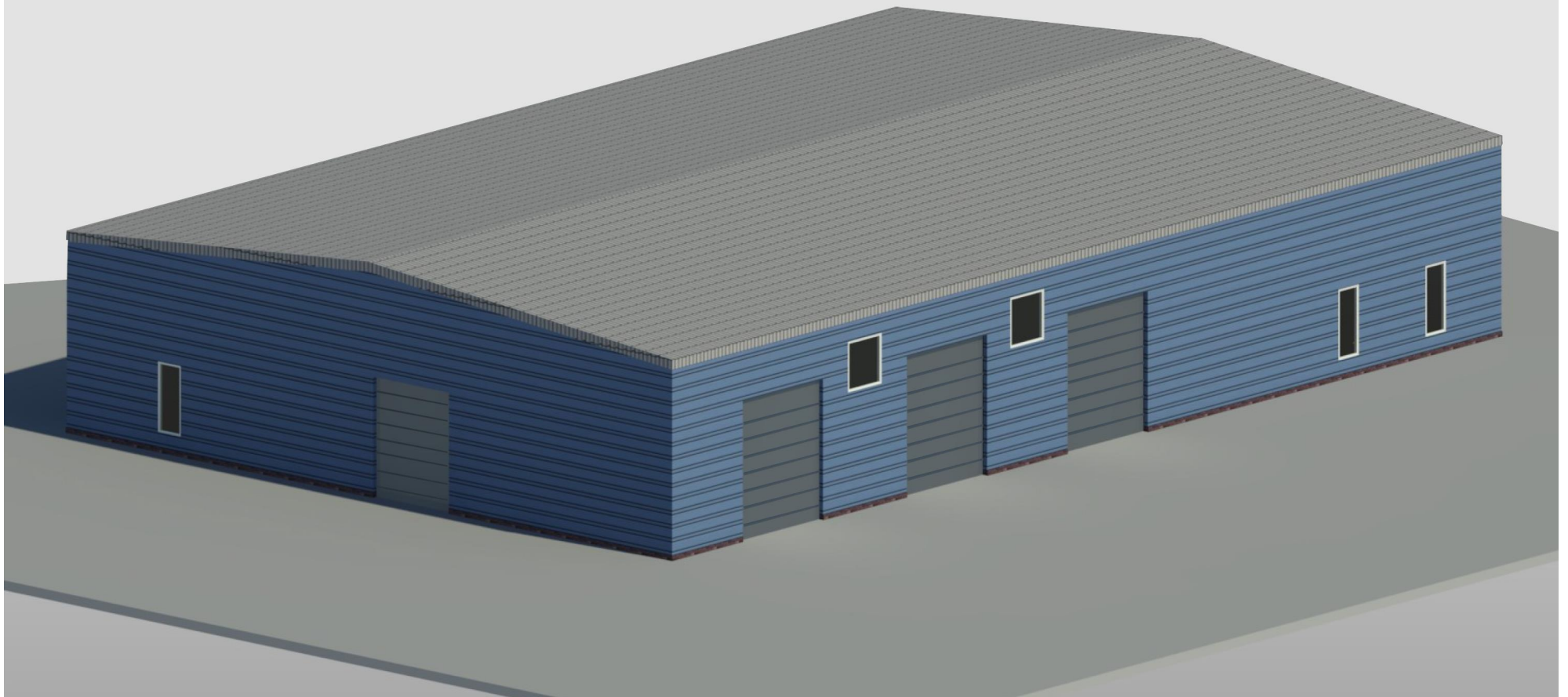


Dinan Road & US Highway 301 S

±10,000 SF of Industrial Space with ±4 Acres of Outdoor Storage



Property Highlights

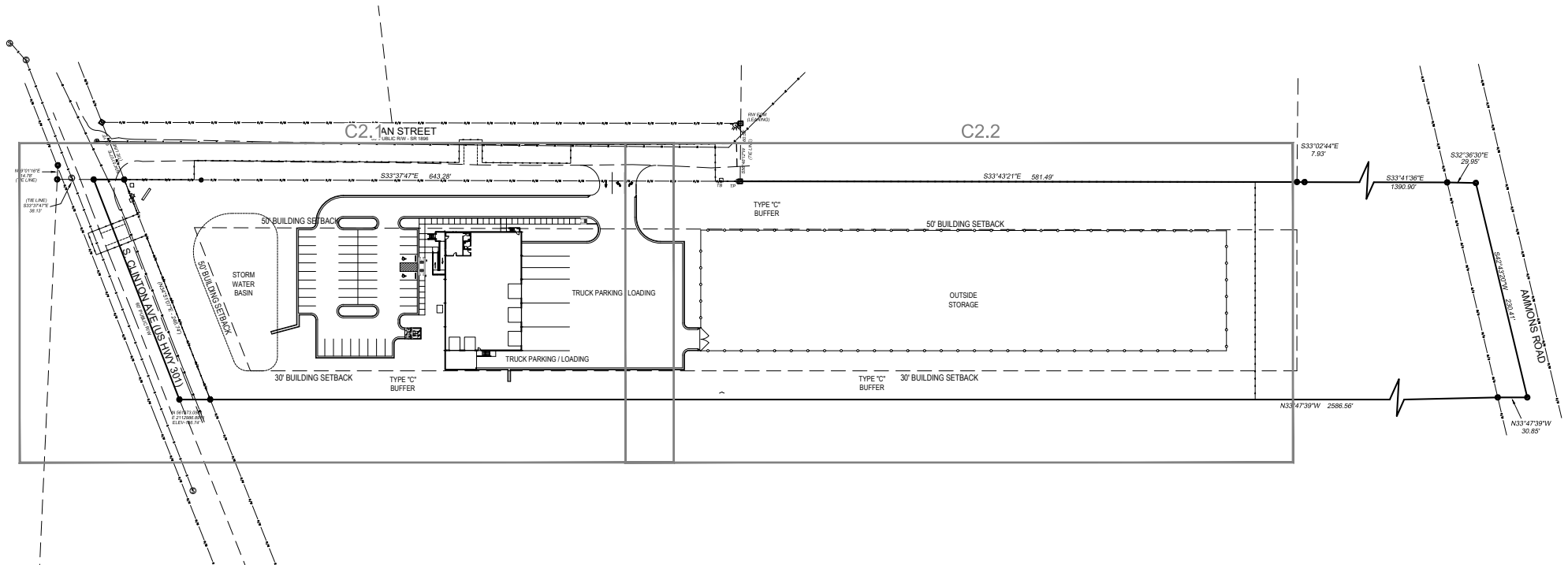
The site totaling ±13.57 acres is currently under construction for one 9,642-square-foot building with up to 4 acres of outdoor storage and parking space. The owner can also deliver up to two (2) additional 9,642-square-foot buildings on the remaining 8.5 acres. Each building will have ample parking and outdoor storage. The property is located on US Highway 301 in Dunn, North Carolina, just 2 miles from Interstate 95 and 10 miles from Interstate 40.

