

# 42 WEST

BUSINESS PARK

3329-3335 Veterans Parkway  
Clayton, NC 27520

AVAILABLE NOW | Newly Constructed Flex/Light Industrial Park in Raleigh-Durham MSA



## 42 West Business Park

3329-3335 Veterans Parkway | Clayton, NC 27520

For Lease

# Project Highlights

42 West Business Park is a flex/light industrial development located on ±15 acres and will consist of two, single-story flex buildings totaling ±125,000 sq. ft. Building 1 will include ±25,000 sq. ft. and Building 2 will include ±100,000 sq. ft. Each building will have ample parking and loading options. Located in Johnston County, in Clayton, North Carolina, just 17 miles from Downtown Raleigh and 33 Miles from Raleigh-Durham International Airport.



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## Aerial Overview

240

Auto Parking Spaces

ESFR

Sprinkler Systems

\$2.65

PSF TICAM Rate

GB

General Business Zoning



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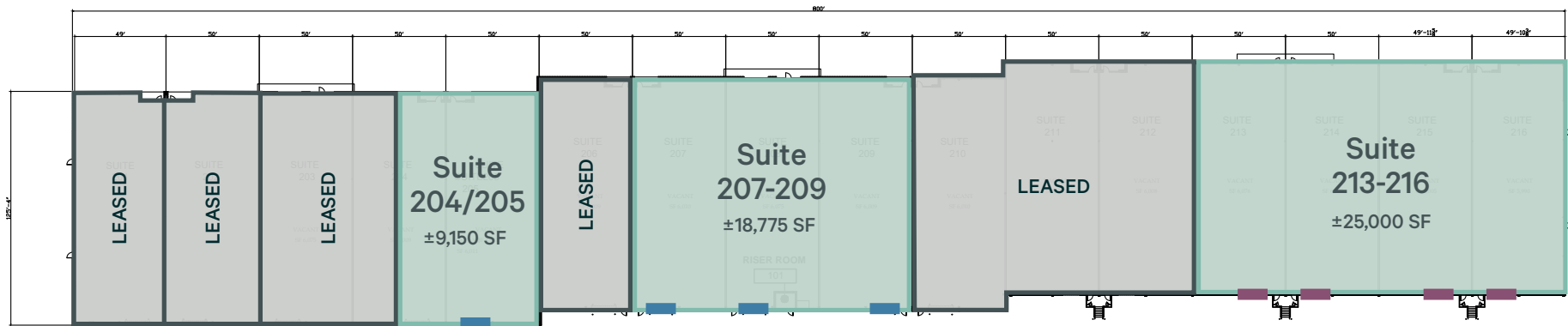
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## Building 2



Address	3335 Veterans Parkway   Clayton, NC 27520
Total Building SF	±100,000 SF
Available SF	±52,925 SF total (can subdivide to ±6,275 SF bays) <ul style="list-style-type: none"><li>• Suite 204/205: ±9,150 SF (not subdividable)</li><li>• Suite 207-209: ±18,775 SF</li><li>• Suite 213-216: ±25,000 SF</li></ul>
Ceiling Heights	20' - 24'
Loading Doors	Four (4) drive-in doors (Suite 204-205, 207-209) Four (4) dock-high doors (Suites 213 - 216)
Sprinklers	ESFR
Timing	Available immediately

