

8325 US HWY. 70 BUS.

OFFICE FOR LEASE | CLAYTON



NAITRI PROPERTIES

8325 US HWY. 70 BUS.

Frontage along major US Hwy 70 Business in Clayton. This is a booming life science area located across from Grifols, Natvar, Hospira, Baker Thermal and Novo Nordisk's 264-acre expanded campus.

ADDRESS 8325 US Hwy 70 Bus., Clayton NC 27520

BUILDING SIZE Approximately 24,003 RSF

AVAILABLE SPACE First Floor: 10,828 SF

RENTAL RATE \$10.00/SF NNN , TICAM \$5.00/SF
Tenant pays janitorial
CPI annual escalations
As-is for a 3-year term



EXTERIOR CONSTRUCTION Brick veneer

PARKING RATIO 184 paved parking spots

TRAFFIC COUNT 21,000 Vehicles per day

FEATURES Separate HVAC for conference room Former
tenant – Grifols
Zoned Industrial Light (IL)
Wet sprinkler system
Town of Clayton water and sewer
Piedmont Natural Gas, Duke Progress Energy

CONTACT

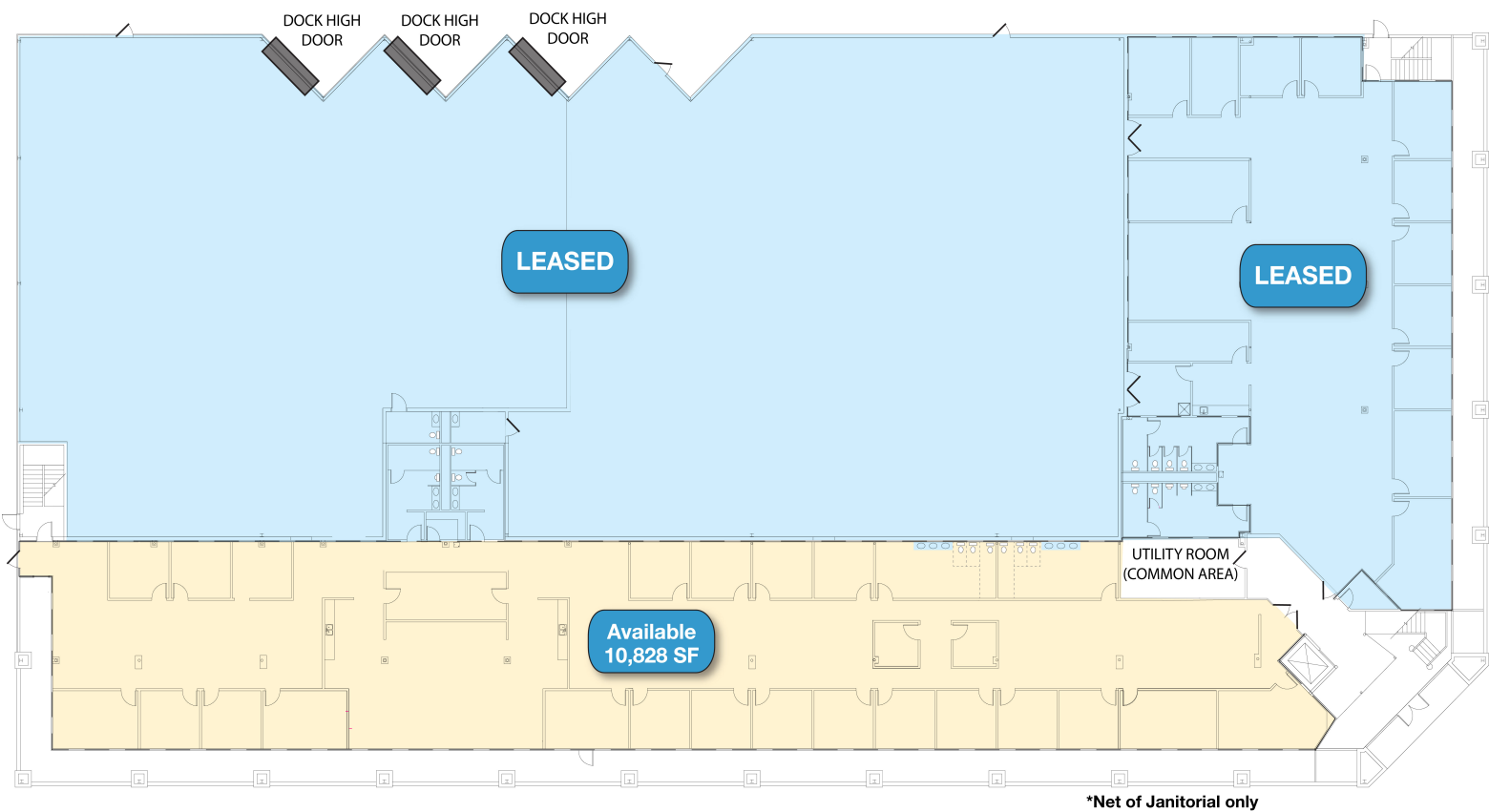
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NAITRI PROPERTIES

