

Dinan Road & US Highway 301 S

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



Property Highlights

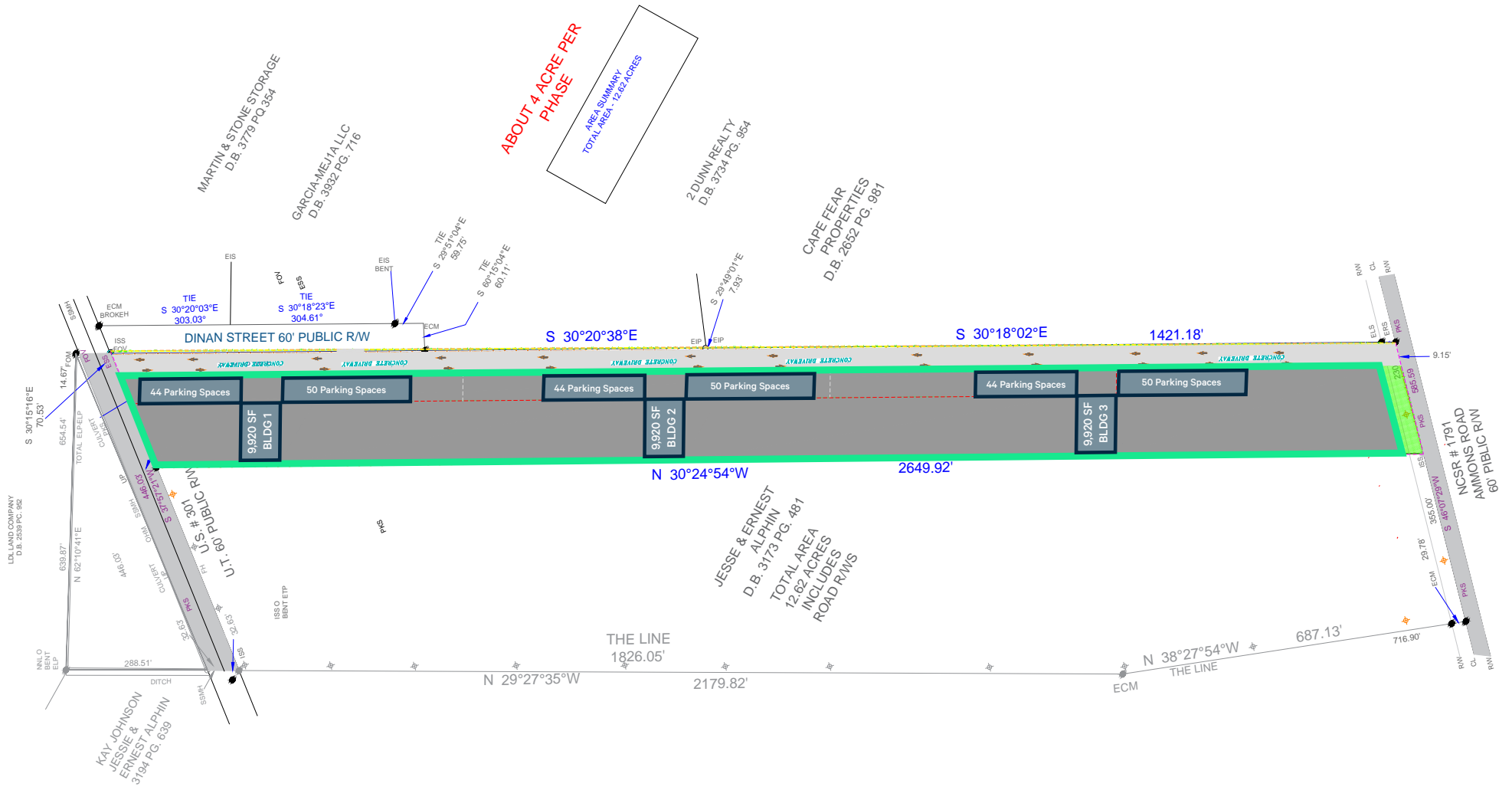
The site totaling ±13.57 acres is currently under construction for one 9,920-square-foot building with up to 4 acres of outdoor storage and parking space. The owner can also deliver up to two (2) additional 9,920-square-foot buildings on the remaining 8.5 acres. Each building will have ample parking 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.

