



CROSSROADS

TRADE CENTER

±555,240 SF

Class A
Flex + Industrial
Space

**INTERSECTION OF NC-42 HWY. AND US-70 BUS.
CLAYTON, NORTH CAROLINA**



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CONSTRUCTION PROGRESS



View Construction Update Video November 2025



Crossroads Trade Center

PROPERTY OVERVIEW



PHASE I
Flex Building 1
60,000 SF

PHASE I
Industrial Building 1
209,560 SF

PHASE II
Flex Building 2
60,000 SF

PHASE II
Industrial Building 2
225,680 SF

PHASE I

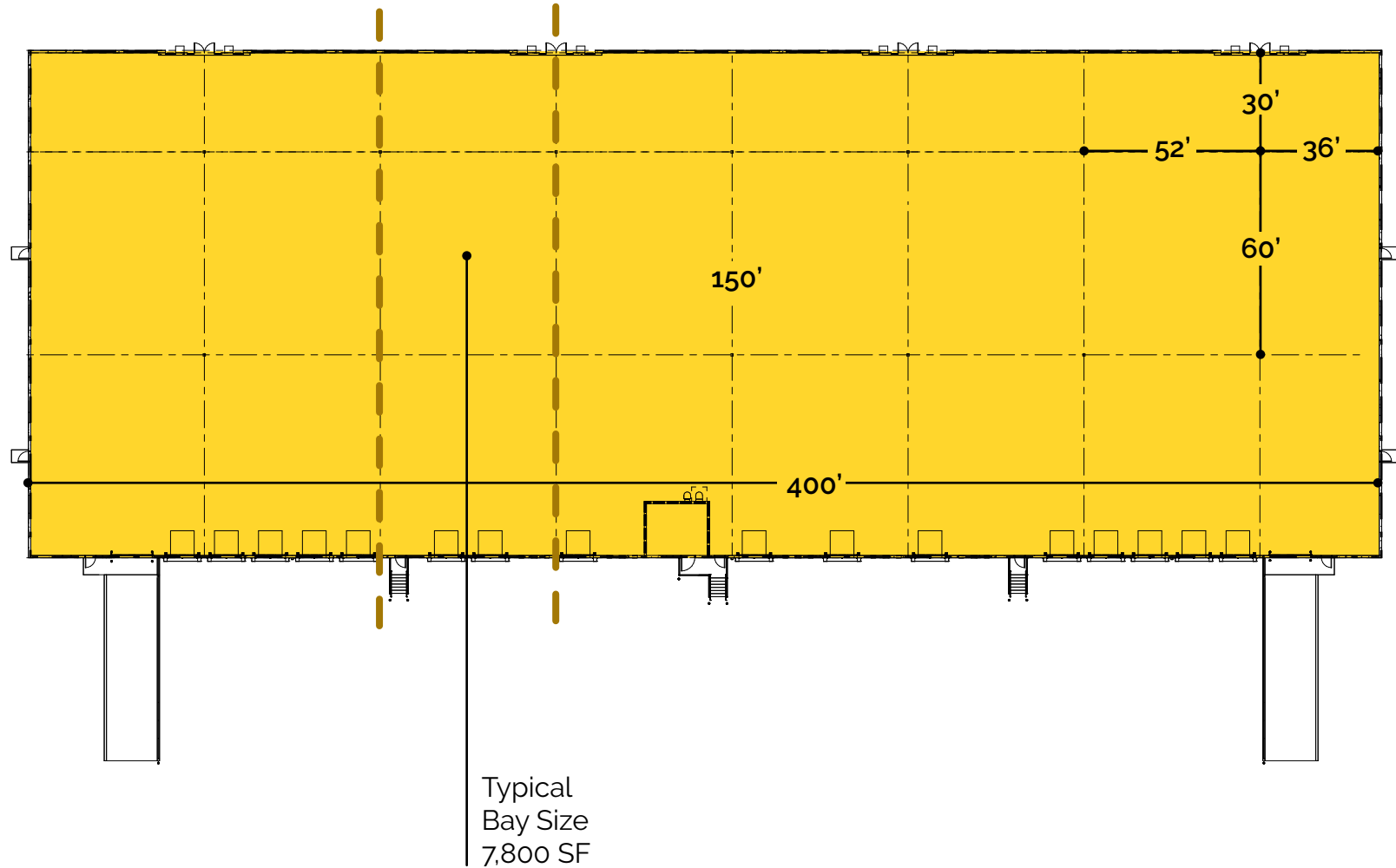
	Flex Building 1	Industrial Building 1
Date Available	Immediately	Immediately
Lease Rate	Call for pricing	Call for pricing
Tax Parcel ID	PIN: 166808-78-6185	PIN: 166808-78-6185
Zoning	I-2	I-2
Building Square Footage	60,000 SF	209,560 SF
Building Dimensions	400' x 150'	676' x 310'
Column Spacing	52' wide x 60' deep	52' wide x 50' deep typical; 60' speed bay
Typical Bay Size	7,800 SF	16,120 SF
Exterior Wall Material	Tilt-up concrete	Tilt-up concrete
Roofing Material	R20 insulation over 45 mil TPO or PVC	R20 insulation over 45 mil TPO or PVC
Paved Parking	121 auto spaces	213 auto spaces
Trailer Parking	Available	±50 trailer stalls
Truck Court Depth	120'	130'
Ceiling Height	24'	32'
Lighting	1 high bay per single row of structural bays in center of bldg	1 LED high bay fixture per structural bay for lease lighting
Slab Design	6"	7"
Fire Protection	ESFR	ESFR
Dock Doors	(16) 9'x10' manual doors	(28) 9'x10' manual doors
Drive-In Doors	(2) 12'x14'	(2) 12'x14'
Electrical Capacity	2,000A, 480V 3-phase	2,000A, 480V 3-phase
Natural Gas Service Provider	Dominion Energy	Dominion Energy
Water Line	3" overhead domestic water line	3" overhead domestic water line
Sewer Line	8" underground sanitary line	8" underground sanitary line
Water Main	12" water main	12" water main
Electrical Provider	Clayton Public Power	Clayton Public Power