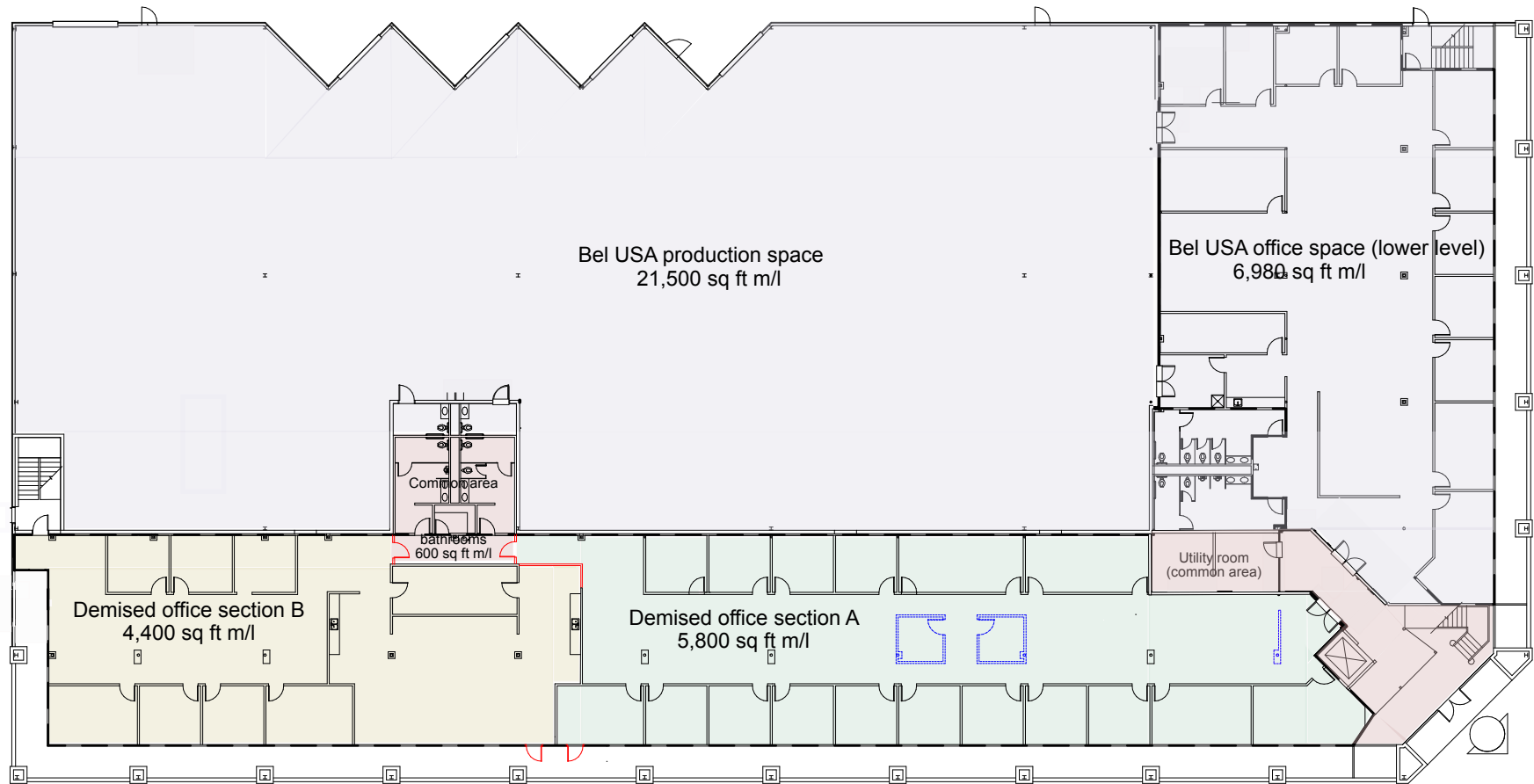


FLOOR PLAN



First Floor

FLOOR PLAN - OPTIONS



8325 US HIGHWAY 70 WEST, CLAYTON NC
First floor offices subdivision

Scale 1" : 35'

July 22, 2022

BUDGET

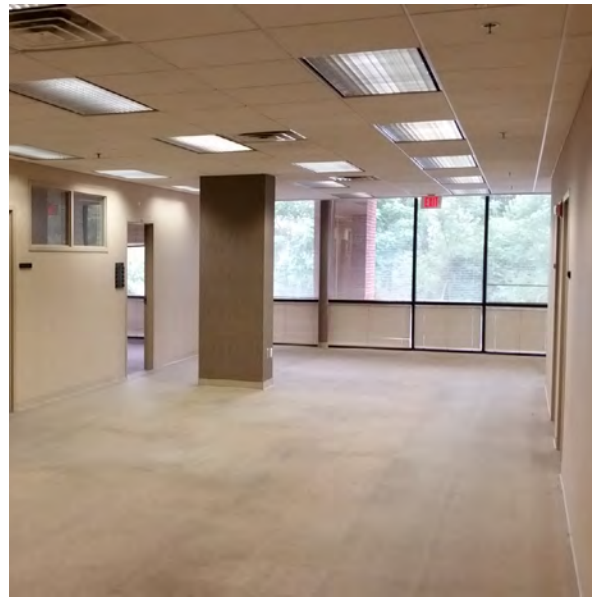
