



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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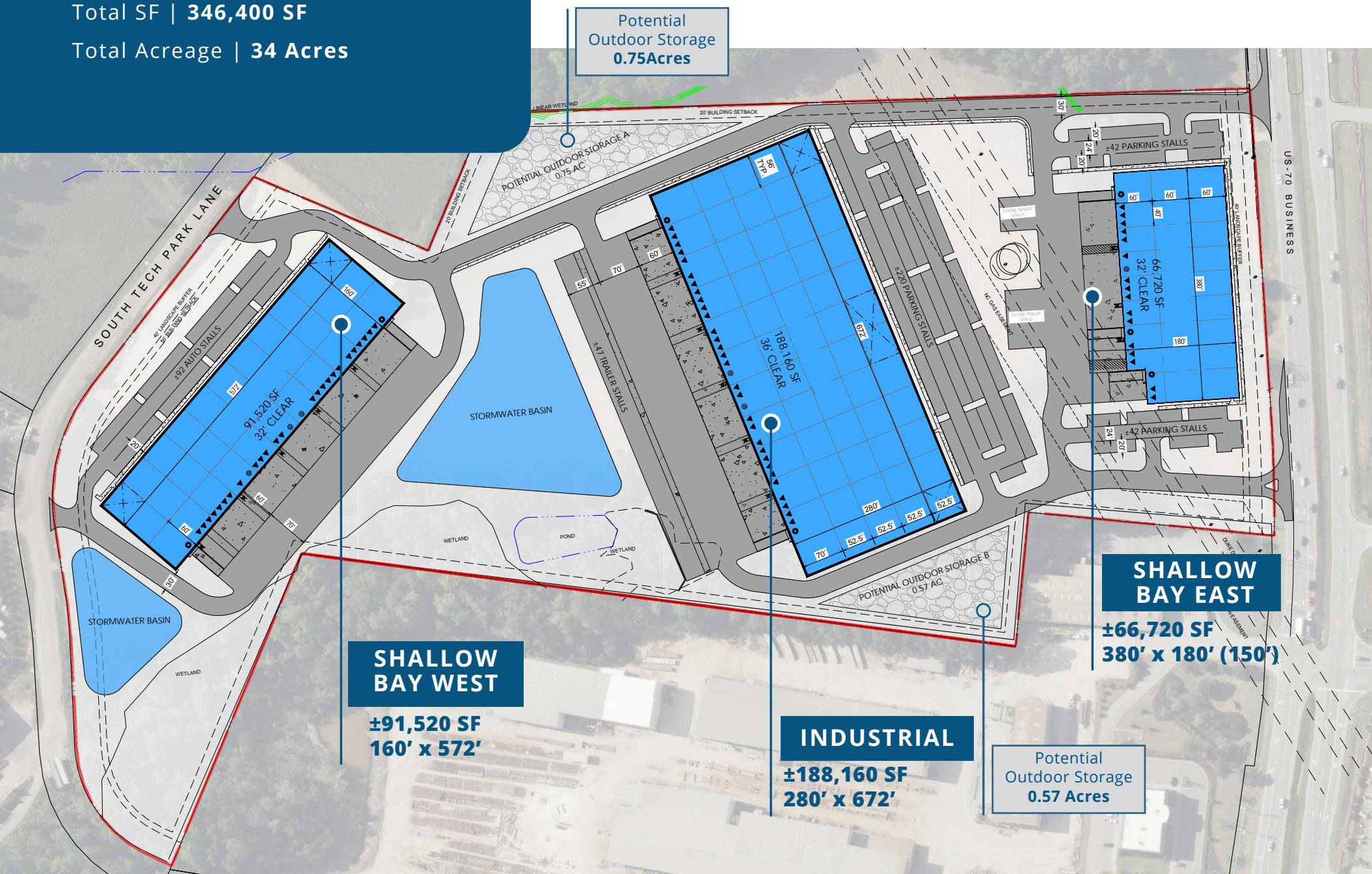


