

INDUSTRIAL LAND

FOR SALE OR LEASE, INDUSTRIAL OUTDOOR STORAGE (IOS), OR BUILD-TO-SUIT

US-70 Business, Clayton, NC 27520

±7 acres available for industrial outside storage or a customizable build-to-suit opportunity along Clayton Boulevard/US-70 Business



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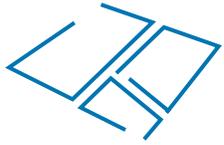
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SITE OVERVIEW



**±7 ACRES
(DIVISIBLE)**



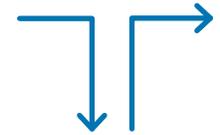
**ZONED I-2
INDUSTRIAL-HEAVY**



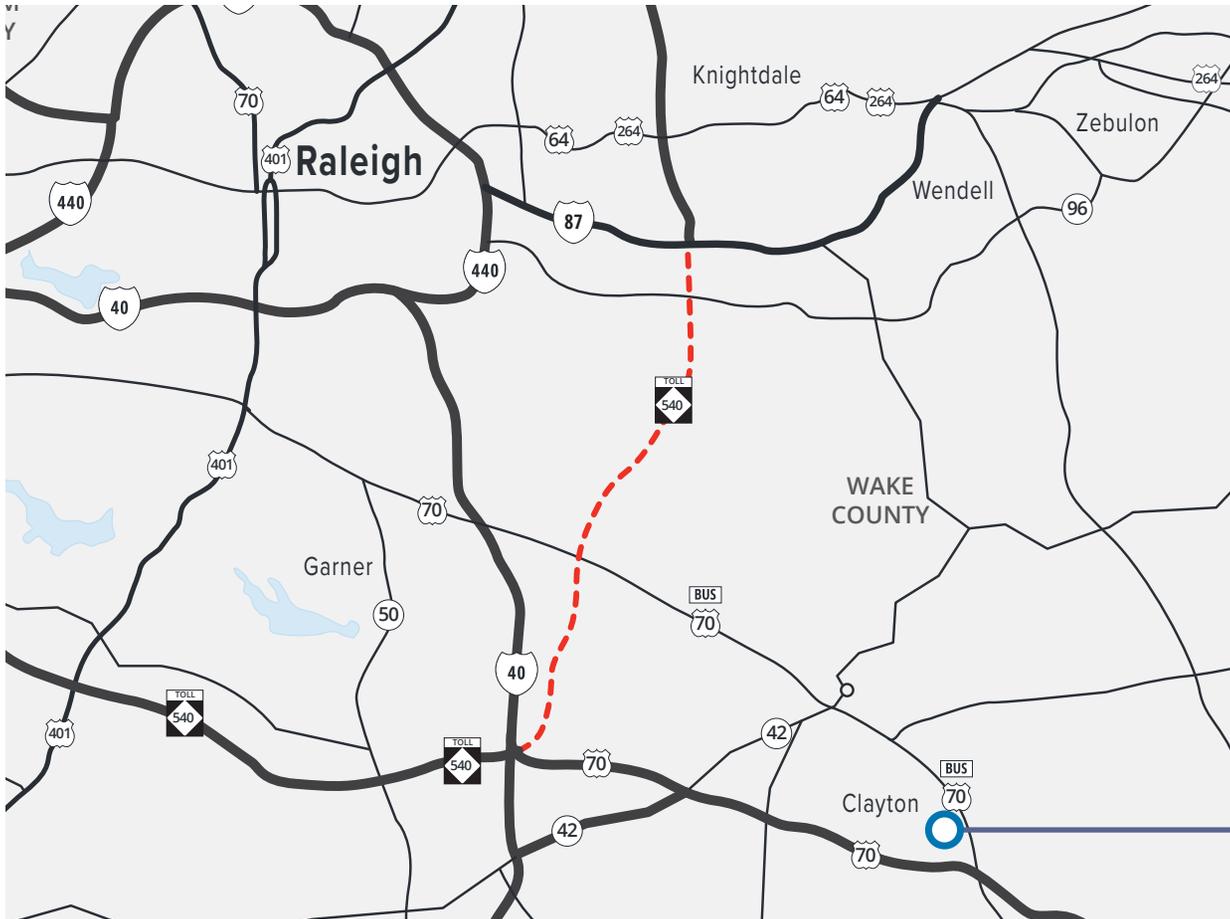
**MULTIPLE
SITE OPTIONS**



**UTILITIES
TO SITE**



**RIGHT-IN, RIGHT-OUT
ON US-70 BUS**



KEY DISTANCES

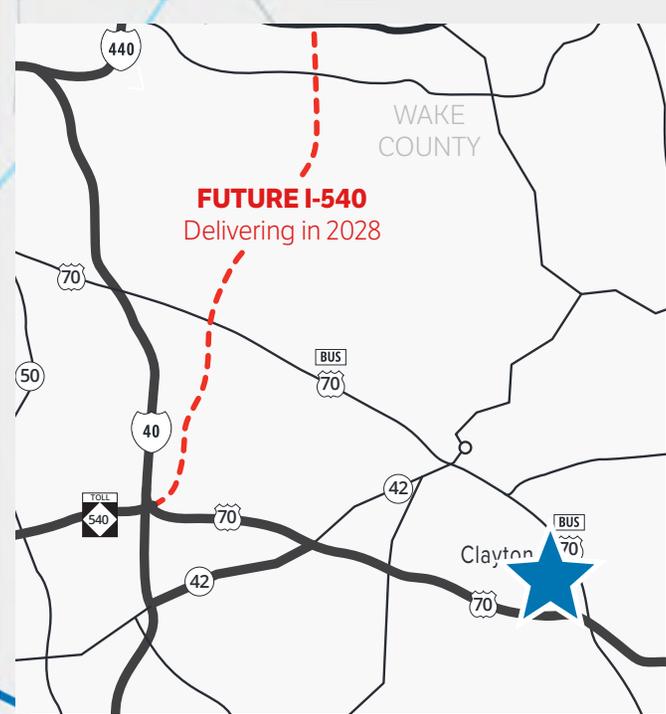
Clayton Bypass	1.3 miles
Downtown Raleigh	23.2 miles
Raleigh-Durham Int'l Airport	36.9 miles
Durham, NC	47.7 miles
I-85	51.0 miles
