



CROSSROADS

TRADE CENTER

±555,240 SF
future class A
flex + industrial
space

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



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PROPERTY OVERVIEW

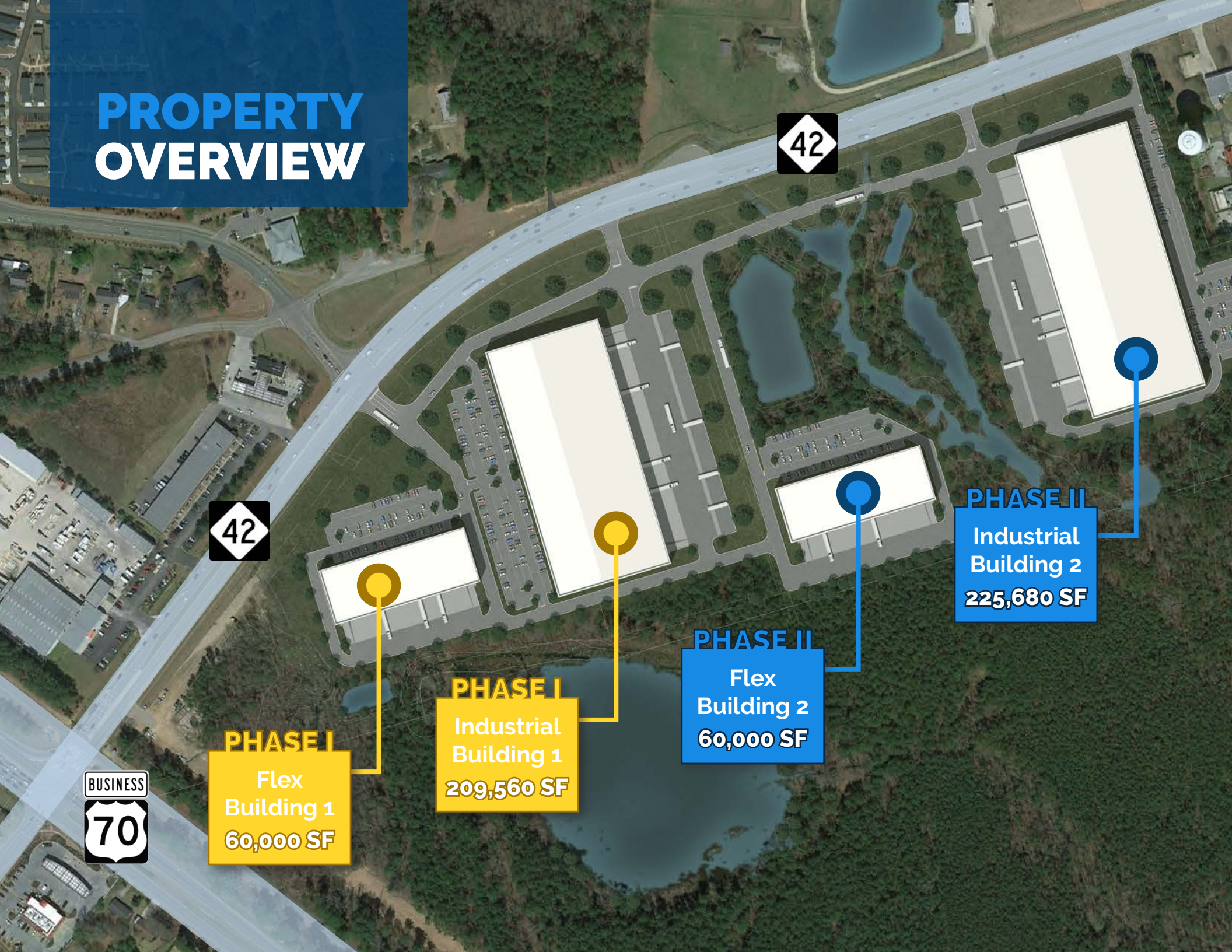


PHASE I
Flex Building 1
60,000 SF

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	July 1, 2025	July 1, 2025
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 Dimensions	400' x 150'	676' x 310'
Typical Bay Size	40' w x 40' d typical	52' wide x 50' deep typical; 60' speed bay
Exterior Wall Material	Tilt Up Concrete w/ Textured Paint	Tilt Up Concrete w/ Textured Paint
Roofing Material	R20 insulation over 45 mil TPO or PVC, mechanically fastened w/ 15 yr warranty	R20 insulation over 45 mil TPO or PVC, mechanically fastened w/ 15 yr warranty
Paved Parking	120 auto stalls	220 auto stalls
Trailer Parking	None immediately adjacent, but there is available space onsite	+/- 50 trailer stalls
Truck Court Depth	120'	130'
Ceiling Height	24'	32'
Lighting	1 highbay per single row of structural bays in center of bldg.	1 LED high bay fixture per structural bay for lease lighting
Typical Column Spacing	52' w x 50' d	52' w x 50' d, 60 speedbay
Floor Thickness	6	7
Sprinkler System	ESFR sprinkler protection, electric fire pump	ESFR sprinkler protection, electric fire pump
Loading Dock	10 dock positions w/ 9x10 manual doors, 35# mechanical levelers, dock seals, swing lights. 2 drive in doors w/ ramps included at the last dock locations	dock positions @ 1/7500 SF (28 total) with 9x10 manual doors, 35# mechanical levelers, dock seals, swing lights
Electrical Capacity	1500A, 480V 3P main service with house panel to serve shell loads only	2000A, 480V 3P main service panel & distribution as required to serve shell building only
Natural Gas Service Provider	Dominion	Dominion
Water Line	3" overhead domestic water line parallel to the dock and end walls	3" overhead domestic water line parallel to the dock and end walls
Sewer Line	8" underground sanitary line across the front of building	8" underground sanitary line across the front of building
Water Main	12" water main	12" water main
Electrical Provider	Clayton Public Power	Clayton Public Power

