

# I-42 Commerce Center

**INDUSTRIAL SPACE FOR LEASE OR SALE ALONG I-42  
±609,540 SF AVAILABLE IN SELMA, NC**

Access off Baugh Road & Oak Tree Drive | Selma, NC



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# Property Overview

I-42 Commerce Center

Future class A industrial development located southeast of Raleigh in Selma, NC



Direct access to future I-42, and I-95 via Buffalo Rd interchange



±56.63 acres



±609,540 SF,  
3 buildings total



Signage and visibility along I-42



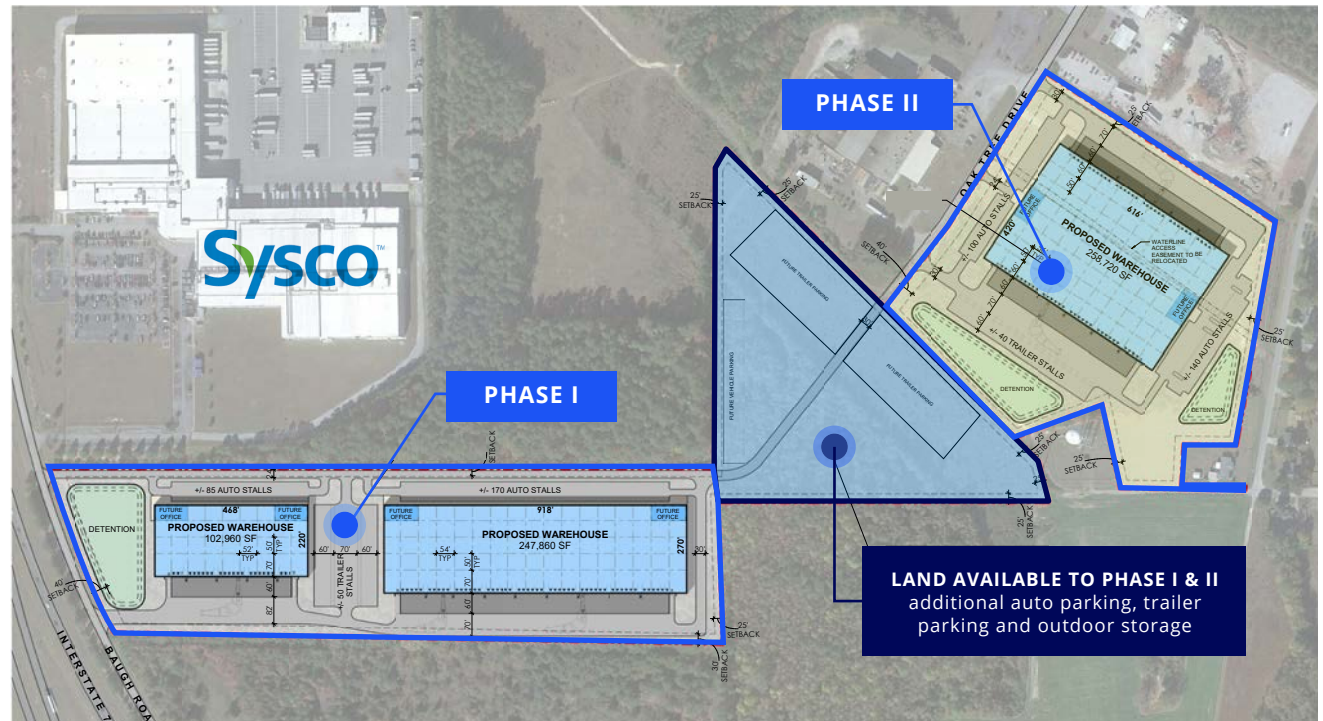
Future expansion opportunities

## PHASE I

- Up to **±36.05 acres** of developable land
- Total square footage **±350,820 SF**
- **(2) Two buildings**
- For sale, lease and build-to-suit

