



Raleigh-Durham MSA // Butner, North Carolina



FALLS LAKE
INDUSTRIAL PARK

Tradecrest & Turnrow Road
Butner, NC 27522

**± 158 Acre Master Planned
Industrial Development in Granville County**

Site Plan



- Phase 1
- Phase 2

Building Specifications

Building Address	Size (SF)	Dimensions (FT)	Parking Count	Trailer Count
100 Tradecrest Road	199,920	210 X 952	180	71
200 Turnrow Road	102,060	210 X 486	105	9
300 Tradecrest Road	262,080	260 X 1,008	185	64
400 Turnrow Road	297,920	280 X 1,064	215	80
500 Tradecrest Road	235,200	280 X 840	192	55

Phase 2

Opportunity Highlights



Master-planned Industrial Park with range of SF and flexibility to accommodate your requirement



Phase 1 to break ground in Q1 2026 - delivering by Q1 2027



Unbeatable access to I-85 and the greater Raleigh/Durham market



Prominent brand recognition opportunity with freeway visibility



Up to 20MW available via will serve letter in hand



Easy-on, Easy-off from I-85



Unmatched Regional Connectivity via I-85 and Beyond



Raleigh-Durham International Airport	25 mins
Research Triangle Park	19 mins
Durham	8 mins
Raleigh	27 mins
Chapel Hill	26 mins

Robust Intermodal Network via Port and Interstate Infrastructure



Doing Business in Granville County

Granville County, NC offers:

- Qualified, motivated workforce with a wide range of education and skills.
- Customized workforce training, on site and off site, through a top-ranked community college system.
- Research and development resources of three major universities (Duke University, North Carolina State University and University of North Carolina at Chapel Hill) and federal and private labs.
- Strong manufacturing environment with Bridgestone Bandag, CertainTeed, NT Techno USA, Revlon, Shalag in Granville County and many others operating major facilities close by.
- Easy access to East Coast markets and transportation routes.
- International airport with nonstop service to key East coast, West coast and international destinations, plus regional airports serving executive travelers.
- Internationally recognized quality of life.



Granville County Advantage:

- Granville County is recognized as a pro-business community, actively fostering an environment conducive to business growth and development.
- Granville County's diverse, affordable communities include historic small towns, attractively designed modern suburbs and secluded farmlands.
- International roster of Granville County corporate residents includes Bridgestone Bandag, CertainTeed, NT Techno USA, Revlon, Shalag and The Sunrock Group.
- Vibrant cultural life includes food and music festivals, abundant outdoor recreational opportunities across the county's 5 tranquil lakes, year-round calendar of minor-league baseball and NHL, NCAA and NASL sporting events in neighboring Raleigh and Durham.



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