Greensboro, NC	97.4 miles
Wilmington, NC	125 miles
Richmond, VA	171 miles
Charlotte, NC	183 miles



SURROUNDING OCCUPIERS



SITE ACCESSIBILITY



INDUSTRIAL LAND
±7 Acres

I-42
1.3 MILES

Raleigh, NC
23.2 Miles



PROJECT AERIAL

I-2 HEAVY MANUFACTURING ZONING USES

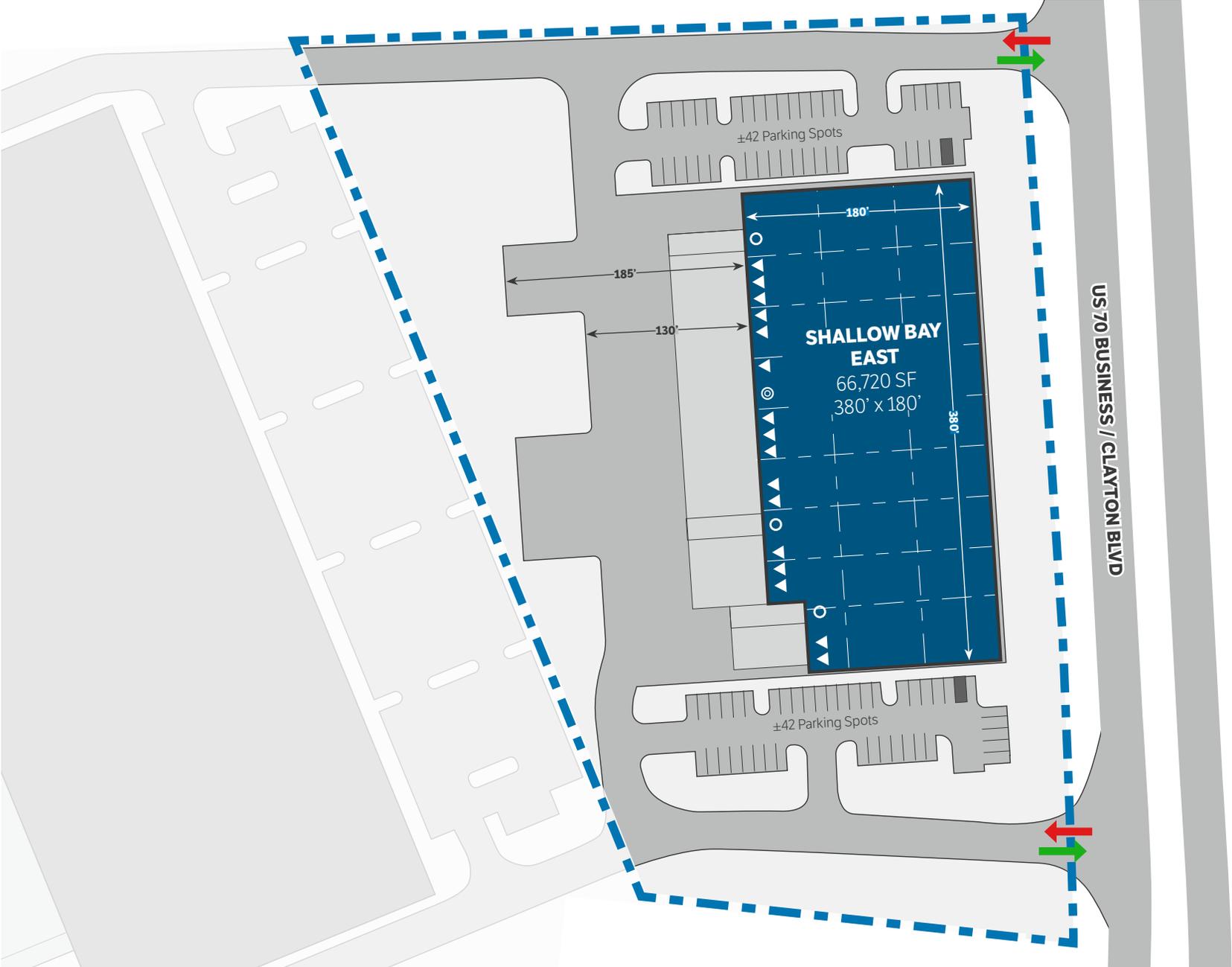
The I-2 Heavy Manufacturing designation in Clayton, NC offers a flexible framework for large-scale industrial operations, supporting manufacturing, processing, fabrication, warehousing, and distribution. It is designed to accommodate intensive uses with the infrastructure, access, and capacity required for high-volume production and logistics. Permitted uses include heavy manufacturing, assembly, processing facilities, machinery and equipment fabrication, outdoor storage, distribution centers, and related industrial services.