## PHASE II

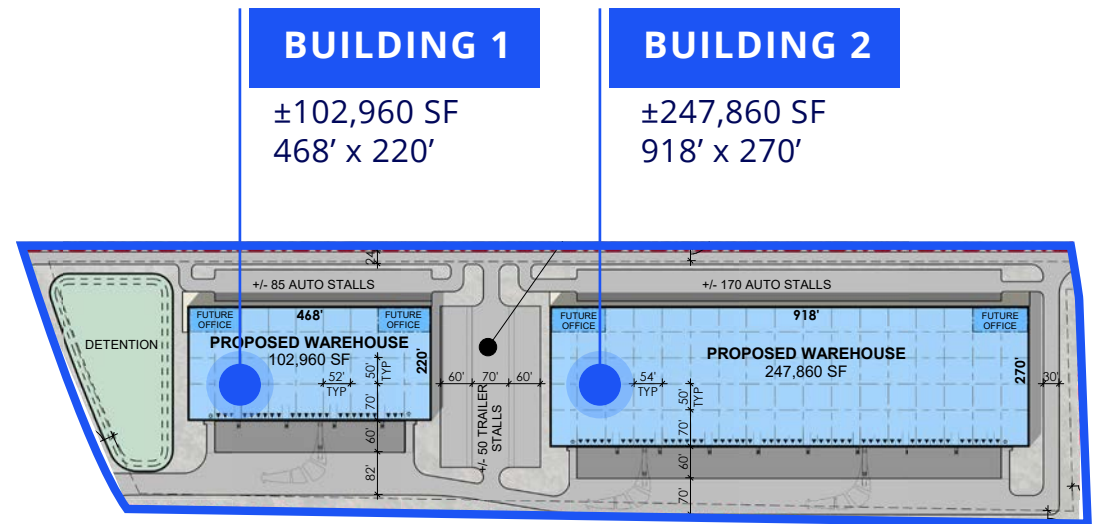
- Up to **±33.8 Acres** of developable land and laydown yard
- Total square footage **±258,720 SF**
- Industrial Outside Storage or Build-to-suit development possible
- For sale, lease and build-to-suit



# PHASE I Overview

**42 Commerce Center**

	Building 1	Building 2
<b>BUILDING SIZE</b>	±102,960 SF	±247,860 SF
<b>DIMENSIONS</b>	468' x 220'	918' x 270'
<b>DATE AVAILABLE</b>	10 months from lease signature	
<b>COLUMN SPACING</b>	50' x 52'	50' x 54'
<b>DOCK DOORS</b>	±24 spaces	±52 spaces
<b>LIGHTING</b>	LED lighting	LED lighting
<b>CLEAR HEIGHT</b>	36'	36'
<b>ELECTRICAL</b>	2,000 amps per building with ample expansion possible	
<b>TRAILER PARKING</b>	±50 spaces	
<b>ASSOCIATE PARKING</b>	±85 spaces	±170 spaces
<b>SPRINKLER SYSTEM</b>	ESFR	ESFR
<b>EXTERIOR WALL MATERIAL</b>	Tilt Up	Tilt Up
<b>ROOFING</b>	TPO	TPO
<b>FLOOR/SLAB</b>	6" slab over 3,500 psi	6" slab over 3,500 psi
<b>TRUCK COURT DEPTH</b>	142'	130'
<b>ZONING</b>	Heavy Industrial I-2	



