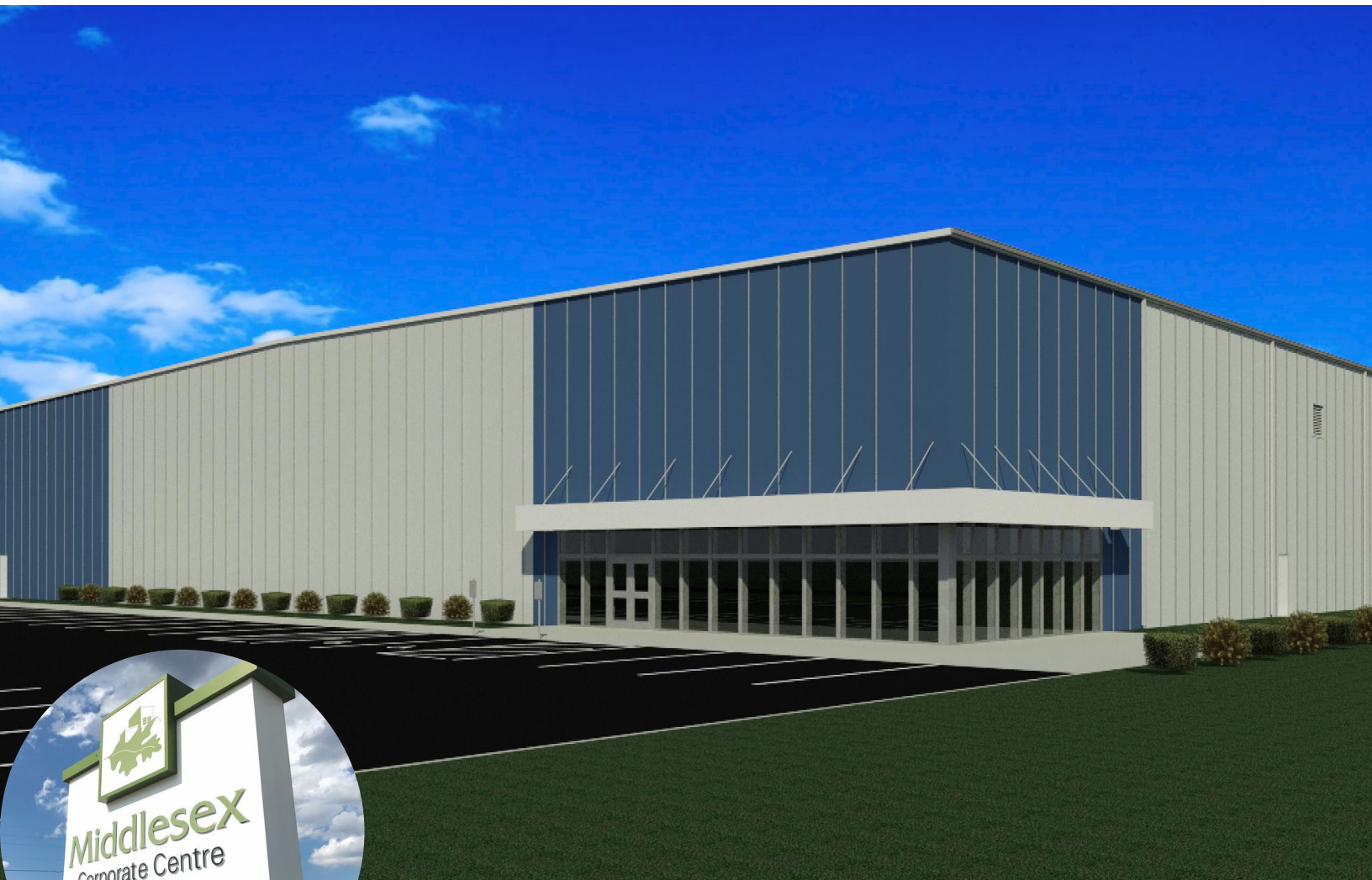




Nash County
North Carolina
Where Business meets Opportunity

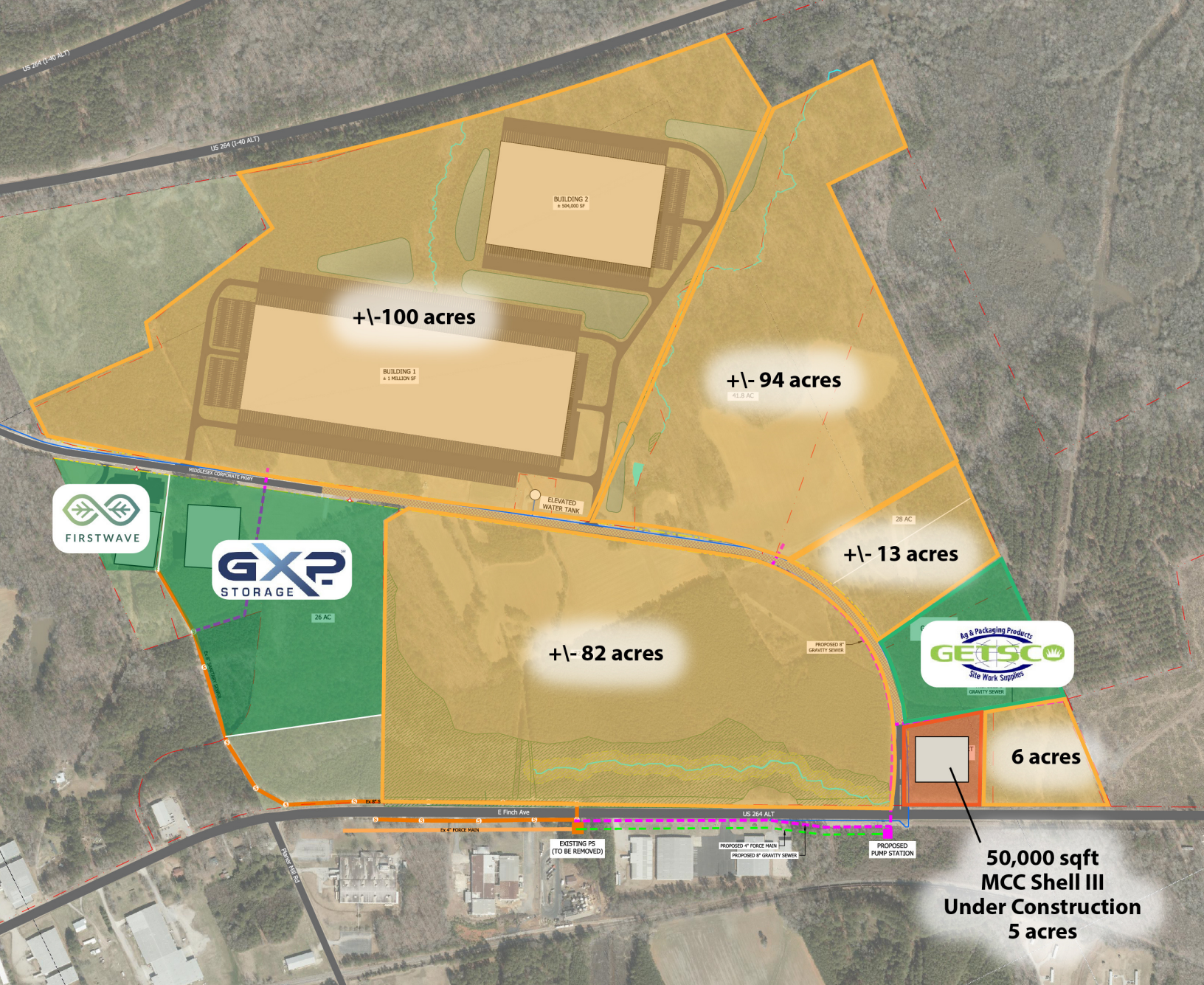


MIDDLESEX CORPORATE CENTRE SHELL BUILDING III

Highway 264 (Future I-587), Middlesex, NC 27557

50,000 square feet, county-owned shell building, on 5-acres, currently under development with an estimated completion of Spring 2026. For sale \$3.7 million.

- ✓ DUKE ENERGY - ELECTRIC
- ✓ TELECOM
- ✓ WATER ON SITE
- ✓ SEWER ON SITE



300 acre park, located 25 minutes from downtown Raleigh and 40 minutes from RDU International Airport. New 50,000-square-foot shell building currently under development. Federal Opportunity Zone. New Market Tax Credit eligible. Duke Energy Site Readiness Certified.