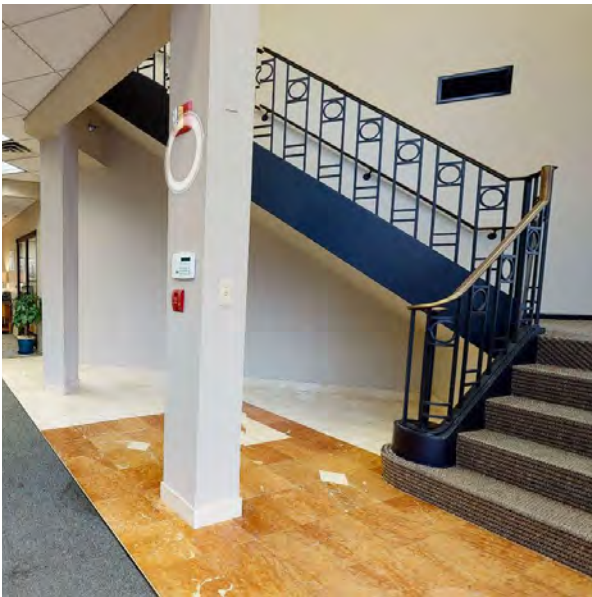
FIRST FLOOR OPTIONS



JOB 8325 US HWY 70 1ST FLOOR OFFICES SUBDIVI 7/25/22
 REP GEORGE KLOPPER
 AT 8325 US HWY 70 CLAYTON, NC
 EST PRELIMINARY
 DRWG SCHEMATIC DATED 7.22.22 ESTIMATE