Building	9,920 SF <ul style="list-style-type: none"> • 555 SF office • 9,365 SF warehouse
Ceiling Height	18'
Loading	Up to two (2) 10' x 14' and three (3) 14' x 10' roll-up doors
Parking	±94 auto parking spaces (per building)
Sprinkler	None
PIN #	1516-30-8312
Site Size	±4 Acres
County	Harnett
Zoning	I-100 Industrial District
Timing	Q4 2024
Lease Pricing	Call for Pricing
Sale Pricing	Call for Pricing

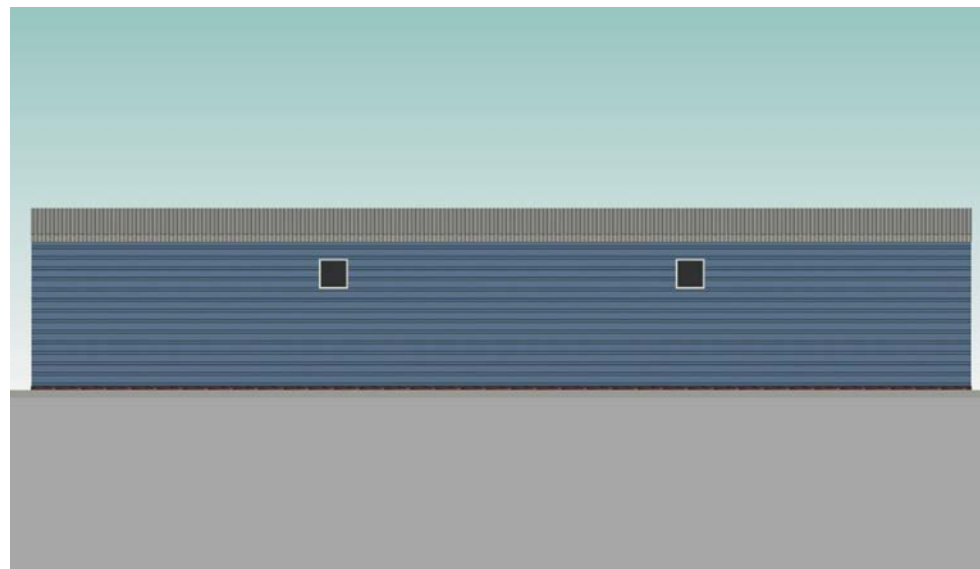
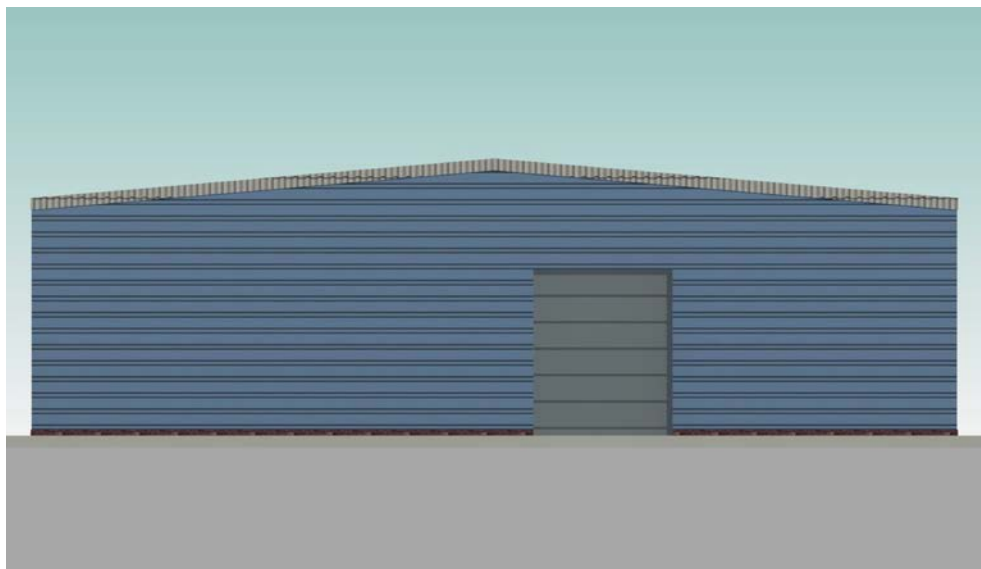
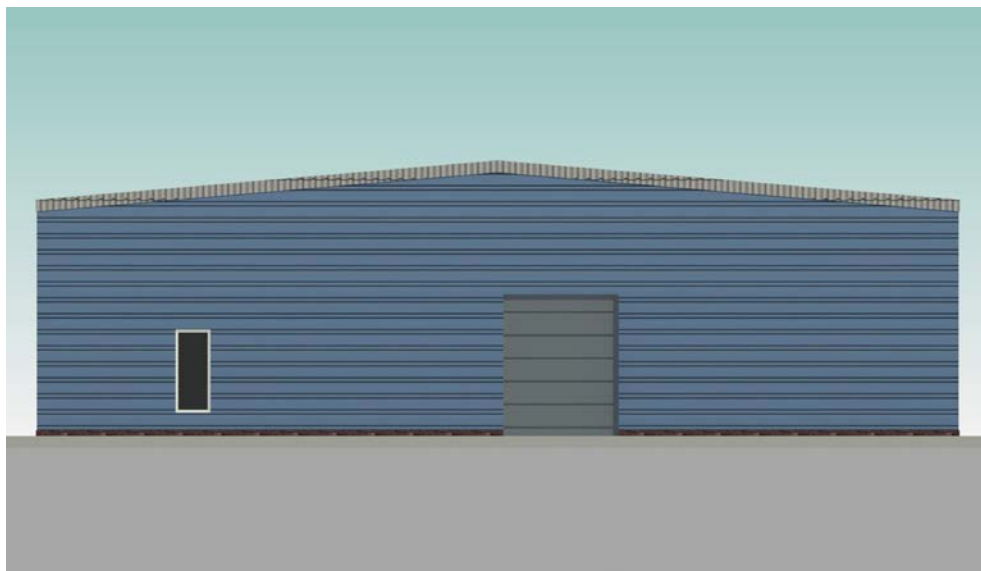
[View Due Diligence](#)