FLOOR PLAN

Phase I

Flex Building I

60,000 SF

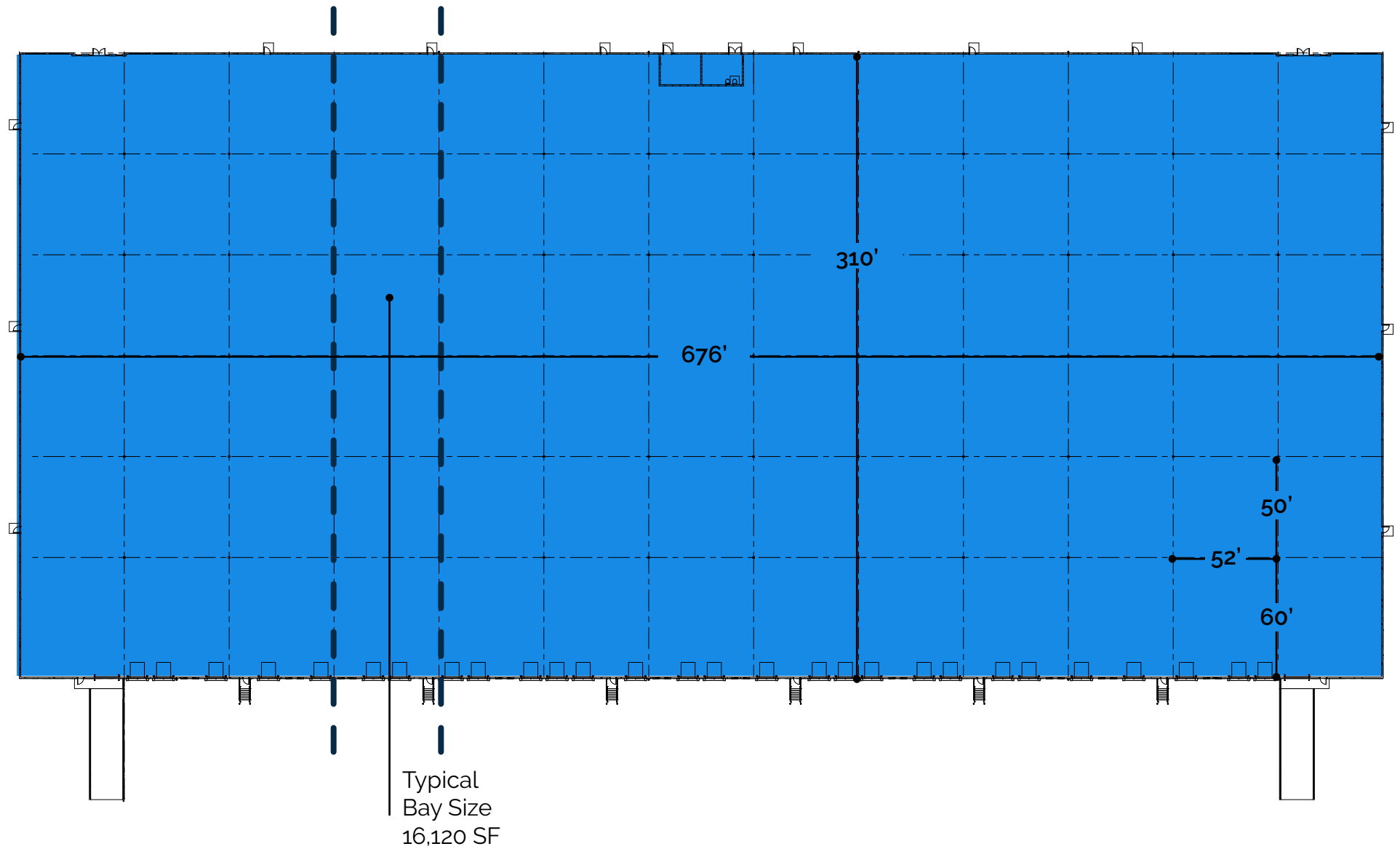


FLOOR PLAN

Phase I

Industrial Building I

209,560 SF



LOCATION OVERVIEW

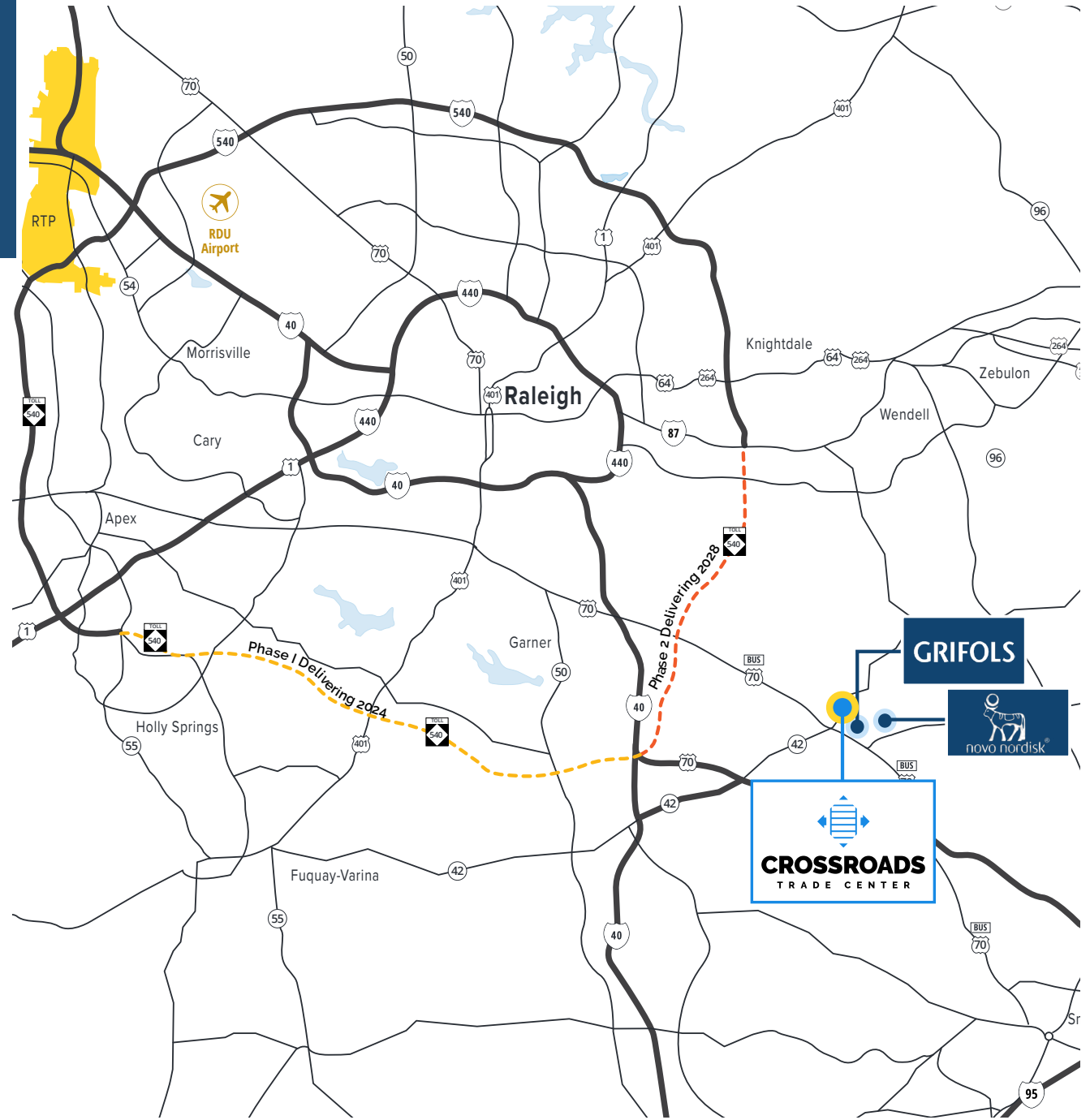
Proximity to major MSAs and ports

Airports

- | | | |
|---|---------------------------------|-----------|
| 1 | Johnston Regional Airport | 7 miles |
| 2 | Raleigh-Durham International | 32 miles |
| 3 | Fayetteville Regional | 64 miles |
| 4 | Charlotte Douglas International | 188 miles |

Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 180 miles |
| 2 | Morehead City, NC | 132 miles |
| 3 | Wilmington, NC | 118 miles |
| 4 | Charleston, SC | 272 miles |
| 5 | Savannah, GA | 316 miles |
| 6 | Jacksonville, FL | 447 miles |



STRATEGIC LOCATION



North Carolina has earned the

Platinum Shovel Award

.....
for Economic Development Excellence

for the second year in a row, which recognizes states that went above and beyond the gold standard for investment and job creation.



Accessibility

Situated at the intersection of NC Hwy 42 and Bus. US-70, Crossroads Trade Center offers direct access to both highways and is within 5 minutes access to US-70, I-40 and the future extension of I-540.



NC Manufacturers account for
\$102+ Billion
of the state's total yearly output.



Our manufacturing industry generates
17%
of NC's gross state product.

