



**CONSTRUCTION UNDERWAY  
DELIVERING Q3 2026**

**NEW CONSTRUCTION INDUSTRIAL & SHALLOW BAY SPACE  
±279,680 SF ACROSS TWO BUILDINGS  
AVAILABLE FOR LEASE OR SALE IN CLAYTON, NC ON ±27 ACRES**

8121 US-70 Business (Clayton Boulevard) & 400 S. Tech Park Lane



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# Site Plan

Total SF |  $\pm 279,680$  SF

Total Acreage |  $\pm 27$  Acres

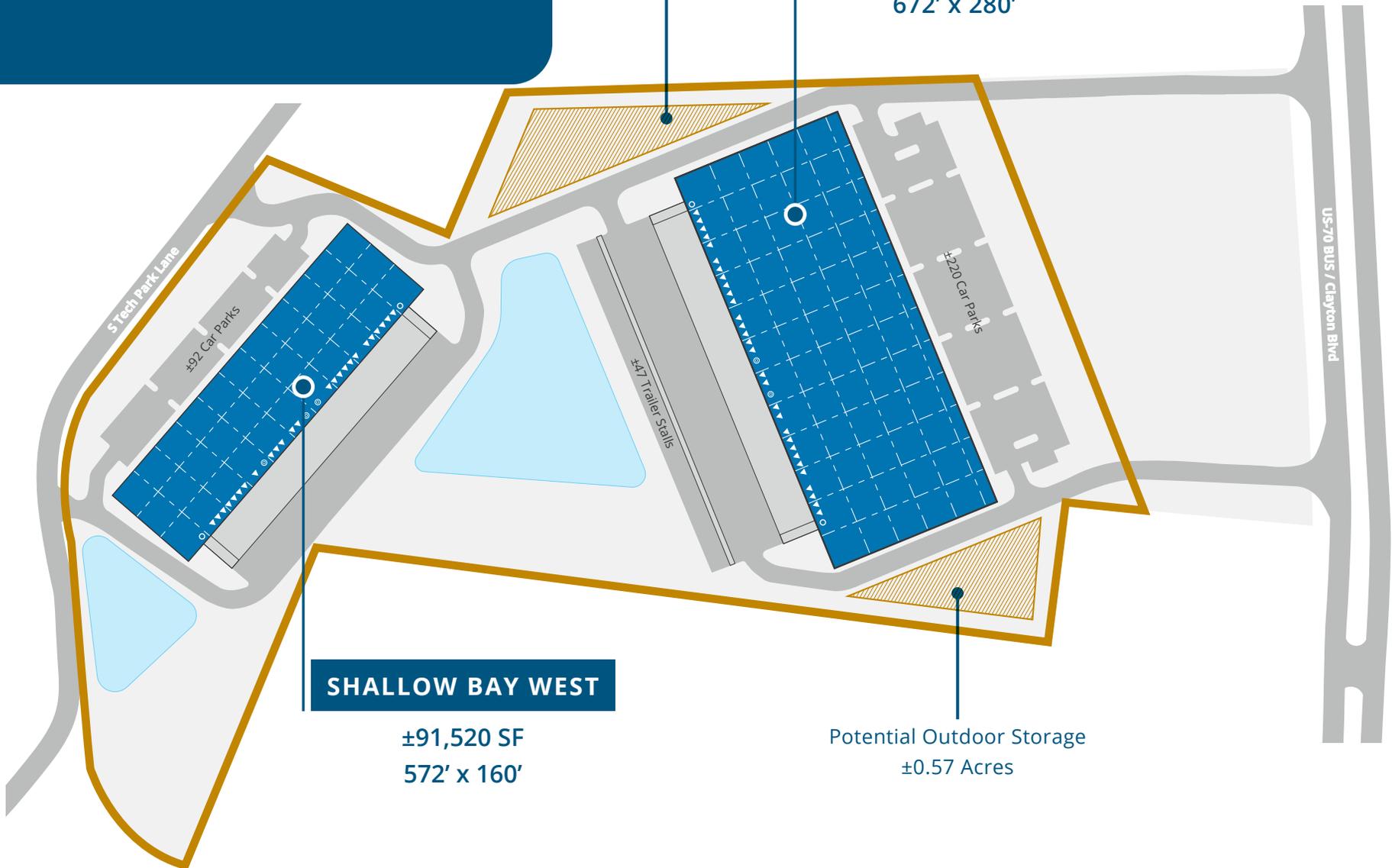
[Click to view detailed floor plans](#)



Potential Outdoor Storage  
 $\pm 0.75$  Acres

## INDUSTRIAL

$\pm 188,160$  SF  
672' x 280'



## SHALLOW BAY WEST

$\pm 91,520$  SF  
572' x 160'