### Floor Plan | Up to ±52,925 SF Available



4 DRIVE-IN DOORS

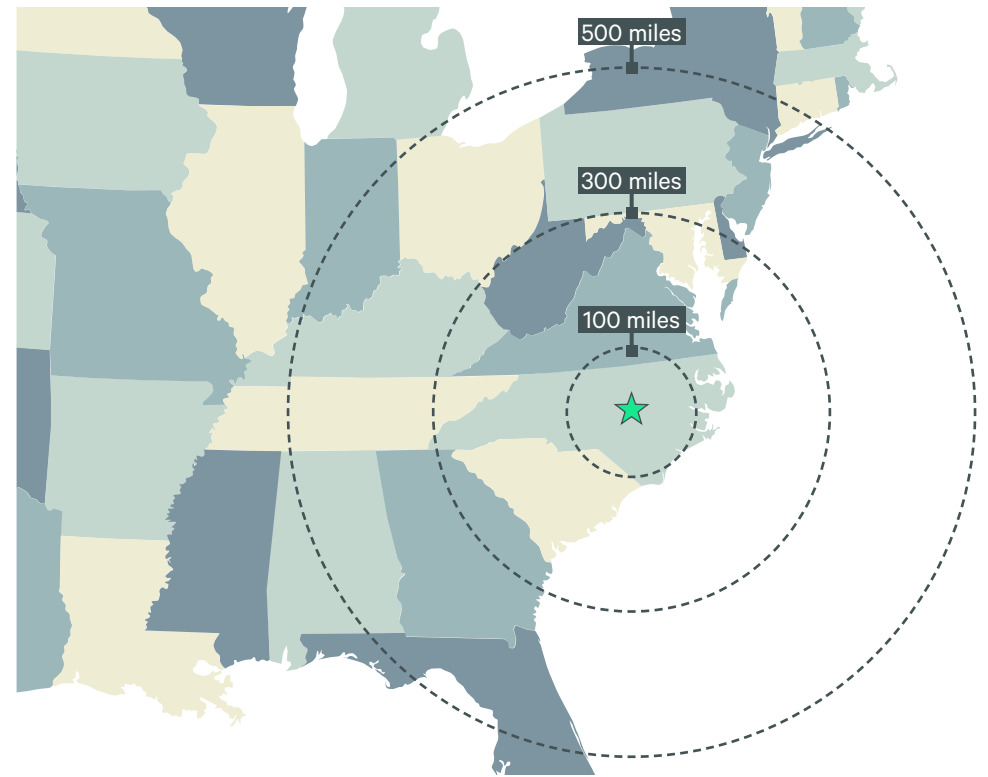
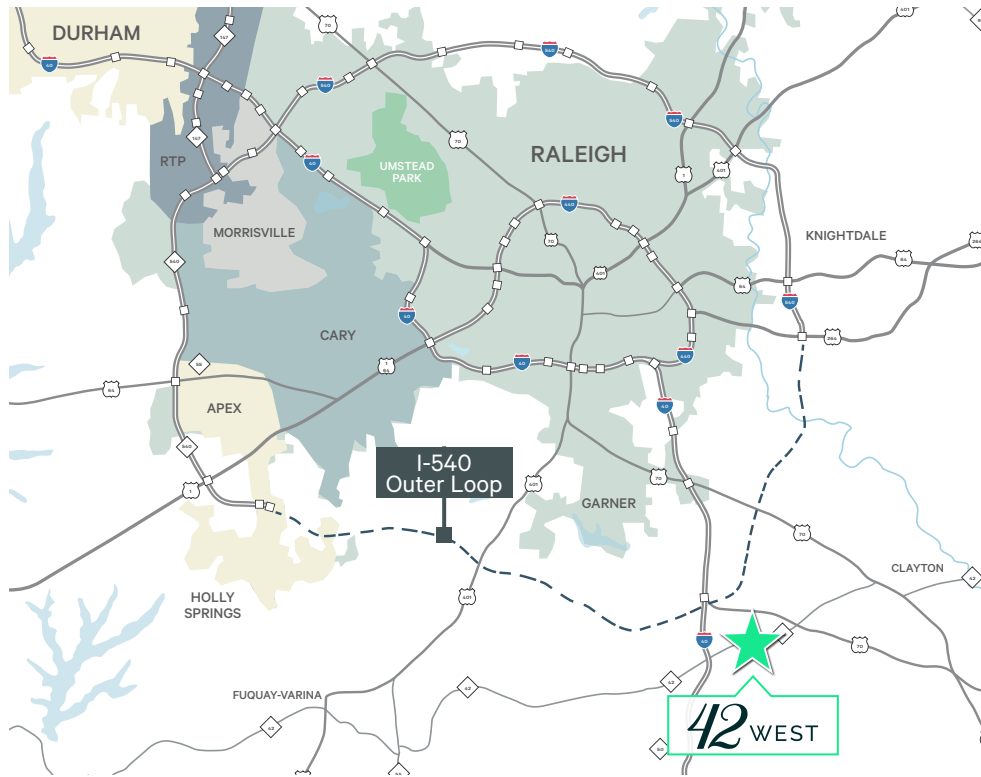
4 DOCK-HIGH DOORS

