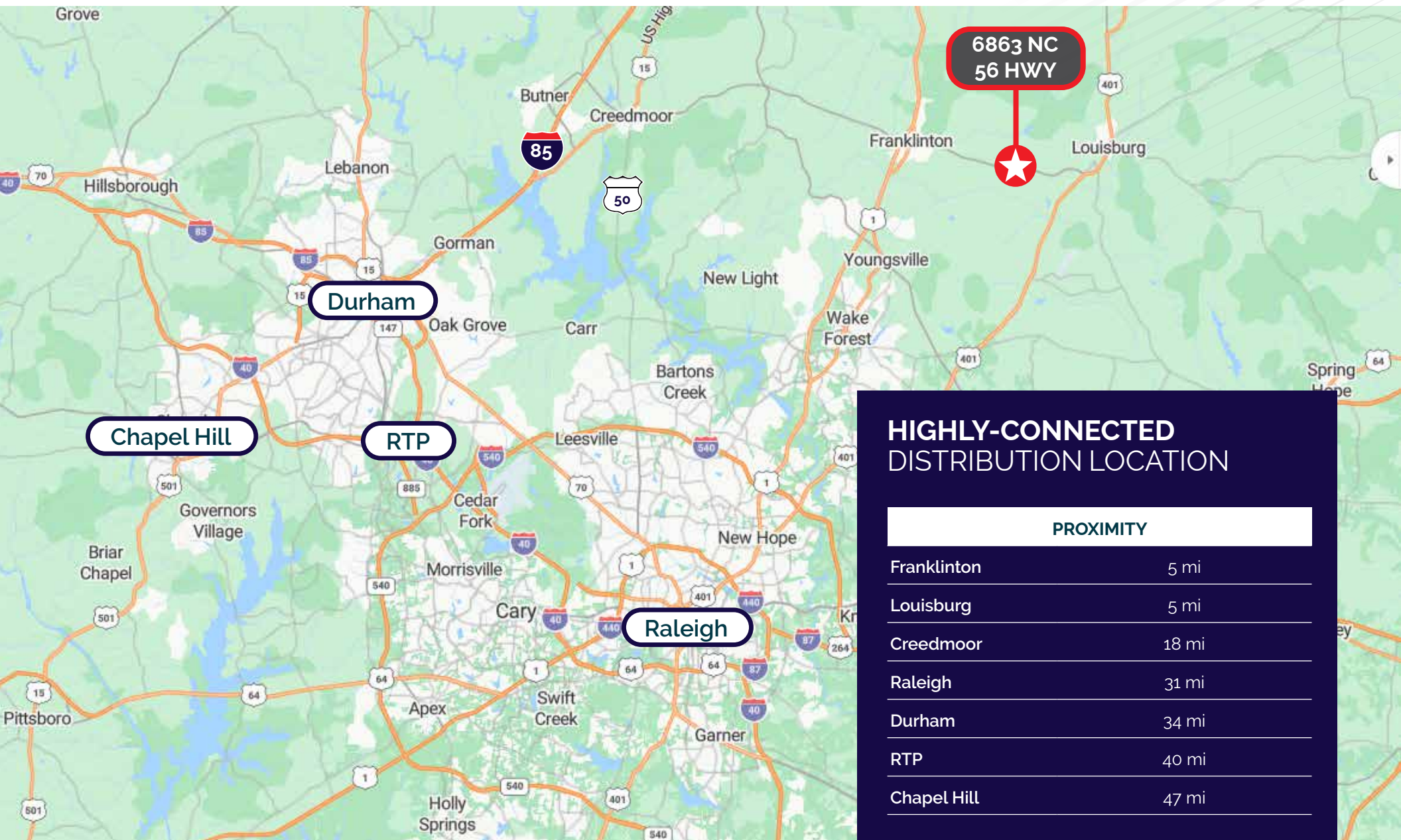


# Floor Plan | Auxiliary Building





# Anchored in the Triangle Hub of Connectivity





### Major Southeast Growth Market with High Barriers to Entry & Strong Fundamentals

The Raleigh-Durham MSA industrial market offers 97M SF and benefits from a diverse tenant base due to NC's state government, a highly educated labor force from a plethora of tier-1 research universities and a booming regional population.

The Triangle's industrial sector market rents have risen by more than \$1 per SF annually since 2022. This growth is fueled by a strong job market, ongoing Research Triangle Park development, and infrastructure upgrades such as the I-540 and I-885 expansions. Consistent population growth further drives demand for industrial space.

The region's affordability makes it an attractive destination for manufacturers, particularly in life sciences, semiconductors, and electric vehicles. The counties of the MSA offer lower business costs than many other metro areas, supported by North Carolina's nation-leading corporate income tax rate of just 2.5%.

**6863 NC 56 Hwy** is ideally located northeast of Raleigh-Durham, providing the property with the MSA's educated workforce and strong industrial sector fundamentals.