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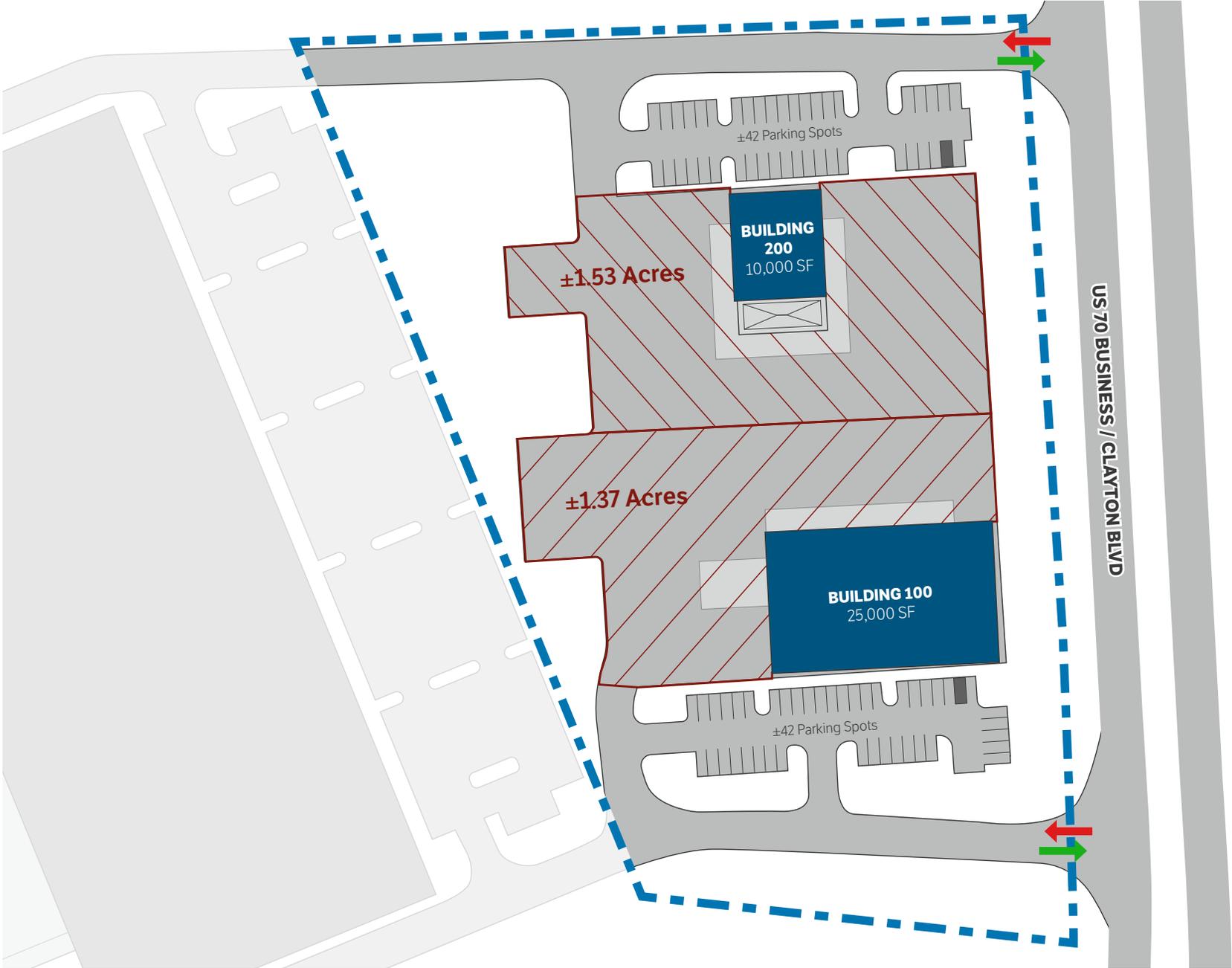
CONCEPTUAL SITE PLAN