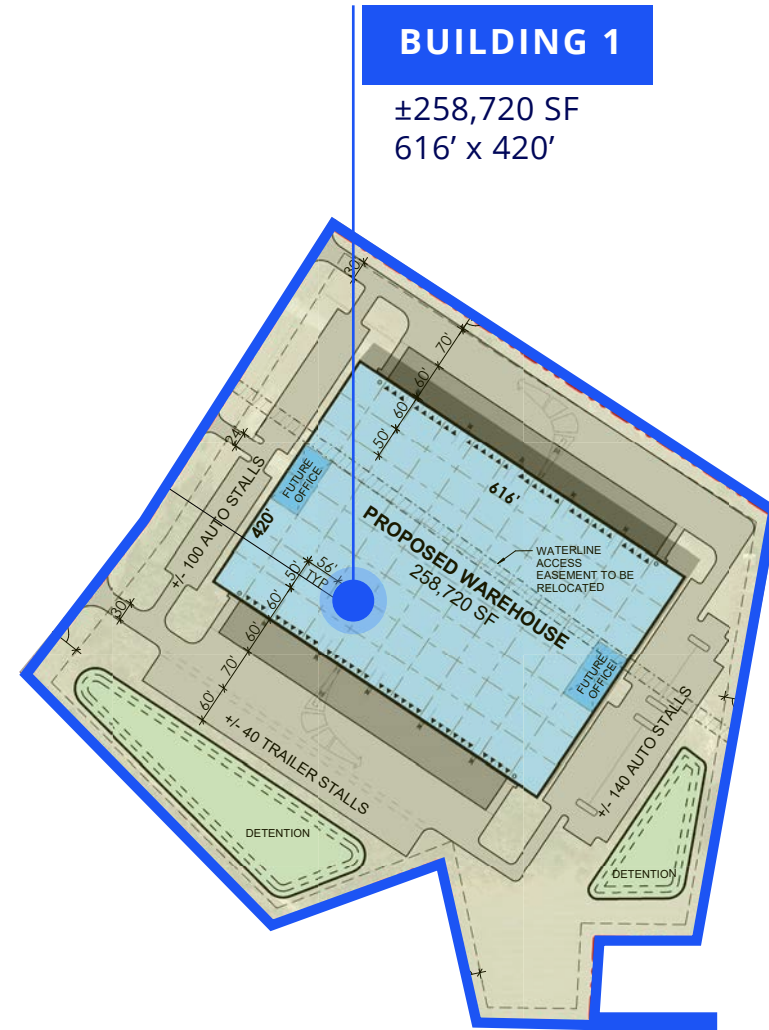
# Building Summary

## PHASE II

**4.2 Commerce Center**

### OPTION 1

	Building 1
BUILDING SIZE	±258,720 SF
DIMENSIONS	616' x 420'
DATE AVAILABLE	10 months from lease signature
COLUMN SPACING	50' x 56'
DOCK DOORS	±62 spaces
LIGHTING	LED lighting
CLEAR HEIGHT	Up to 40'
ELECTRICAL	2,000 amps with ample expansion possible
TRAILER PARKING	±40 spaces
ASSOCIATE PARKING	±240 spaces
SPRINKLER SYSTEM	ESFR
EXTERIOR WALL MATERIAL	Tilt Up
ROOFING	TPO
FLOOR/SLAB	6" slab over 3,500 psi
TRUCK COURT DEPTH	190'
ZONING	Heavy Industrial I-2