10,828 TOTAL R.S.F

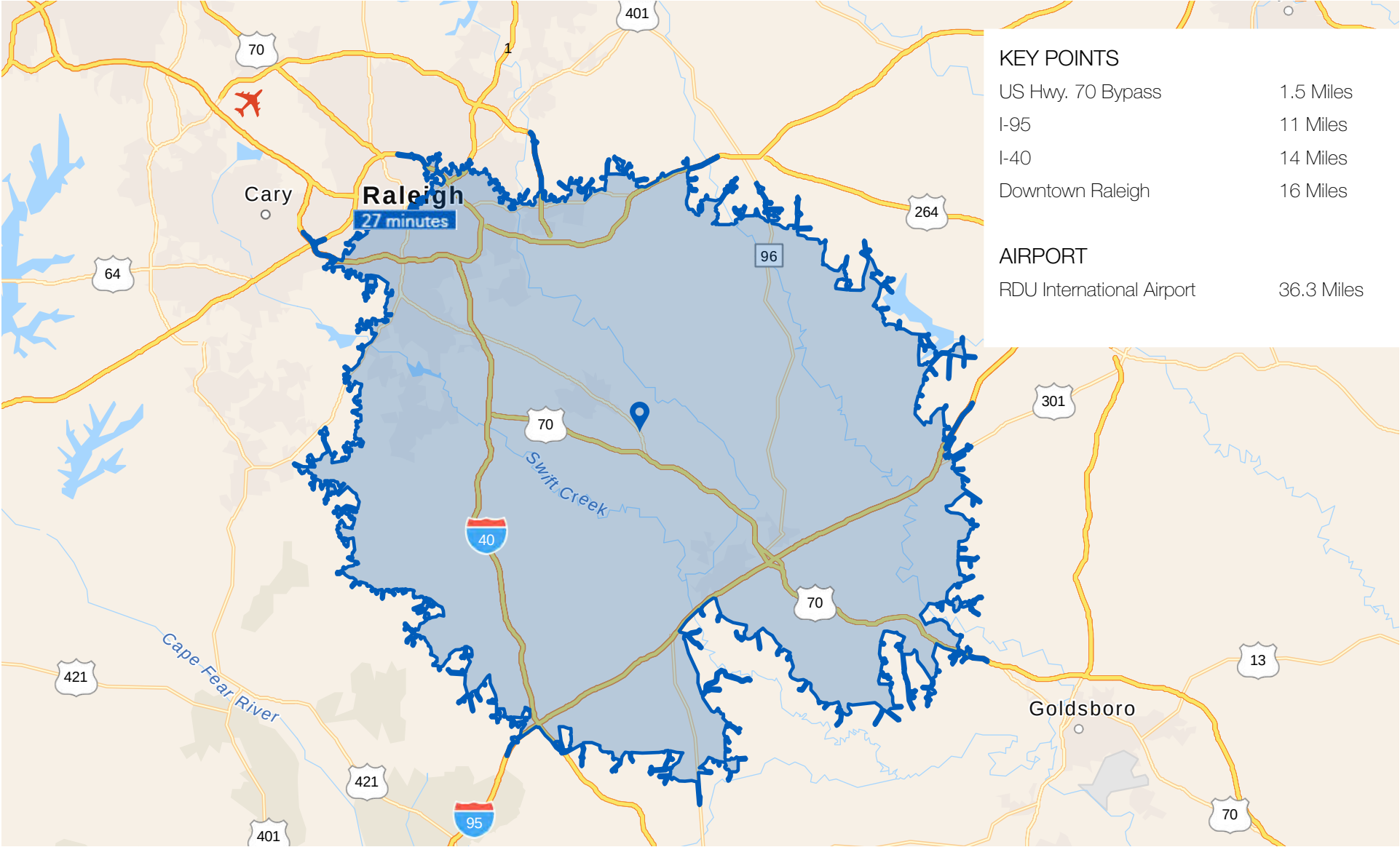
DIVISION SUMMARY				
	OPTION A	NOTES	OPTION B	NOTES
DIV 1-0000 - GENERAL COND. / SUPERVISION PAYROLL / CLEANING /FUEL	\$ 10,785.00	EXCLUDES A&E AND PERMIT FEES	13,785.00	EXCLUDES A&E AND PERMIT FEES
DIV 2-1100 - DEMOLITION /DUMPSTER	5,650.00	NORMAL HOURS INCLUDES REMOVAL OF WALLS AND FLOORING	5,650.00	NORMAL HOURS INCLUDES REMOVAL OF WALLS AND FLOORING
DIV 3-0000 - CONCRETE	-		-	UTILIZE EXISTING SIDEWALKS
DIV 4-0000 - MASONRY	-		-	EXCLUDES MASONRY WORK FOR NEW STOREFRONT DOORS ELEVATION IS ALL GLASS - NO MASONRY WORK REQUIRED
DIV 5-0000 - METALS	-		-	
DIV 6-0000 - CASEWORK/MILLWORK	-		-	
DIV 7-2000 - INSULATION	-		-	
DIV 7-5000 - ROOFING	-		-	
DIV 7-9000 - CAULKING	-		-	
DIV 8-0000 - DOORS & HARDWARE	-		4,100.00	INCLUDES (2) WOOD DOORS, (2) HM FRAMES AND (2) CYLINDRICAL LOCKSETS
DIV 8-8100 - SIDELITES/INTERIOR WINDOWS/STOREFRONT	-		15,000.00	INCLUDES (2) NEW STOREFRONT EGRESS DOORS
DIV 9-2500 - FRAMING & DRYWALL	23,625.00	INCLUDES REMOVAL OF ALL VWC AND PROVIDE LEVEL 5 FINISH	26,125.00	INCLUDES DEMISING WALLS SHOWN IN RED INCLUDES REMOVAL OF ALL VWC AND PROVIDE LEVEL 5 FINISH
DIV 9-5100 - ACOUSTICAL GRID AND TILE	2,400.00	INCLUDES REPAIRS FROM WALL DEMO	4,400.00	INCLUDES REPAIRS AT NEW DEMISING WALLS AND FROM WALL DEMO
DIV 9-4000 - TILE	-		-	