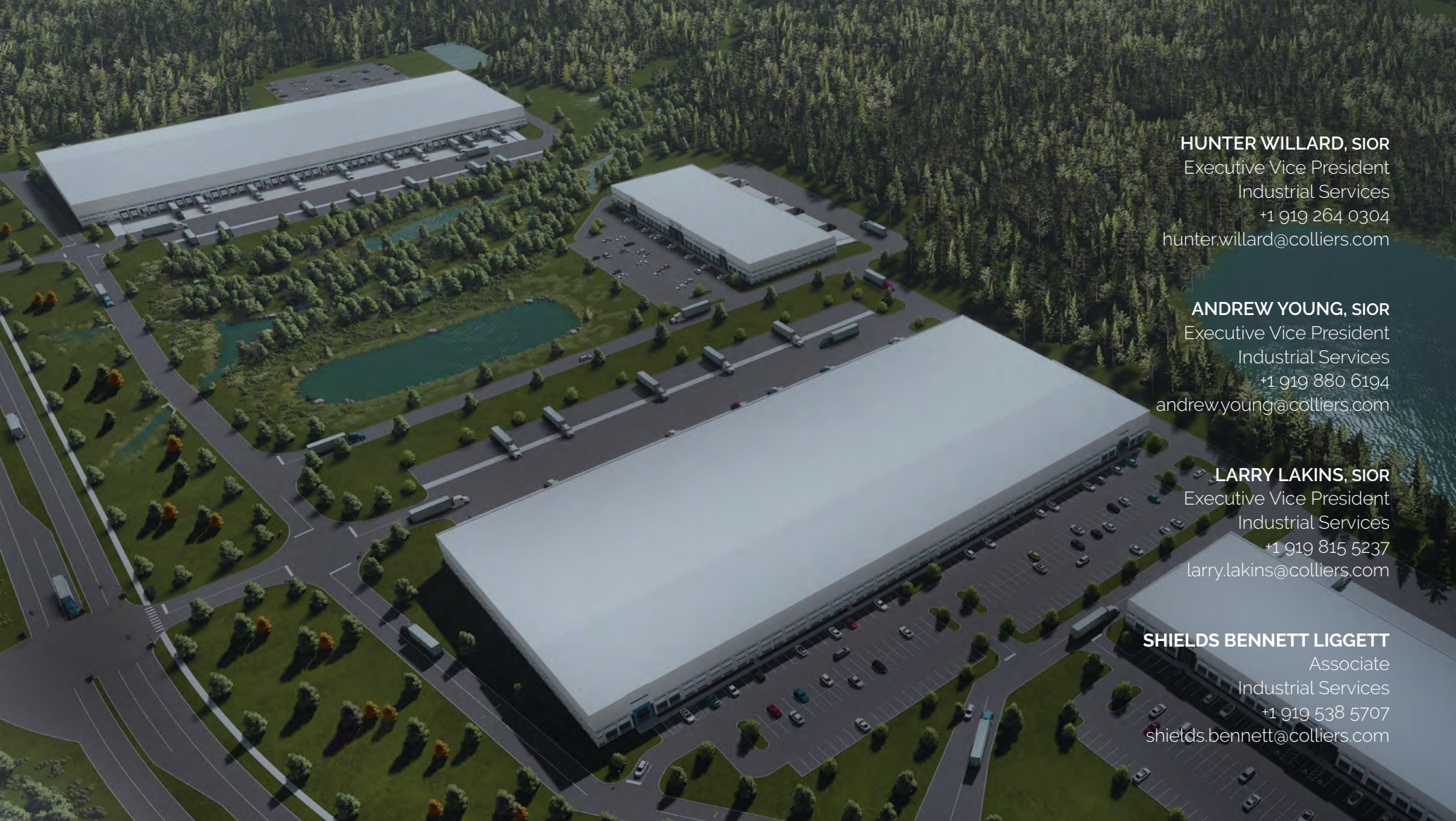


Johnston County Earns Highest Credit Ratings

"Positive momentum and budgetary performance, supported by comprehensive fiscal practices and very strong reserves."

Moody's upgraded Johnston Co. from Aa1 to Aaa.

Standard & Poor's upgraded Johnston Co. from AA+ to AAA.



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