# Property Summary

## PHASE II

4.2 Commerce Center

### OPTION 2



Fenced-in Laydown Yard available



26.11 acres usable inside the fence



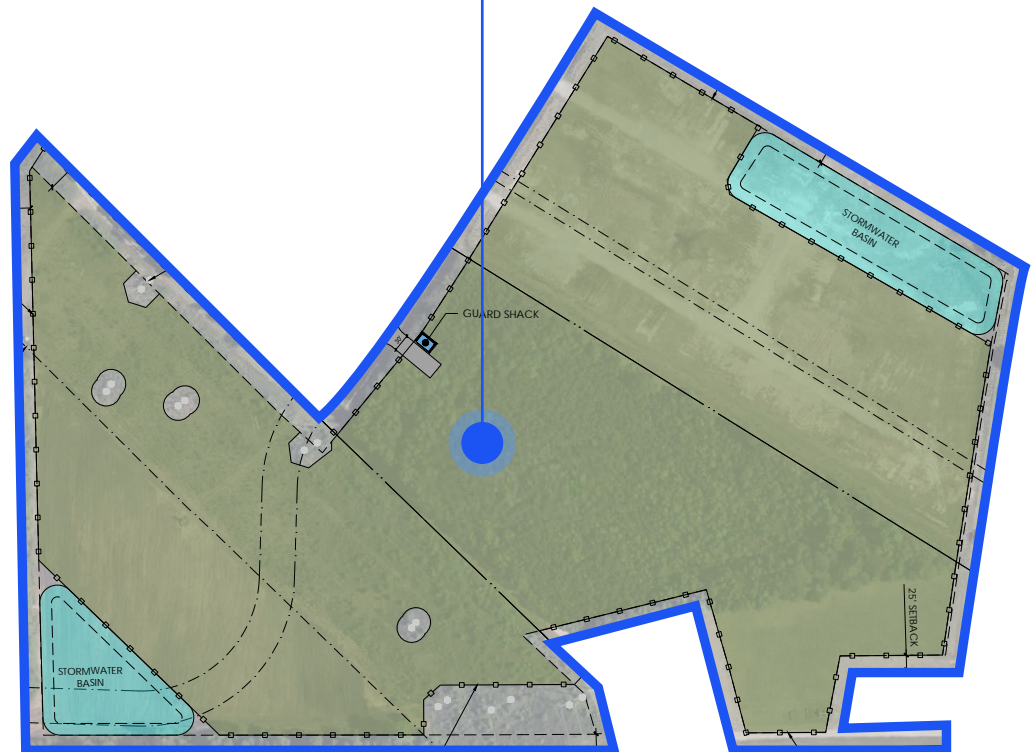
Heavy Industrial zoning



Guard shack & office can be built to suit

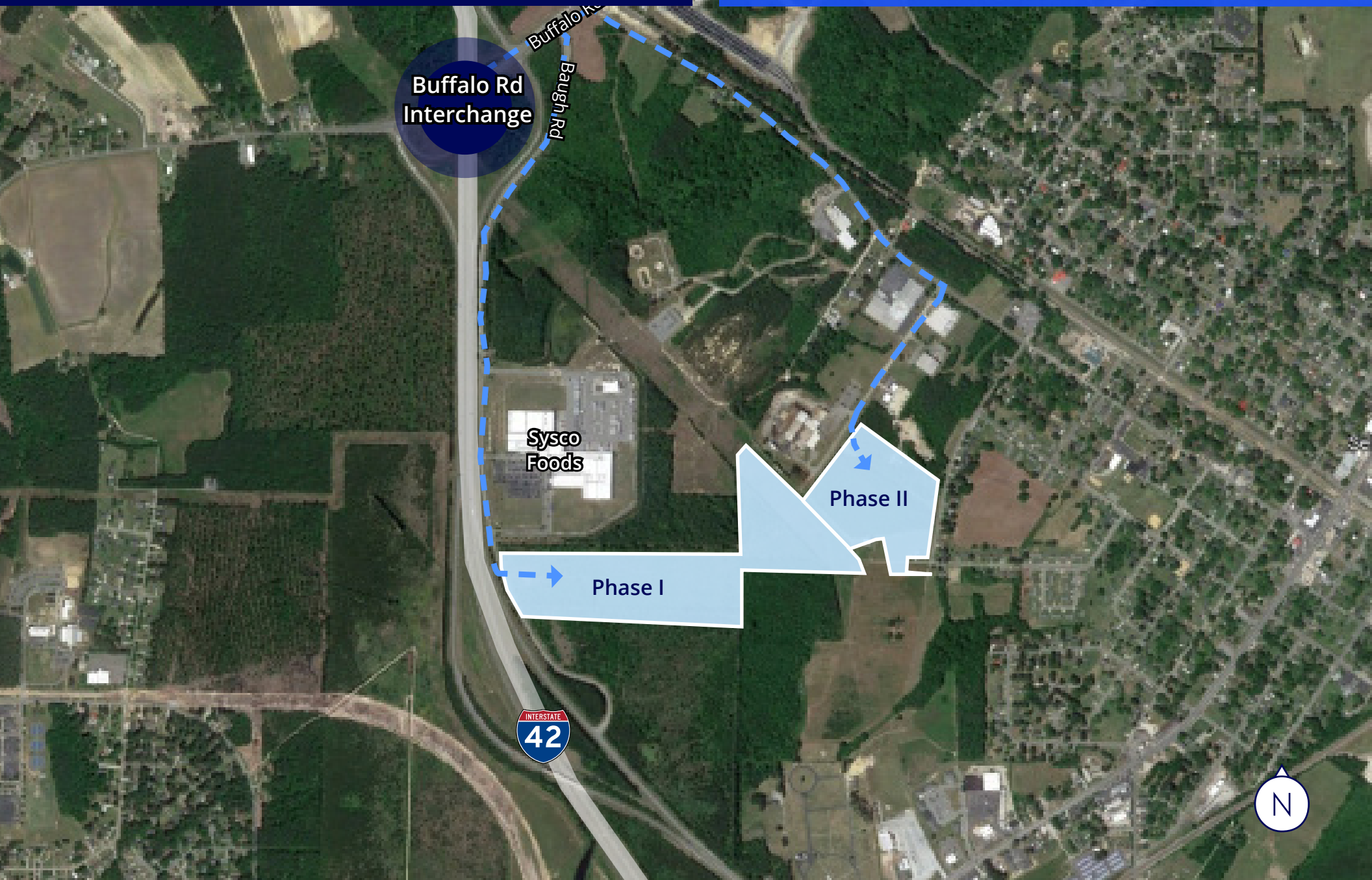
### LAYDOWN YARD

±1,137,515 SF Footprint  
±26.11 Acres (*usable*)  
±33.8 Acres (*gross*)



