

200 S Tech Park Ln.

Industrial Land for Sale | Clayton, NC

TOTAL SITE
±7.61 AC

PROPOSED BUILDING
±30,000 SF

OUTDOOR
STORAGE AREA
±20,000 SF



NAITRI PROPERTIES

SITE FEATURES

Industrial land with site plan approval for $\pm 30,000$ SF flex warehouse.

ADDRESS	200 S Tech Park Ln, Clayton, NC
BUILDING SIZE	$\pm 30,000$ SF (with outside storage)
DIMENSIONS	300' X 100'
ACREAGE	7.61 acres
ZONING	Industrial Heavy (I-2)
WATER/SEWER	Town of Clayton
POWER	Duke Progress Energy
GAS	Piedmont Natural Gas
TELECOM AVAILABLE	Spectrum Internet
MITIGATION CREDITS	Prepaid
FEATURES	<ul style="list-style-type: none">- Site Plan previously approved- Previous site plan had Building expandable to $\pm 31,500$ SF based on site plan building dimensions- Previous site plan had $\pm 18,000$ SF of outside storage area (not including truck court)
SALES PRICE	\$1,050,000

CONTACT
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NAITRI PROPERTIES

LAND HEAVY INDUSTRIAL



\$1,050,000

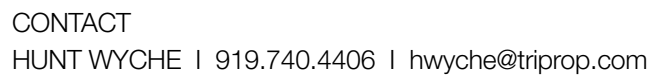


**Historical
Site Plan
for
30,000 SF**



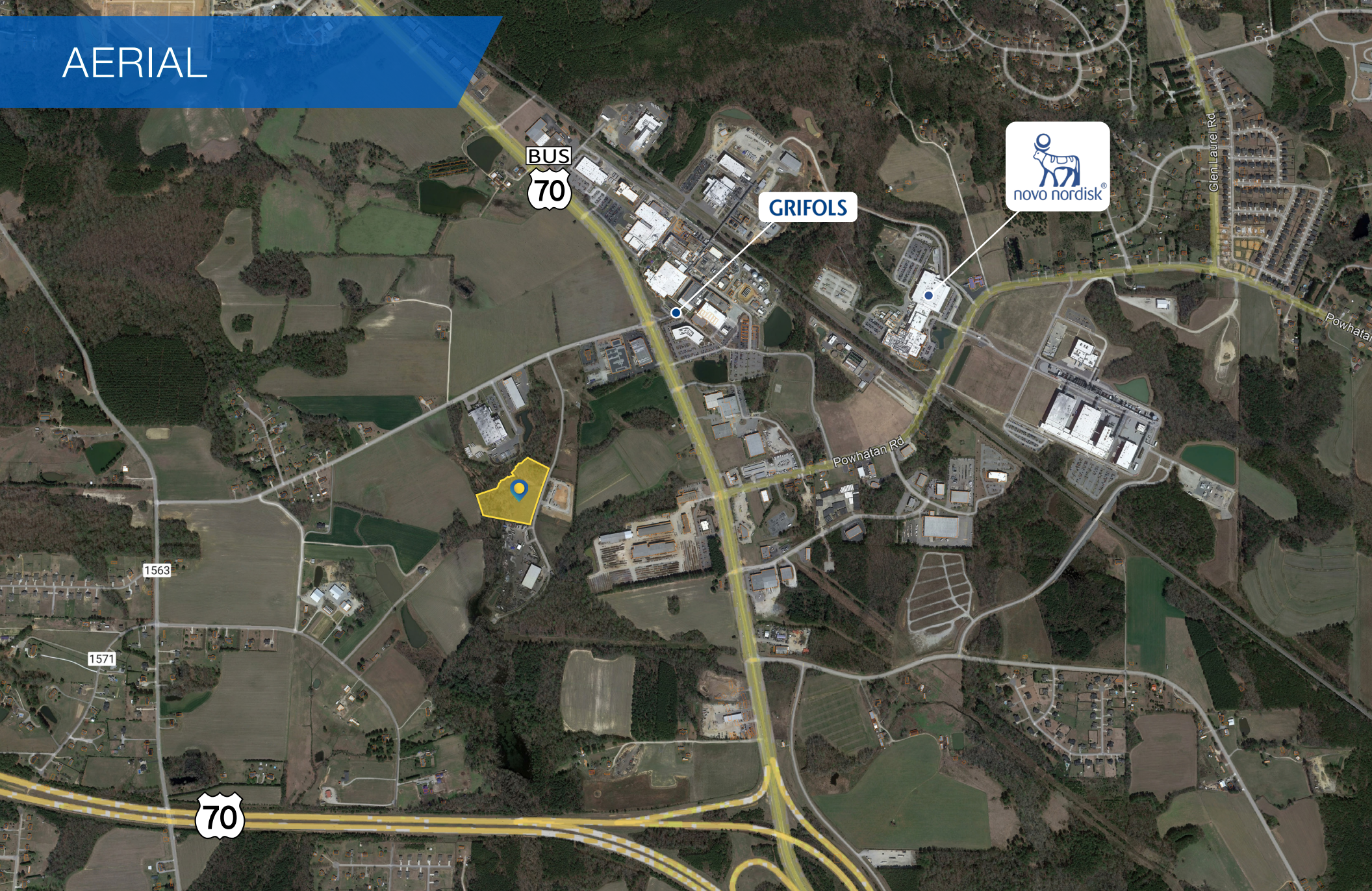
**Grading
Permit
Submitted**

(SITE PLAN PREVIOUSLY APPROVED)