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## Prime Location & Access



Interstates	Miles
+ NC-42 Highway	Adjacent
+ US-70 Byp/Future I-42	1.5 Miles
+ Interstate 40	2.5 Miles
+ Interstate 540 Outer Loop	5.0 Miles

Airports	Miles
+ Raleigh-Durham International	33 Miles
+ Piedmont Triad International	109 Miles
+ Charlotte Douglas International	189 Miles

Sea Ports	Miles
+ Wilmington, NC	122 Miles
+ Morehead City, NC	135 Miles
+ Norfolk, VA	196 Miles
+ Charleston, SC	268 Miles

# Raleigh-Durham Spotlight



## POPULATION

15 Mins | 96,953  
30 Mins | 535,976



## LABOR FORCE

15 Mins | 46,363  
30 Mins | 264,716



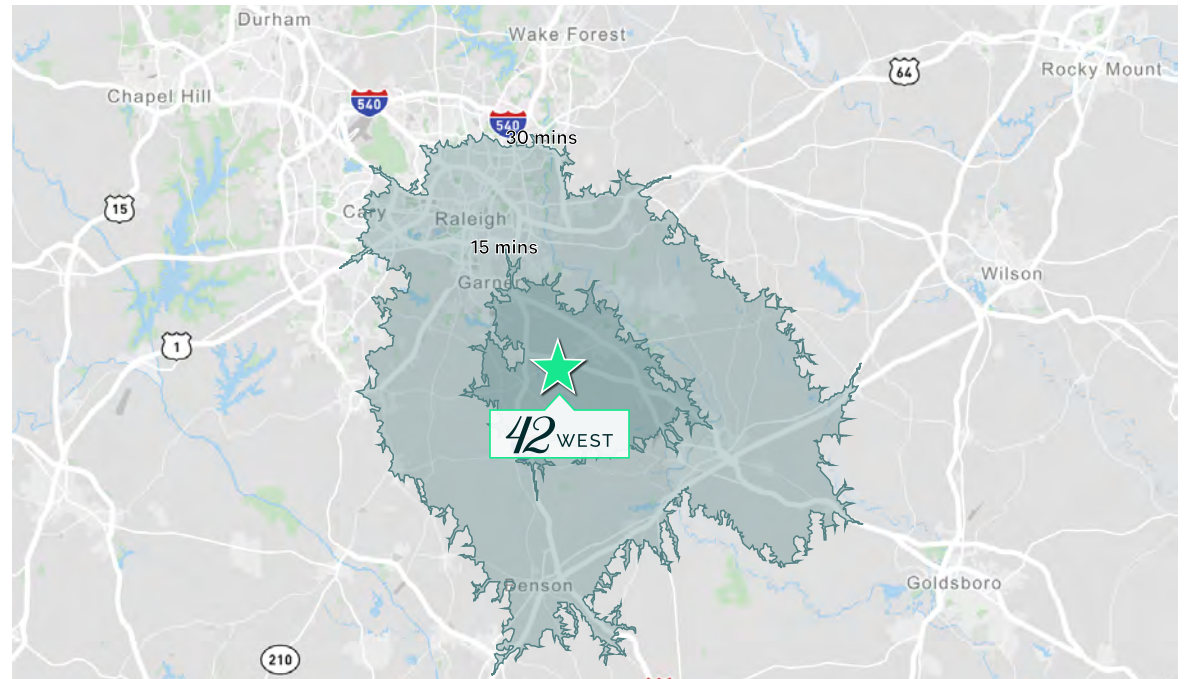
## AVG. INCOME

15 Mins | \$101,261  
30 Mins | \$91,599



## HOUSEHOLDS

15 Mins | 34,743  
30 Mins | 201,449



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

**#1 Best City for Young Professionals (Raleigh)**  
GOBANKINGRATES, 2022

**#2 Market to Watch for Real Estate Prospects in 2022**  
URBAN LAND INSTITUTE, OCTOBER 2021

**#2 Top Places to Live in the U.S.**  
U.S. NEWS & WORLD REPORT, JULY 2021

**#4 U.S. Hub for Biotechnology Activity**  
FIERCE BIOTECH, AUGUST 2022

**#6 Top Manufacturing Hub for Large MSAs (Raleigh-Durham)**  
BUSINESS FACILITIES, AUGUST 2022





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