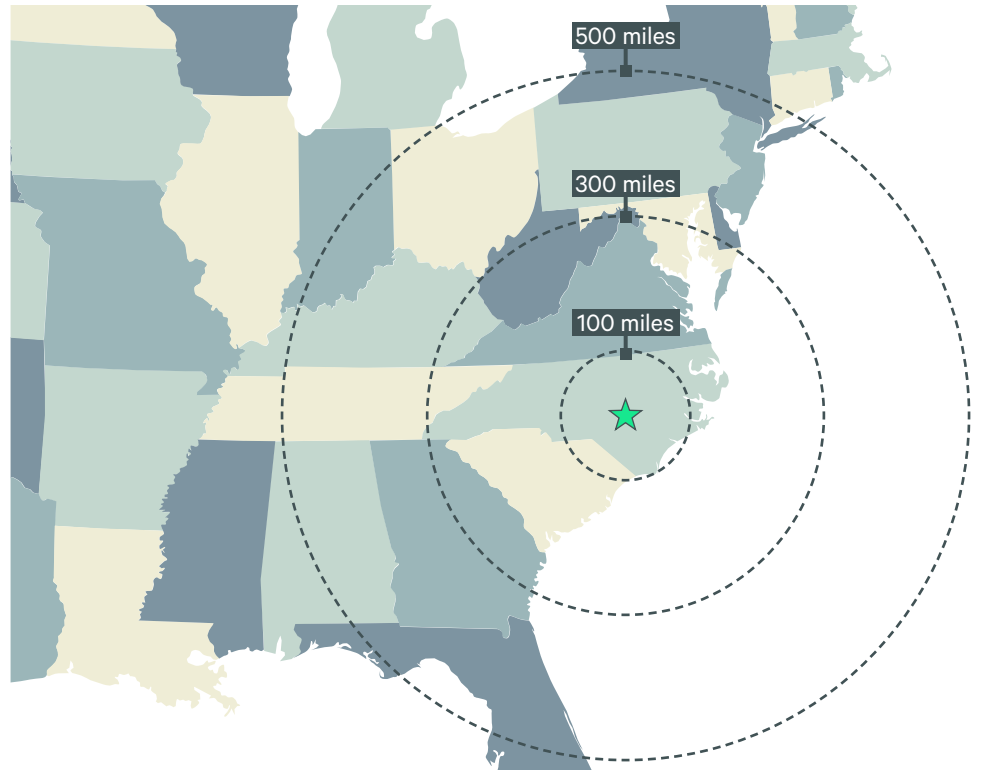
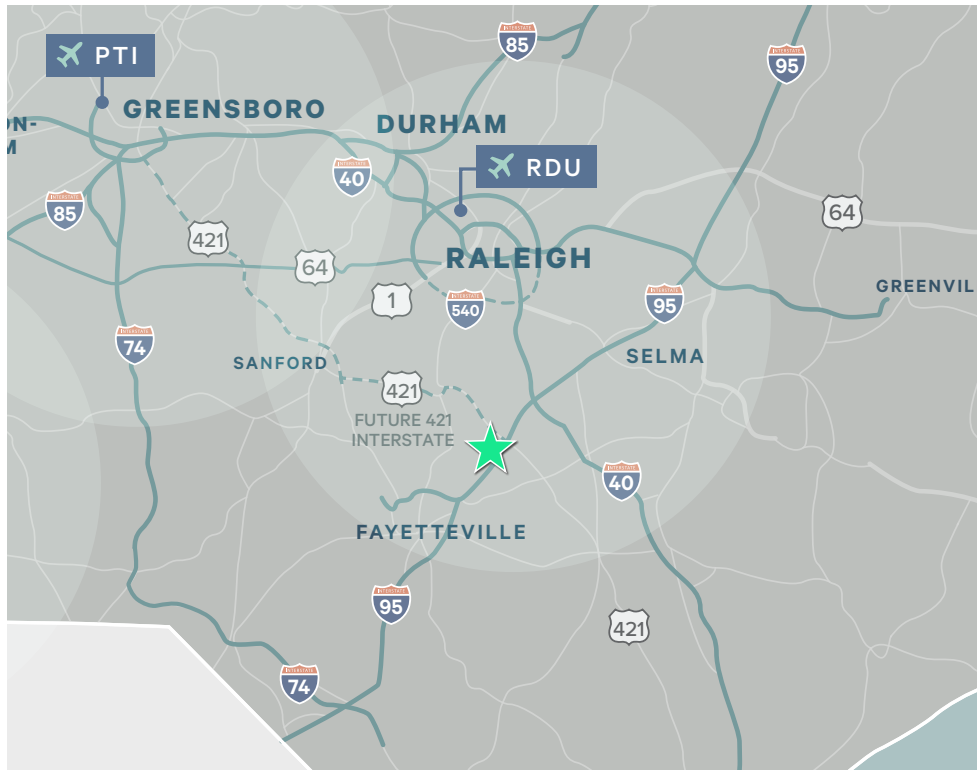
Site Plan



