



**BREAKING GROUND Q4 2025
DELIVERING Q3 2026**

**NEW CONSTRUCTION INDUSTRIAL AND SHALLOW BAY SPACE
±346,400 SF ACROSS THREE BUILDINGS
AVAILABLE FOR LEASE OR SALE IN CLAYTON, NC ON 34 ACRES**

8121 - 8173 US 70 Business Highway (Clayton Boulevard) + 400 S. Tech Park Lane



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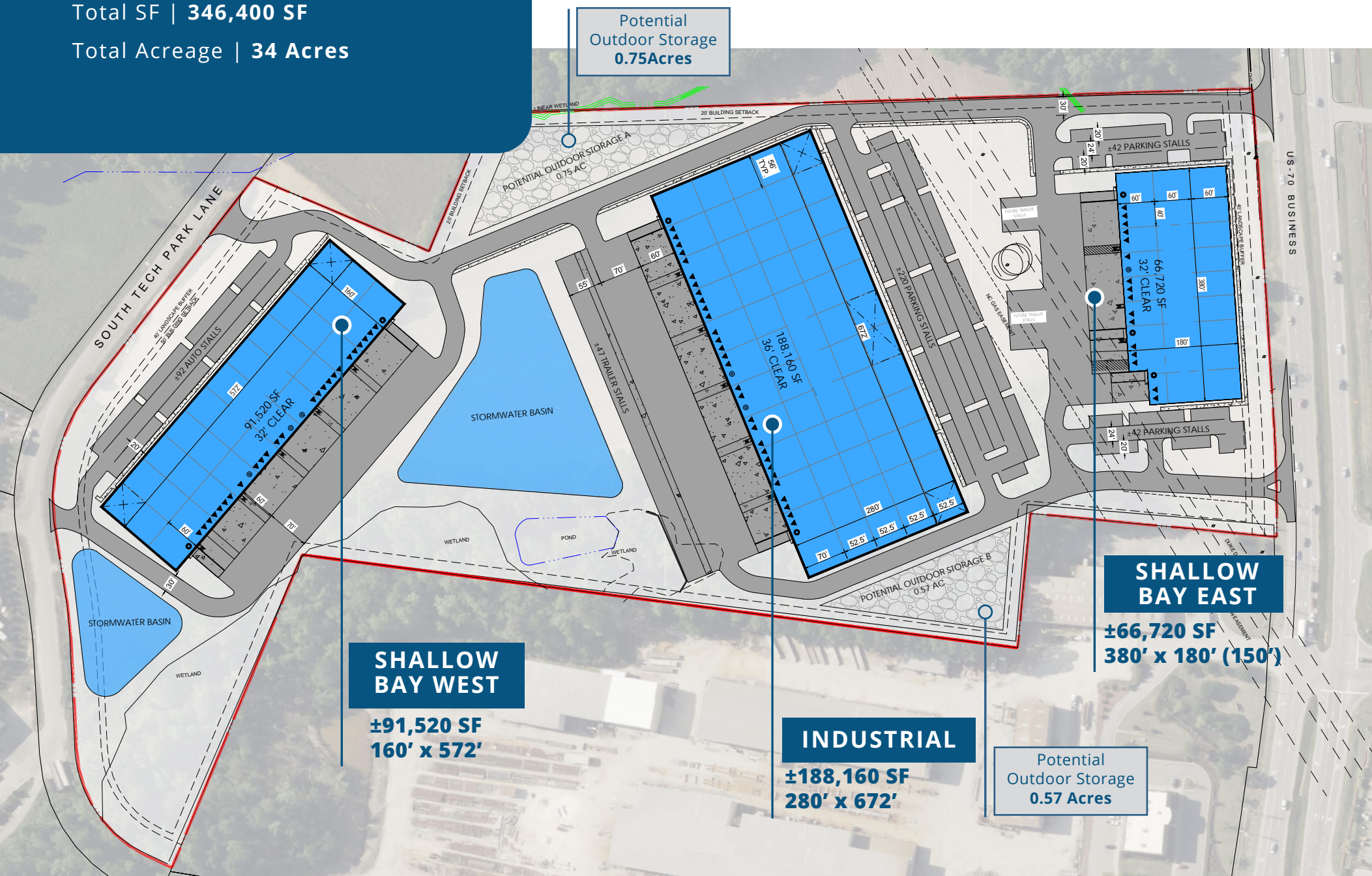
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Total SF | **346,400 SF**

Total Acreage | **34 Acres**



Building Summaries



**BREAKING GROUND Q4 2025
DELIVERING Q3 2026**

SHALLOW BAY WEST

DELIVERING Q3 2026

BUILDING SIZE	±91,520 SF
ACREAGE	6.36 ac
DIMENSIONS	572' x 160'
OFFICE	1,500 SF
COLUMN SPACING	52' W x 50' D with 60' Speedbay
BAY SIZE	8,320 SF (52' W x 160' 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
LIGHTING	LED motion sensor lighting averaging 30 FC
CLEAR HEIGHT	32'
ELECTRICAL	1,500A / 480V / 3P
ASSOCIATE PARKING	±92 spaces
TRAILER PARKING	Available

INDUSTRIAL

HELD FOR BTS (LEASE OR SALE)