# Site Plan

Total SF | **346,400 SF**

Total Acreage | **34 Acres**

Click to view detailed floor plans



# 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

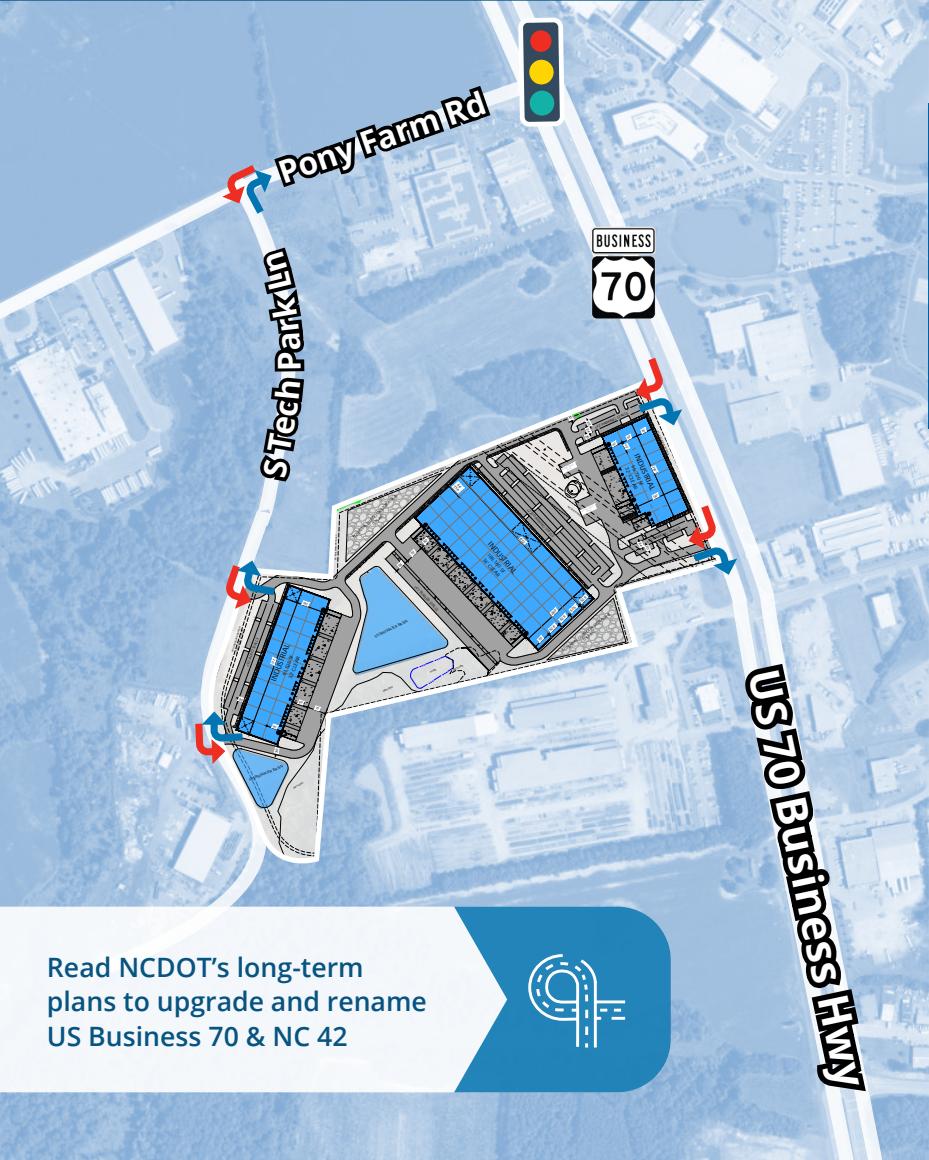
3" domestic water line  
along dock and end walls

### 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

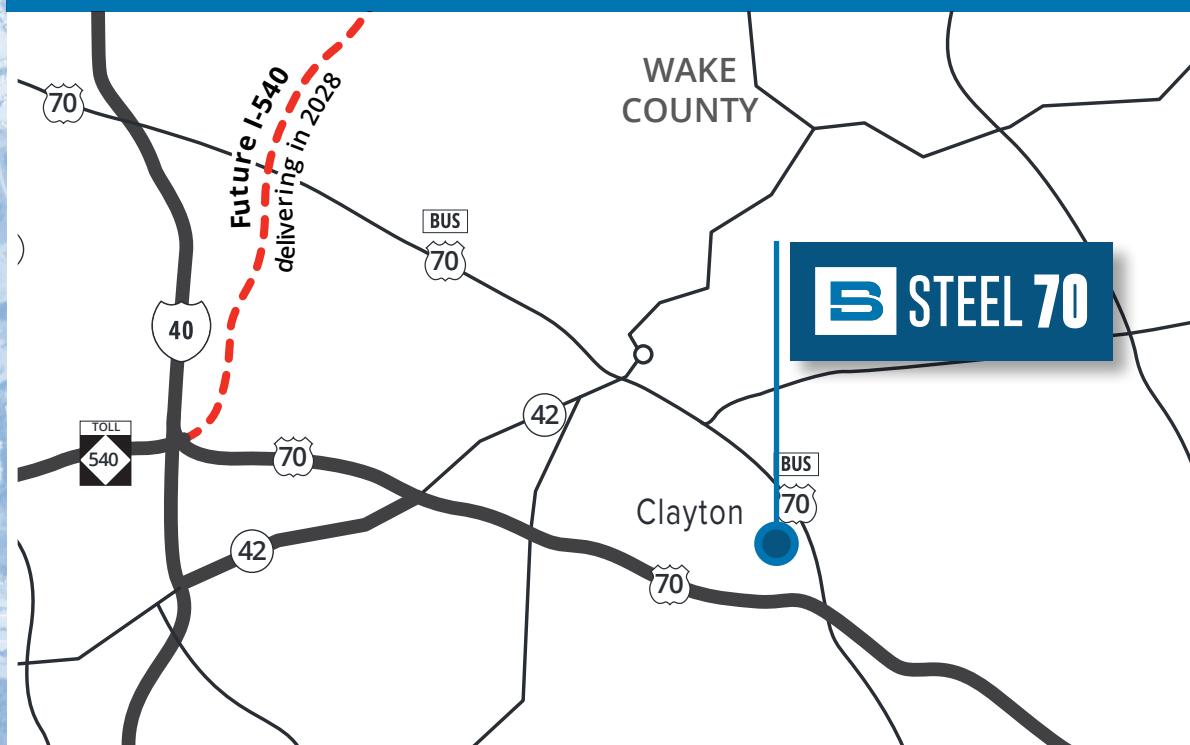


Counterclockwise truck traffic pattern flows

## 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



# Location Overview

MEET THE NEIGHBORS





A development by:



For leasing information, contact:

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