Naitri PROPERTIES

AERIAL



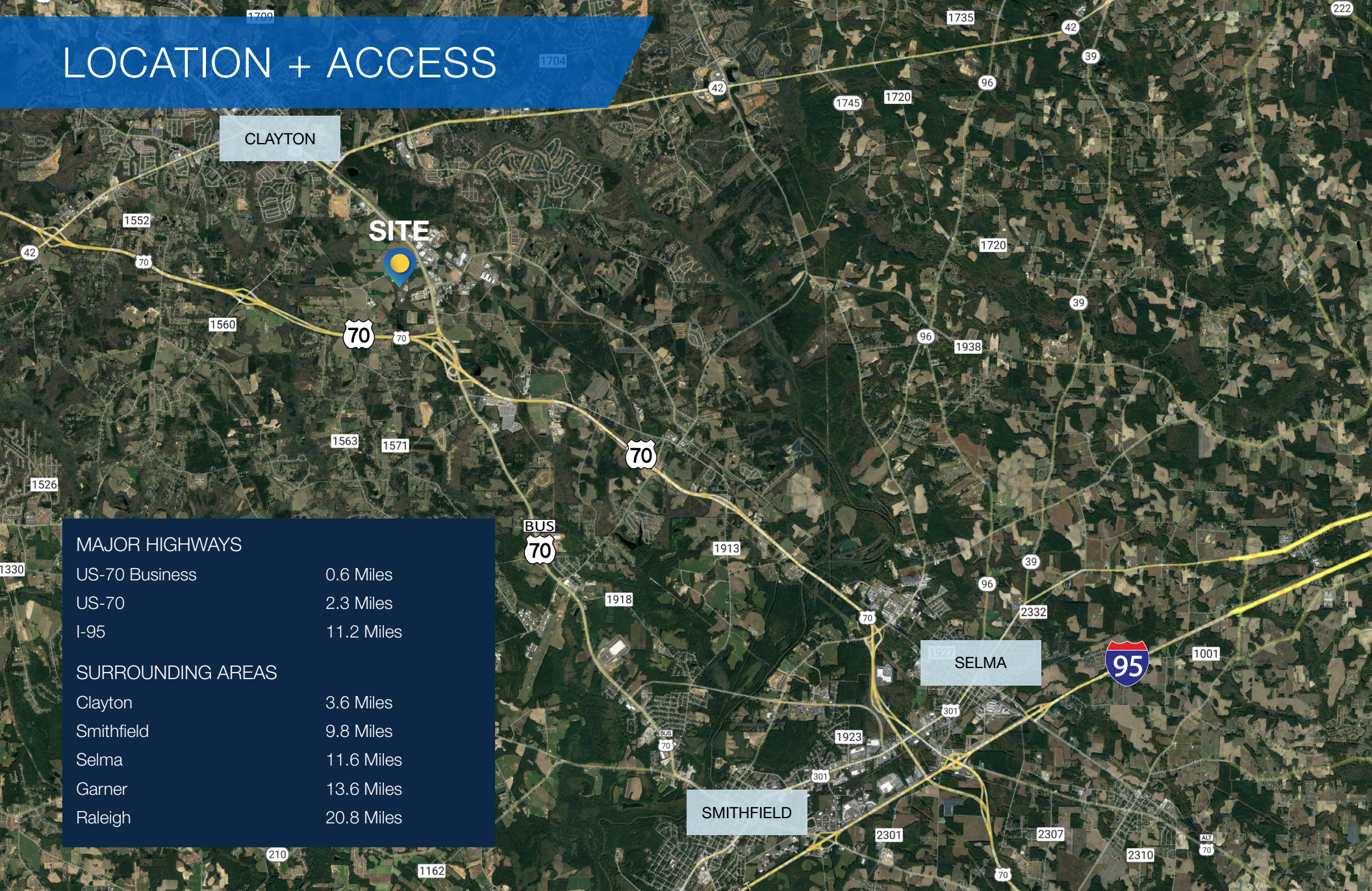
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NAI TRI PROPERTIES

LOCATION + ACCESS



MAJOR HIGHWAYS

US-70 Business	0.6 Miles
US-70	2.3 Miles
I-95	11.2 Miles

SURROUNDING AREAS

Clayton	3.6 Miles
Smithfield	9.8 Miles
Selma	11.6 Miles
Garner	13.6 Miles
Raleigh	20.8 Miles

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