BUILDING SIZE	±188,160 SF
ACREAGE	11.45 ac
DIMENSIONS	672' x 280', Flexible depth for BTS (up to 330' deep)
OFFICE	To Suit
COLUMN SPACING	56' W x 52.5' D with 70' Speedbay
BAY SIZE	15,680 SF (56' W x 280' D)
DOCK DOORS	Thirty (30) manual 9' x 10' dock doors, Two (2) 12' x 14' drive-in doors
LIGHTING	LED motion sensor lighting averaging 30 FC
CLEAR HEIGHT	36'
ELECTRICAL	2,000A / 480V / 3P
ASSOCIATE PARKING	± 220 spaces
TRAILER PARKING	± 47 spaces

SHALLOW BAY EAST

HELD FOR BTS (LEASE OR SALE)

BUILDING SIZE	±66,720 SF
ACREAGE	6.3 ac
DIMENSIONS	380' x 180'
OFFICE	To Suit
COLUMN SPACING	40' W x 60' D
BAY SIZE	7,200 SF (40' W x 180' D) 7,500 SF (50' W x 150' D)
DOCK DOORS	Sixteen (16) manual 9' x 10' dock doors, Three (3) 12' x 14' drive-in doors with ramps
LIGHTING	LED motion sensor lighting averaging 30 FC
CLEAR HEIGHT	32'
ELECTRICAL	1,500A / 480V / 3P
ASSOCIATE PARKING	±84 spaces
TRAILER PARKING	Available

SHARED SPECS

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

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

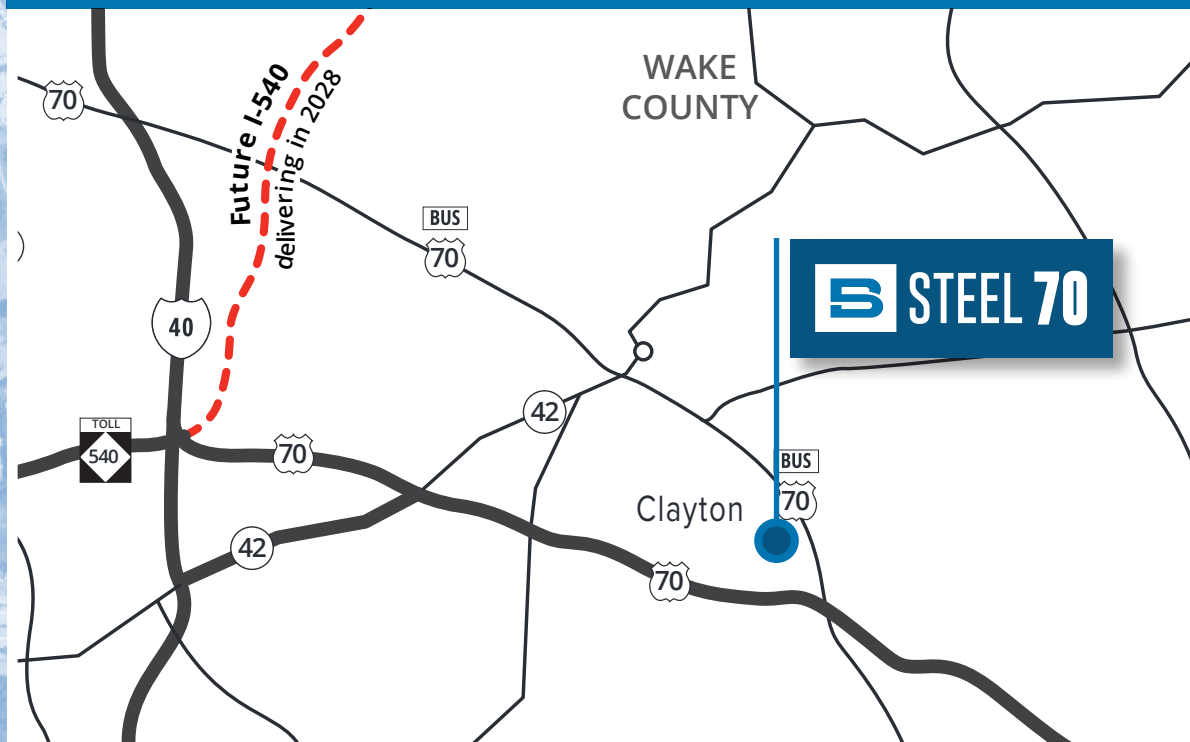


DRIVE TIMES

Clayton Bypass
Raleigh
RDU Airport
Durham
I-85

02 mins | 1.3 miles
22 mins | 23.3 miles
31 mins | 36.9 miles
43 mins | 47.7 miles
45 mins | 51.0 miles

Read NCDOT's long-term plans to upgrade and rename US Business 70 & NC 42



Location Overview

MEET THE NEIGHBORS



LANE
INSTALLATION

PCX

NE
Northeast Foods

KNAPHEIDE
SINCE 1848

STEEL 70

THE
HALES
COMPANY

GRIFOLS

novo nordisk

Baker
THERMAL SOLUTIONS

FluoroFusion

Builders
FirstSource

STEEL 70



A development by:



For leasing information, contact:

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