LOCATION OVERVIEW

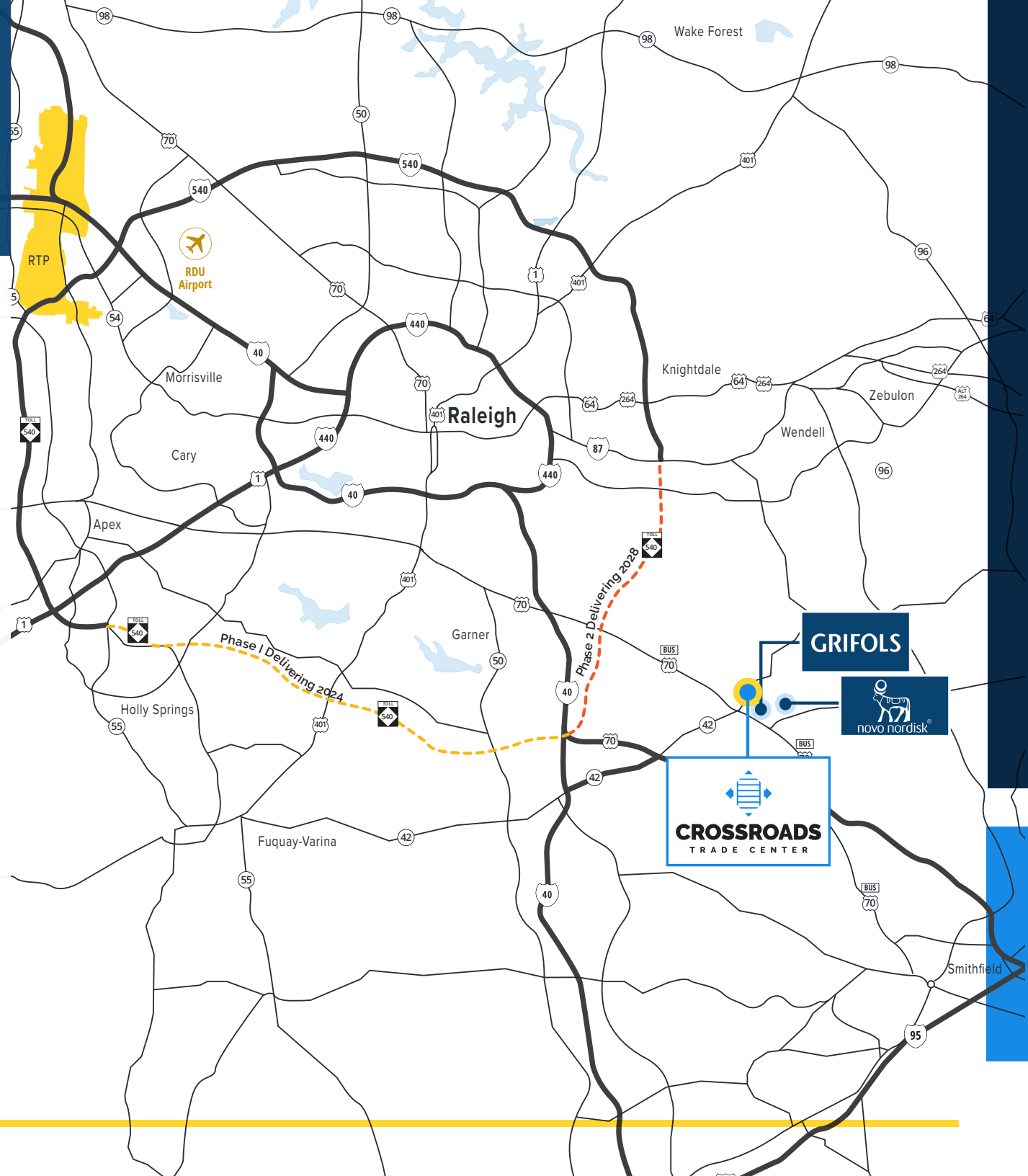
Proximity to major MSAs and ports

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 |



GRIFOLS



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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