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 | 31,849
30 Mins | 265,671
45 Mins | 1,112,397



LABOR FORCE

15 Mins | 14,986
30 Mins | 111,651
45 Mins | 448,733



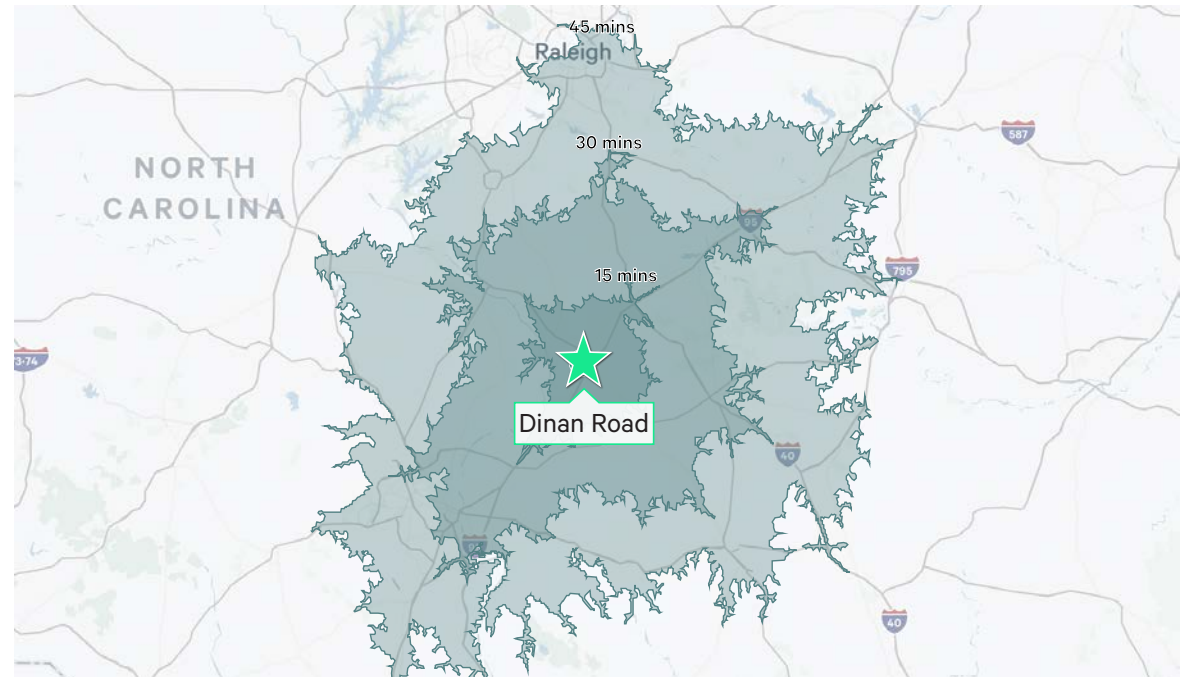
AVG. INCOME

15 Mins | \$68,614
30 Mins | \$79,821
45 Mins | \$88,073



HOUSEHOLDS

15 Mins | 12,982
30 Mins | 101,794
45 Mins | 421,965



#1 State for Business
(North Carolina)
CNBC, 2022 & 2023

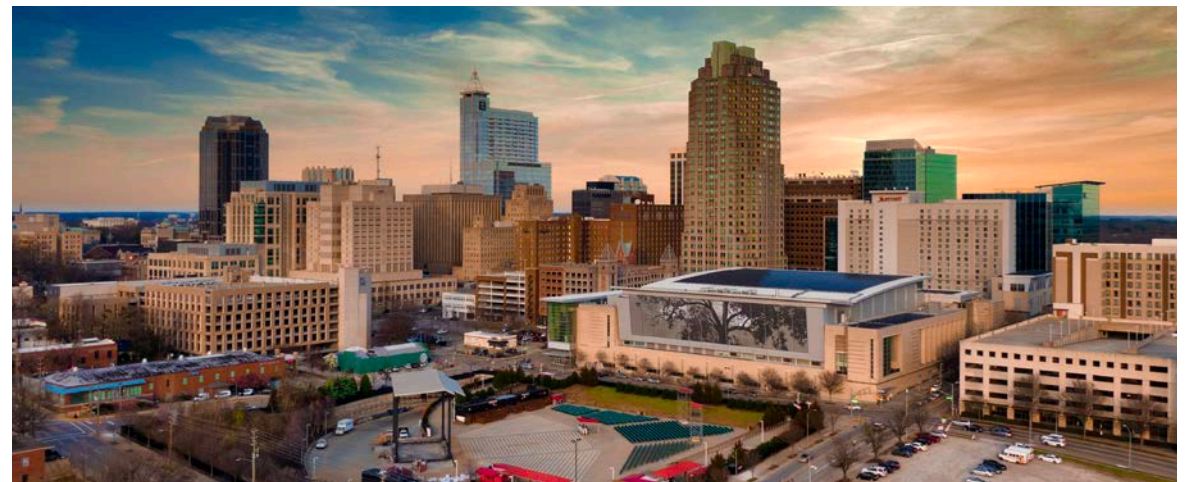
#2 Best State for Business Climate
BUSINESS FACILITIES MAGAZINE, 2023