Potential Outdoor Storage  
 $\pm 0.57$  Acres

# Building Summaries



## SHALLOW BAY WEST

## INDUSTRIAL

### DELIVERING Q3 2026

### HELD FOR BTS (LEASE OR SALE)

	DELIVERING Q3 2026	HELD FOR BTS (LEASE OR SALE)
ADDRESS	400 S. Tech Park Lane	8121 US-70 Business
BUILDING SIZE	±91,520 SF	±188,160 SF
ACREAGE	6.36 acres	11.45 acres
DIMENSIONS	572' x 160'	672' x 280', flexible depth for BTS (up to 330' deep)
OFFICE	1,500 SF	To Suit
COLUMN SPACING	52' W x 50' D with 60' speedbay	56' W x 52'6" D with 70' speedbay
BAY SIZE	8,320 SF (52' W x 160' D)	15,680 SF (56' W x 280' D)
DOCK DOORS	Twenty-nine (29) manual 9' x 10' dock positions; Five (5) will have 35K lbs pit levelers Two (2) 12'x14' drive-in doors with electric openers + ramps	Thirty (30) manual 9' x 10' dock doors, Two (2) 12' x 14' drive-in doors
LIGHTING	LED motion sensor lighting averaging 30 FC	LED motion sensor lighting averaging 30 FC
CLEAR HEIGHT	32'	36'
ELECTRICAL	1,500A / 480V / 3P	2,000A / 480V / 3P
ASSOCIATE PARKING	±92 spaces	± 220 spaces
TRAILER PARKING	Available	± 47 spaces

## SHARED SPECS

ZONING	I-2: Industrial-Heavy; including outside storage, heavy manufacturing, research & development and warehousing		
SPRINKLER SYSTEM	ESFR	NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas
EXTERIOR WALL MATERIAL	Tilt Up	WATER & SEWER PROVIDER	Town of Clayton
ROOFING	60 mil TPO membrane, 20 year warranty	WATER LINE	3" domestic water line along dock and end walls
FLOOR/SLAB	7", 4,000PSI, reinforced	SEWER LINE	8" underground sanitary to all 4 corners
TRUCK COURT DEPTH	130'		

# Location Overview

## ACCESSIBILITY



## ACCESSIBILITY HIGHLIGHTS



4 curb cuts for efficient ingress / egress



Signalized intersection via Pony Farm Rd



Dual internal spine roads



Counterclockwise truck traffic pattern flows



## DRIVE TIMES

Clayton Bypass

02 mins | 1.3 miles

Raleigh

22 mins | 23.3 miles

RDU Airport

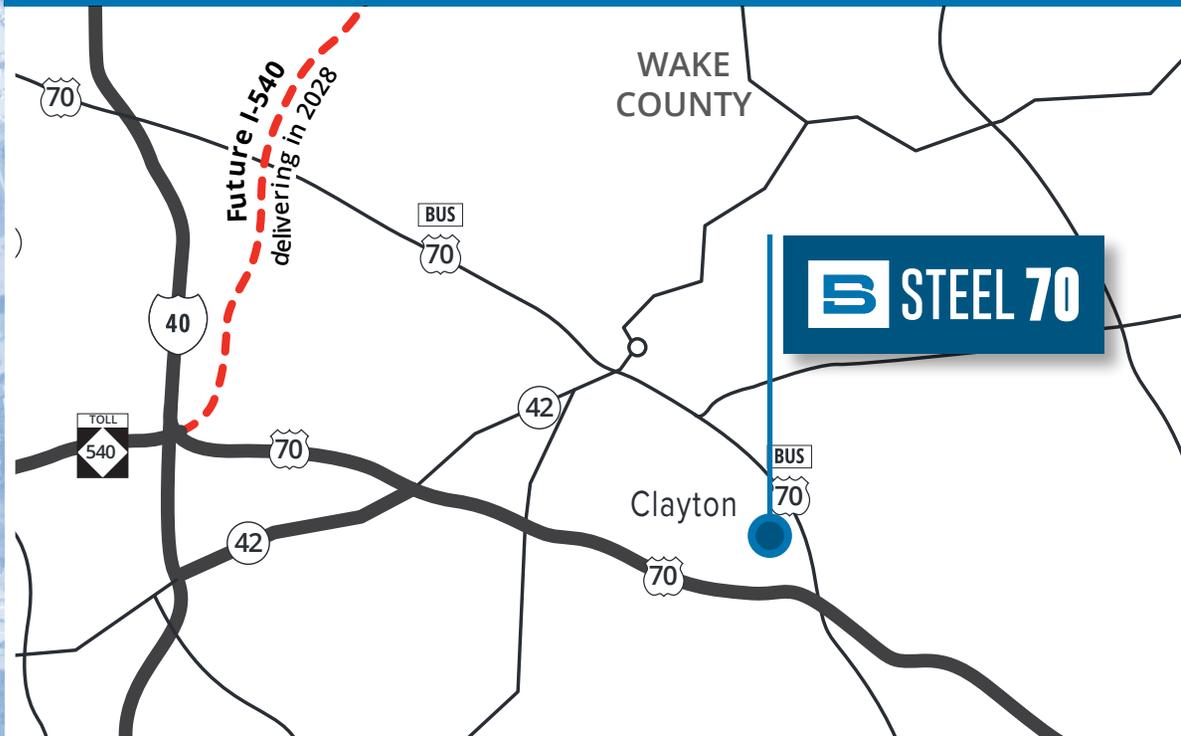
31 mins | 36.9 miles

Durham

43 mins | 47.7 miles

I-85

45 mins | 51.0 miles



# Location Overview

MEET THE NEIGHBORS



**GRIFOLS**

**LANE**  
INSTALLATION

  
novo nordisk®

 **PCX**

**Baker**  
THERMAL SOLUTIONS

  
Northeast Foods

 **FluoroFusion**

**KNAPHEIDE**  
SINCE 1848

 **Builders**  
FirstSource

 **STEEL 70**

THE  
**HALES**  
COMPANY



# STEEL 70



A development by:



For leasing information, contact:

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