66,720 SF REAR-LOAD BUILDING



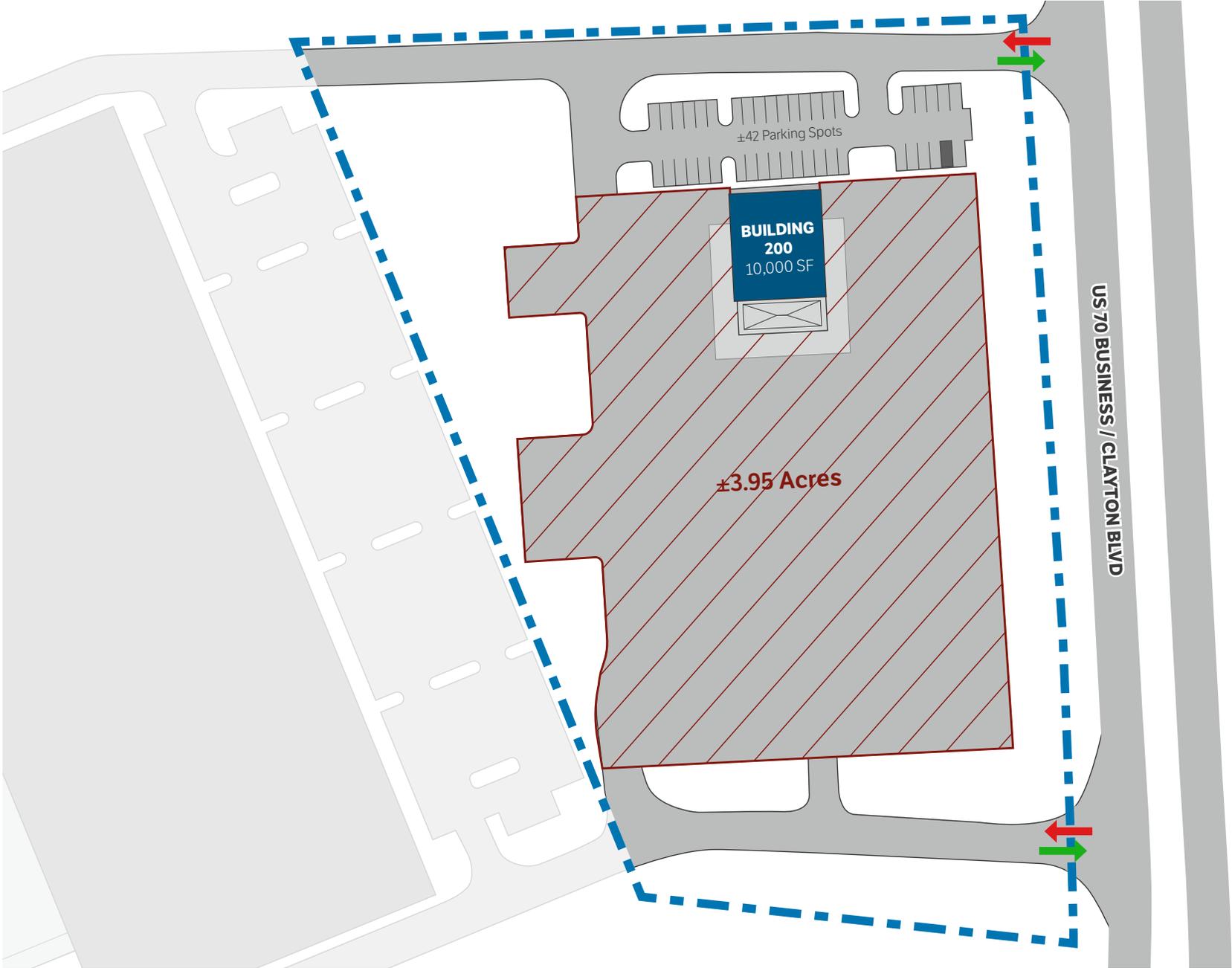
CONCEPTUAL SITE PLAN

TWO BUILDINGS WITH IOS 10,000 SF AND 25,000 SF



CONCEPTUAL SITE PLAN

10,000 SF BUILDING WITH IOS





A development by:



For leasing information, contact:

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