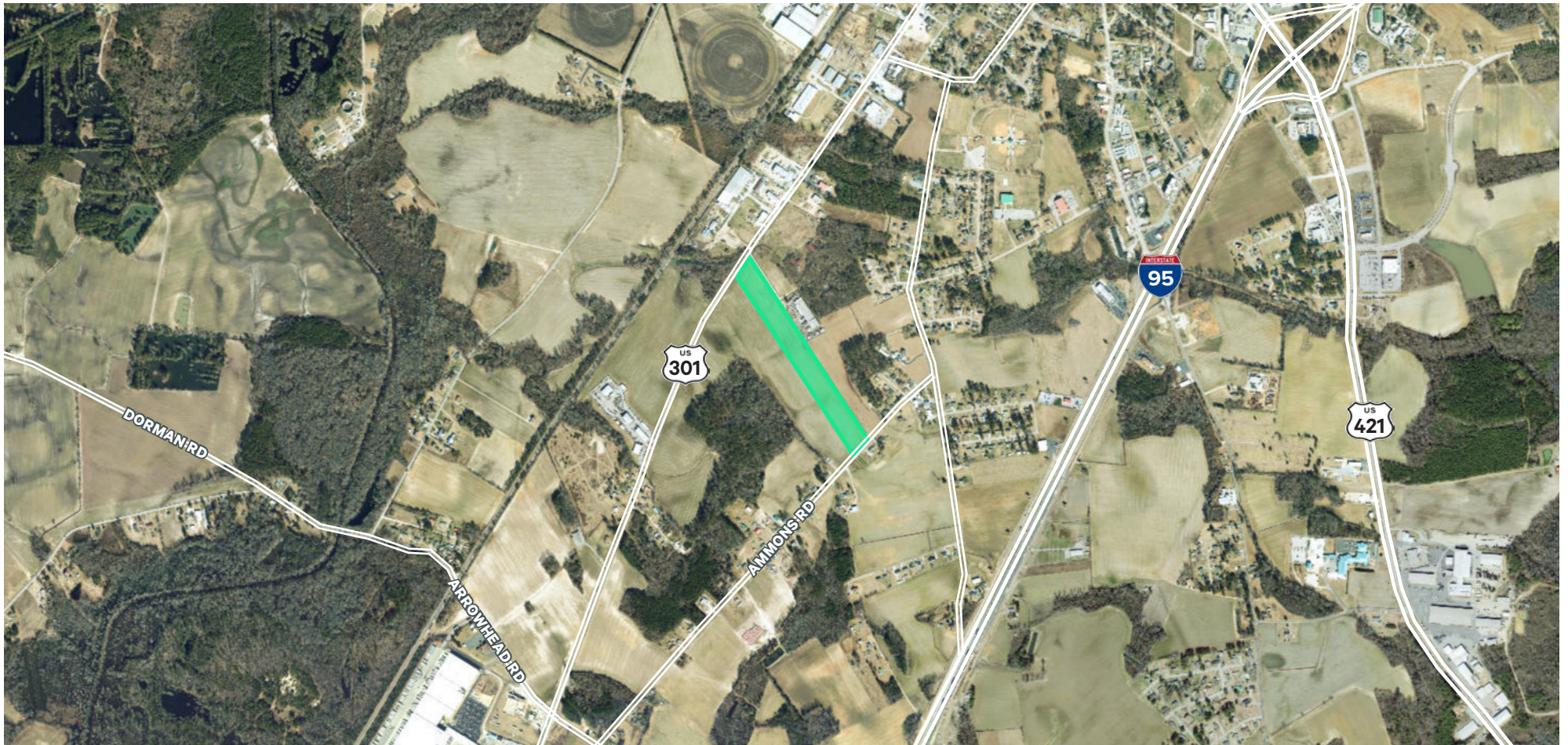
#3 Best Performing City in the U.S. (Raleigh-Cary)
MILKEN INSTITUTE, 2023

#3 Fastest Growing Regional Economy in the U.S.
KENAN INSTITUTE OF PRIVATE ENTERPRISE, 2023

#3 Best Place to Live in U.S.
U.S. NEWS & WORLD REPORT, 2023

#5 Hottest Job Market in the U.S. (Raleigh)
WALL STREET JOURNAL, MOODY'S ANALYTICS, 2023





Contact Us

John Hogan, III

Associate
Industrial & Logistics
+1 919 831 8264
john.hogan@cbre.com

Austin Nagy

Senior Vice President
Industrial & Logistics
+1 919 831 8197
austin.nagy@cbre.com

Tiffany Hilburn

Vice President
Land Services
+1 919 831 8238
tiffany.hilburn@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.