**97.1M**  
SF Industrial Inventory



**52%**  
Rent Growth Since 2020



**94.3%**  
Occupancy (Q3-25)



## Raleigh-Durham Industrial Growth

The Triangle's industrial sector is rapidly expanding, with market rents rising by more than \$1 per square foot annually since 2022. This growth is fueled by a strong job market, ongoing Research Triangle Park development, and infrastructure upgrades such as the I-540 and I-885 expansions. Consistent population growth further drives demand for industrial space.

The region's affordability makes it an attractive destination for manufacturers, particularly in life sciences, semiconductors, and electric vehicles. Wake County offers lower business costs than many other metro areas, supported by North Carolina's nation-leading corporate income tax rate of just 2.5%. The area's economic strength is underscored by a projected 3.8% GDP growth over the next three years and a stable AAA bond rating at both the state and county levels.

Raleigh-Durham's workforce of 1.1M contributes to an annual GDP exceeding \$194B; growing 105.3% between 2010 and 2023, outpacing the national average by 23.5%. The MSA added nearly 190,000 jobs between July 2020 and July 2024, with wages surging 45.5% over the past decade - according to Oxford Economics.



**\$194B**  
Annual GDP

**190K**  
New Jobs Added from 2020-2024



The region is projected to continue outperforming the national economy in the next 5 years. Major investments highlight the Triangle's appeal. In early Q2 2024, Novo Nordisk announced a \$4.1 billion expansion to build a 1.4M SF manufacturing facility, creating approximately 1,000 jobs—the largest life science investment in North Carolina's history. FUJIFILM Diosynth Biotechnologies is building a \$2 billion cell culture production facility, adding 700 jobs by 2028. Additional life science investments from Kyowa Kirin and SCHOTT Pharma reinforce the region's leadership in the sector.

The technology and semiconductor industries are also driving growth. Wolfspeed is constructing the world's largest silicon carbide materials factory—a \$5 billion investment set to employ 1,800 people by 2030. Finnish EV charging company Kempower is establishing a Durham County facility, while INNOVA recently announced plans to create 200 high-paying jobs with its new Durham headquarters. In Raleigh, Bandwidth's newly delivered 533,000-square-foot headquarters campus will add nearly 1,200 jobs, further solidifying the Triangle as a hub for innovation and advanced manufacturing.

# Raleigh-Durham Economic Overview

The Raleigh-Durham MSA, known as the Triangle, continues to be one of the fastest-growing and most economically robust regions in the United States. Between 2000 and 2020, the area welcomed more than 900,000 newcomers for a nearly 69% uptick in population.

The state capital of North Carolina, Raleigh-Durham features a diversified economy anchored by government institutions, life sciences & biotech, advanced manufacturing and a leading concentration of Tier 1 Research universities. The region's Research Triangle Park, one of the largest research parks in the world, attracts major corporations and fosters innovation, contributing significantly to the area's economic vitality.

As of 2024, the region maintains a strong job market, with unemployment rates typically below the national average, hovering around 3.5%, and continues to see steady population growth of about 2% annually, driven by both domestic and international migration. Despite global economic uncertainties, the Triangle's diverse economic base, highly educated workforce (with over 45% of adults holding a bachelor's degree or higher), and continual influx of talent position it well for sustained growth and resilience in the coming years.



## Raleigh-Durham Growth

<div>69%</div> <div>Cumulative Population Growth <small>Since 2000</small></div>	<div>43</div> <div>New Residents Per Day</div>
<div>#1</div> <div>American Cities of the Future <small>Since 2000</small></div>	<div>#1</div> <div>Best Place to Live <small>Money Magazine</small></div>
<div>#1</div> <div>Best State for Business <small>CNBC 2021 &amp; 2023</small></div>	<div>#2</div> <div>Fastest-Growing Large U.S City <small>Current-2030 UN Pop Division</small></div>
<div>#2</div> <div>Top 10 Cities for Tech Jobs <small>Fast Money</small></div>	<div>#3</div> <div>Hottest Job Market in U.S</div>

New to Market  
Companies



Google



FUJIFILM



# Transportation Infrastructure Provides Market Accessibility

## RDU International Airport

RDU generates roughly \$15.1 billion in economic activity yearly between supporting businesses, tourism, and trade.

The fifth fastest-growing airport in the U.S., increasing traffic by over 40% in the last decade. Non-Stop access to 50+ destinations, including London, Toronto, and Paris.

Over 14.2 million passengers and roughly 95,500 tons of cargo transported yearly.

## Regional Ports

Located less than three hours of two deep water ports being the Port of Wilmington and Port of Morehead City.