DIV 9-6800 -VCT / VINYL BASE/CARPET	44,500.00	INCLUDES \$25/YD CPT TILE WITH 4" RUBBER BASE THROUGHOUT INCLUDES MINOR FLOOR PREP EXCLUDES RESTROOMS - FLOORS TO REMAIN	44,500.00	INCLUDES \$25/YD CPT TILE WITH 4" RUBBER BASE THROUGHOUT INCLUDES MINOR FLOOR PREP EXCLUDES RESTROOMS - FLOORS TO REMAIN
DIV 9-9000 - PAINT	24,633.50	INCLUDES (2) COATS ON WALLS AND HM FRAMES INCLUDES PAINTING RESTROOMS	25,408.50	INCLUDES (2) COATS ON WALLS AND HM FRAMES INCLUDES PAINTING RESTROOMS
DIV 10-0000 - SPECIALTIES/TOILET PARTITIONS /ACCESSORIES	-		-	
DIV 15-4000 - PLUMBING	-	EXISTING RESTROOMS TO REMAIN AS-IS	-	EXISTING RESTROOMS TO REMAIN AS-IS
DIV 15-5000 - SPRINKLER	3,500.00	ALLOWANCE TO RELOCATE SPRINKLER HEADS FROM WALL DEMO	5,100.00	ALLOWANCE TO RELOCATE SPRINKLER HEADS FROM WALL DEMO AND ADD NEW HEADS PER NEW DEMISING WALL
DIV 15-8000 - H.V.A.C.	1,500.00	ALLOWANCE TO RELOCATE SUPPLY/RETURN GRILLS FROM WALL DEMO	5,500.00	ALLOWANCE TO RELOCATE SUPPLY/RETURN GRILLS FROM WALL DEMO INCLUDES REWORKING AT NEW DEMISING WALL
DIV 16-0000 - ELECTRICAL / FIRE ALARM / LIGHTS	2,500.00	BUILDING STANDARD ELECTRICAL ALLOWANCE TO RELOCATE LIGHTS/FA DEVICES FROM WALL DEMO	8,000.00	BUILDING STANDARD ELECTRICAL ALLOWANCE TO RELOCATE LIGHTS/FA DEVICES FROM WALL DEMO ALLOWANCE TO RELOCATE/ADD LIGHTS, FA DEVICES, RECEPTACLES, ETC. IN NEW DEMISING WALL
SUB-TOTAL :	119,093.50		157,568.50	
FEE :	9,527.48		12,605.48	
TOTAL COST :	\$ 128,620.98		170,173.98	
PRICE PER SF	11.88		15.72	



AERIAL



DRIVE TIME MAP - 27 MIN



DEMOGRAPHICS - 27 MIN