# Premium Accessibility

Immediate access to site from I-42 off Buffalo Rd



Buffalo Rd  
Interchange

Buffalo Rd

Baugh Rd

Sysco  
Foods

Phase I

Phase II



# Site Access



## Highways

- |   |       |                     |
|---|-------|---------------------|
| 1 | I-42  | 2 min   0.5 miles   |
| 2 | I-95  | 4 min   1.6 miles   |
| 3 | I-40  | 18 min   17.7 miles |
| 4 | I-440 | 25 min   26.1 miles |



## Airports

- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Johnston Regional               | 8 miles   |
| 2 | Fayetteville Regional           | 55 miles  |
| 3 | Raleigh-Durham International    | 47 miles  |
| 4 | Pitt-Greenville                 | 64 miles  |
| 5 | Charlotte Douglas International | 202 miles |



## Ports

- |   |                   |           |
|---|-------------------|-----------|
| 1 | Norfolk, VA       | 177 miles |
| 2 | Morehead City, NC | 119 miles |
| 3 | Wilmington, NC    | 120 miles |
| 4 | Charleston, SC    | 266 miles |
| 5 | Savannah, GA      | 310 miles |
| 6 | Jacksonville, FL  | 440 miles |



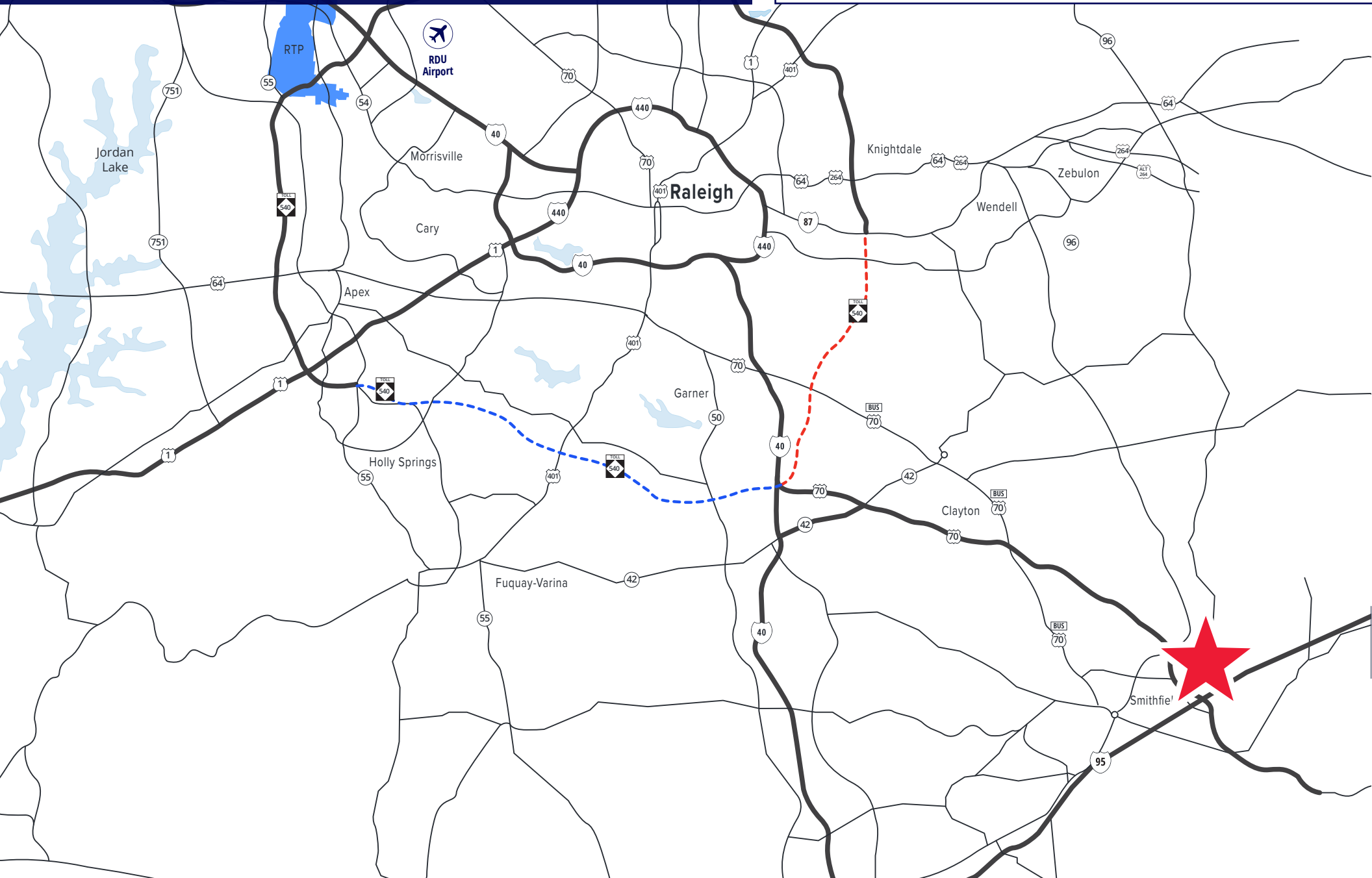