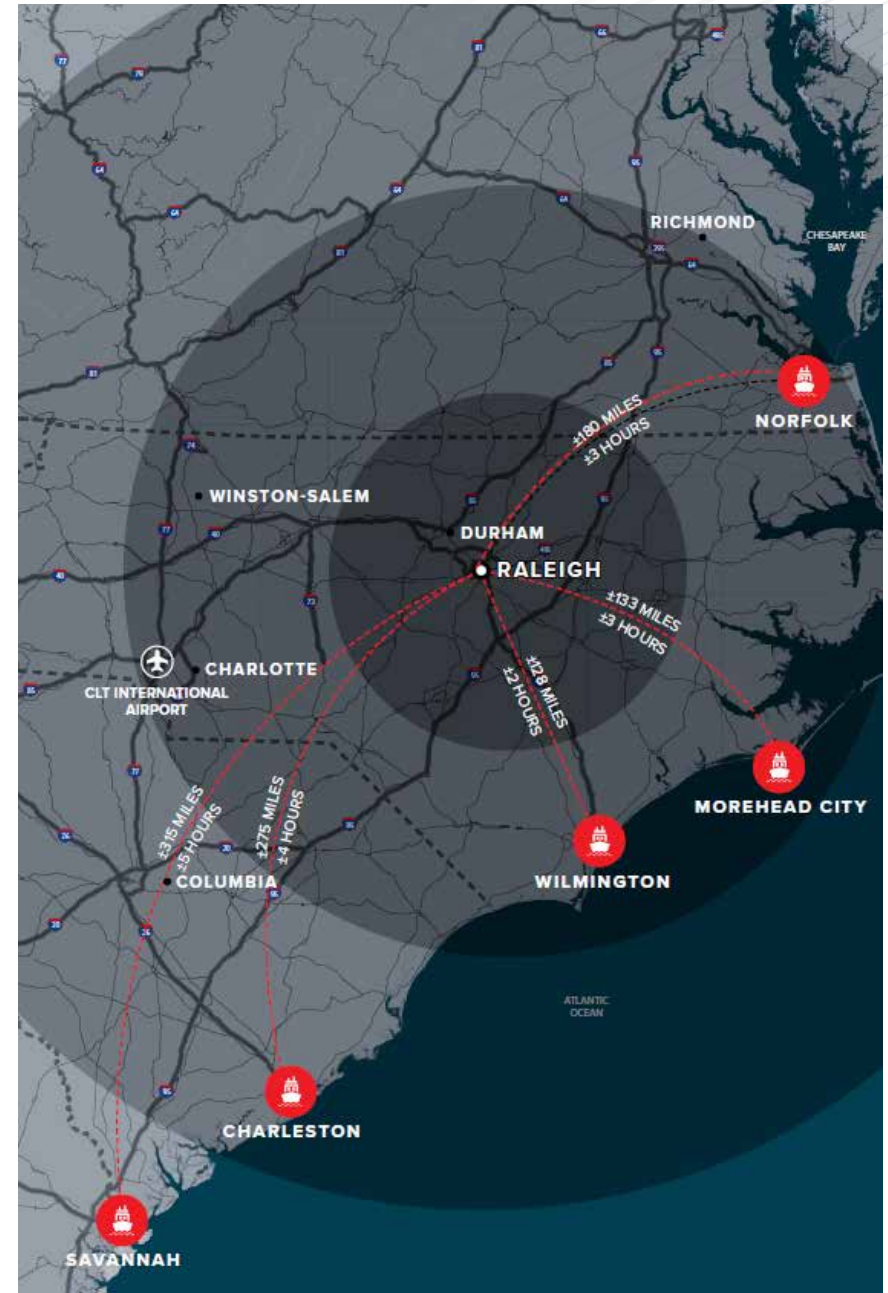
Recent announcements of growing infrastructure investments have been made recently, including a \$200 million expansion project at the Port of Wilmington. With access to I-95, Raleigh-Durham is also within 200 and 300 miles of the Port of Virginia and Port of Charleston.

## Rail Access

2,000+ rail car movements happen daily within the region

Raleigh-Durham is strategically positioned with two major rail corridors: CSX Transportation and Norfolk Southern

Located centrally in the state, the region is connected to major freight rail hubs in Charlotte and the Port of Wilmington.



# Raleigh-Durham's Robust Economic Foundation

The Raleigh-Durham-Cary-Chapel Hill CSA is home to 2.4M residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the country. The region boasts a diverse, innovation-focused economy anchored by world-class universities and colleges, efficient state and local governments, and a multitude of the nation's leading technology, pharmaceutical, and healthcare companies.



FUJIFILM



## RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS

COMPANY	JOBS	INVESTMENT
VinFast	7,500	\$4B
Apple	3,000	\$2B
Wolfspeed Inc.	1,800	\$5B
Bandwidth	1,165	\$2B
Novo Nordisk	1,000	\$4.1B
Novartis	700	\$23B
Fujifilm Corp.	680	\$188M
Apixect	650	\$900M
Thermo Fisher	500	\$500M
Eli Lilly	460	\$474M

**#1**  
US City for  
Economic Growth  
(Milken Institute)

**#1**  
Best State for  
Business  
(CNBC)

**#2**  
Fastest Growing  
Large US City  
(US Census)

**#2**  
Top 10 Cities  
for Tech Jobs  
(Fast Company)



## Disclosure

All materials and information received or derived from The Overton Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Overton Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Overton Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Overton Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Overton Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.





**JAKE VIVERETTE | MBA**

804-754-5462

[jake.viverette@overtongroup.net](mailto:jake.viverette@overtongroup.net)

**ED BROWN | SIOR CCIM**

919-345-5939

[ebrown@triprop.com](mailto:ebrown@triprop.com)