# Highway Improvements



I-540 Completion

● PHASE I

● PHASE II

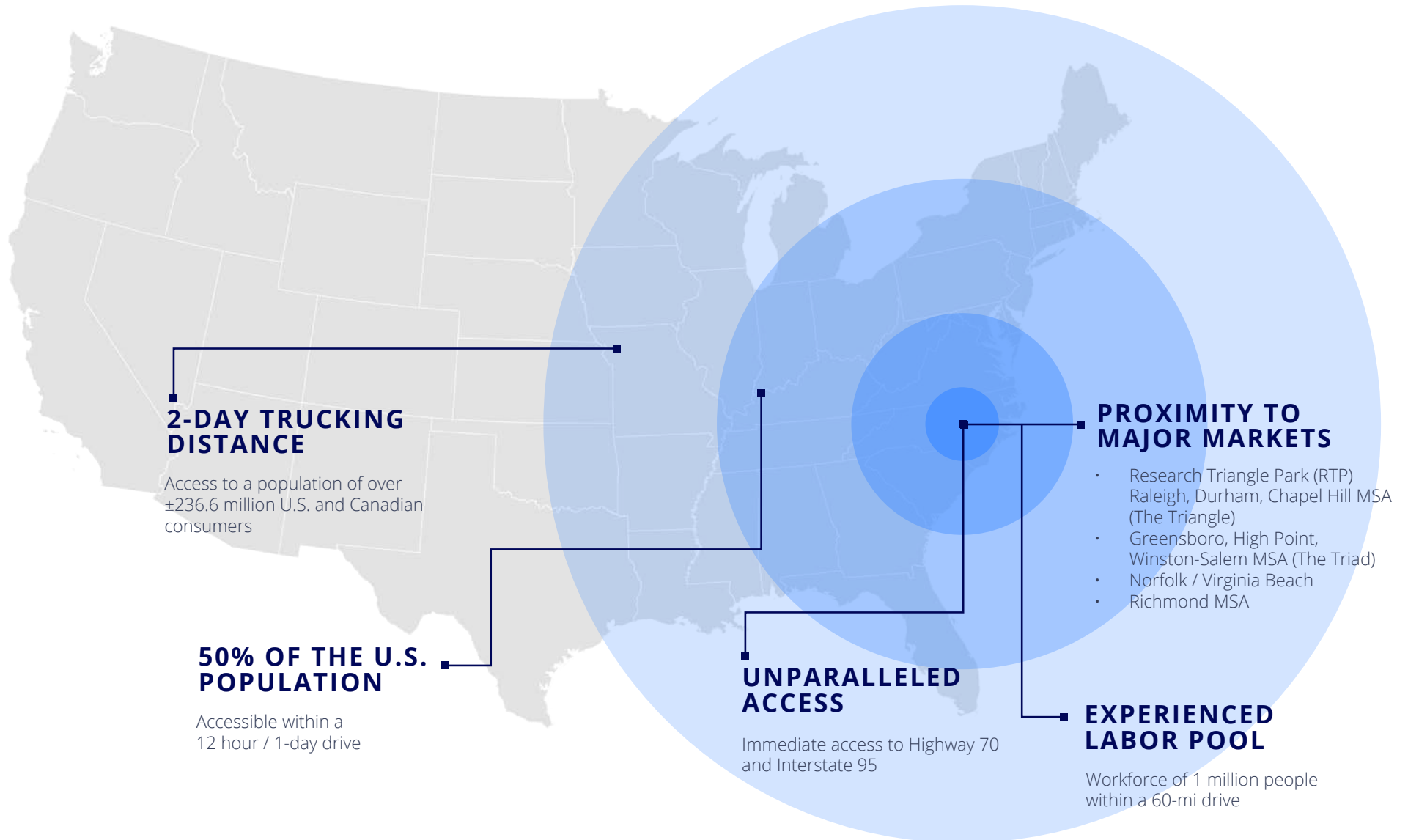




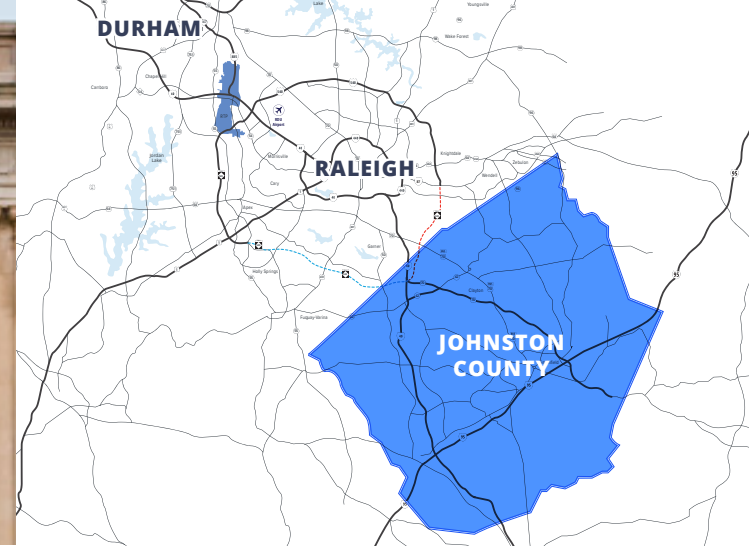
# Major Distributors Along I-95



# Property Location



# Johnston County Overview



Johnston County sits minutes from the technology hub of Raleigh, NC. Its location and pro-business climate positions it to be one of the fastest growing counties in one of the nation's fastest growing regions. Additionally, the Triangle East Chamber of Commerce estimates 65,000 people drive outside the county for work every day, a sign of a vibrant and available workforce. Johnston County is part of the Research Triangle Region of North Carolina. Home to major universities and fast-growing cities, the Research Triangle is frequently named as one of the best places in the U.S. for starting a business, finding a fulfilling career,

and raising a family. The region's continually expanding transportation network provides easy access to jobs, educational opportunities and quality of life amenities. They also allow for quick access to Raleigh-Durham International Airport, numerous regional executive jetports, and multiple deepwater ports, all of which are critically important for global commerce. Johnston County is within an hour's drive of 12 colleges and universities, including three world-class research universities. Collectively, these institutions serve more than 150,000 students annually and spend over \$2 billion each year on research activities.



223,629  
Current  
Population



81,632  
Current  
Households



5,554  
Total  
Businesses



65,000+  
Daily Workers  
Commuting Out of County



\$61,597  
Median Household  
Income



24.2%  
Bachelor's/Graduate/  
Prof Degree

## MAJOR EMPLOYERS IN JOHNSTON COUNTY



1000+ jobs  
Johnston Co.  
Public Schools



1000+ jobs  
Johnston Health



1000+ jobs  
Grifols Therapeutics



700+ jobs  
Novo Nordisk  
Pharmaceutical



500+ jobs  
Food Lion



500+ jobs  
Caterpillar, Inc

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A development by:



THE MISSNER GROUP



For leasing information, contact:

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