Building	9,642 SF <ul style="list-style-type: none"> • 516 SF office • 9,126 SF warehouse
Ceiling Height	18'
Loading	Four (4) 12' wide dock-high doors (one ramped for drive-in access)
Parking	46 car parks and 6 trailer parks
Sprinkler	None
Outside Storage	Fenced and graveled
PIN #	1516-30-8312
Site Size	±4 Acres
County	Harnett
Zoning	I-100 Industrial District
Timing	Estimated completion by Q1 2026
Lease Pricing	Call for pricing
Sale Pricing	Call for pricing

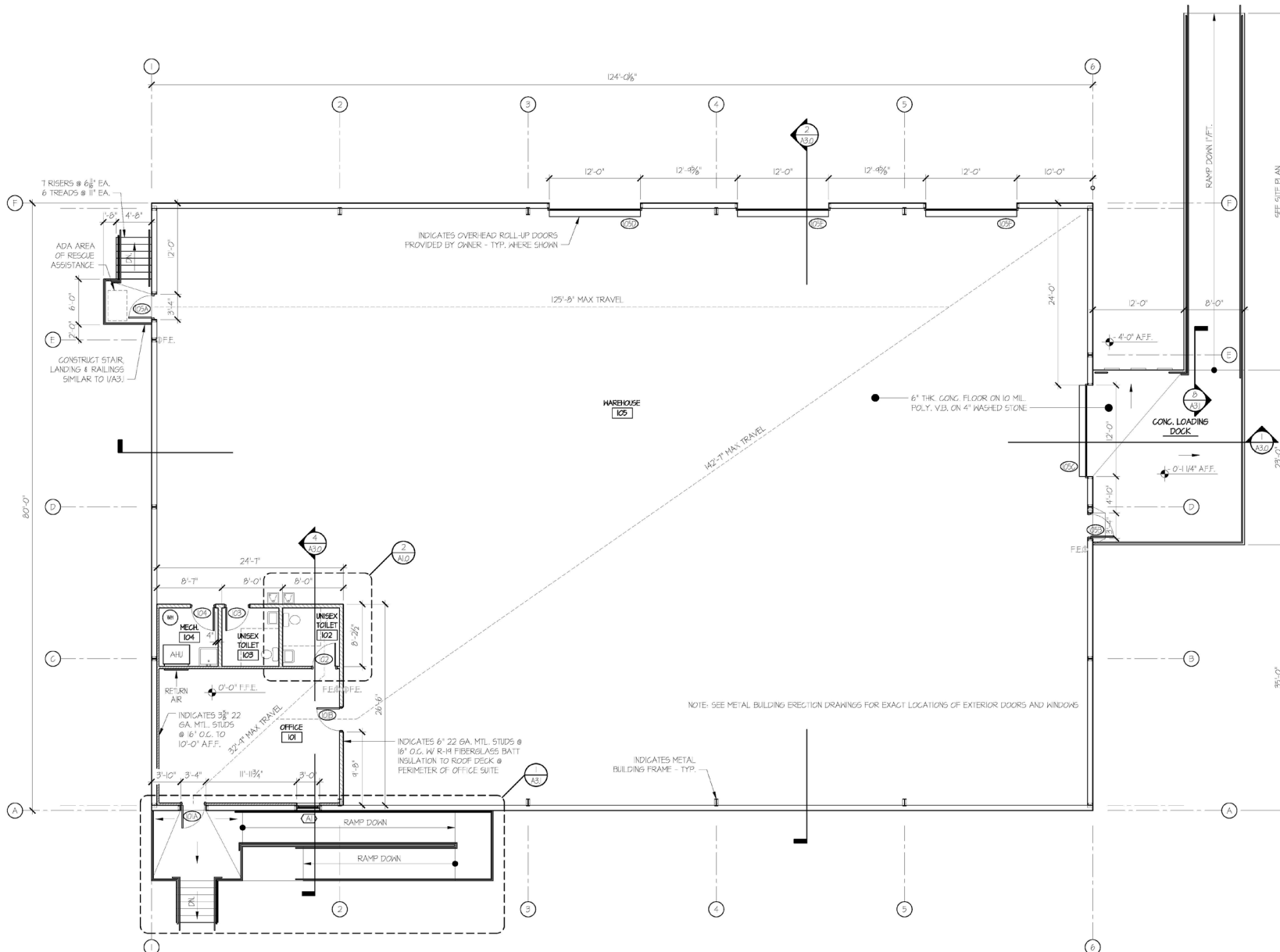
[View Due Diligence](#)



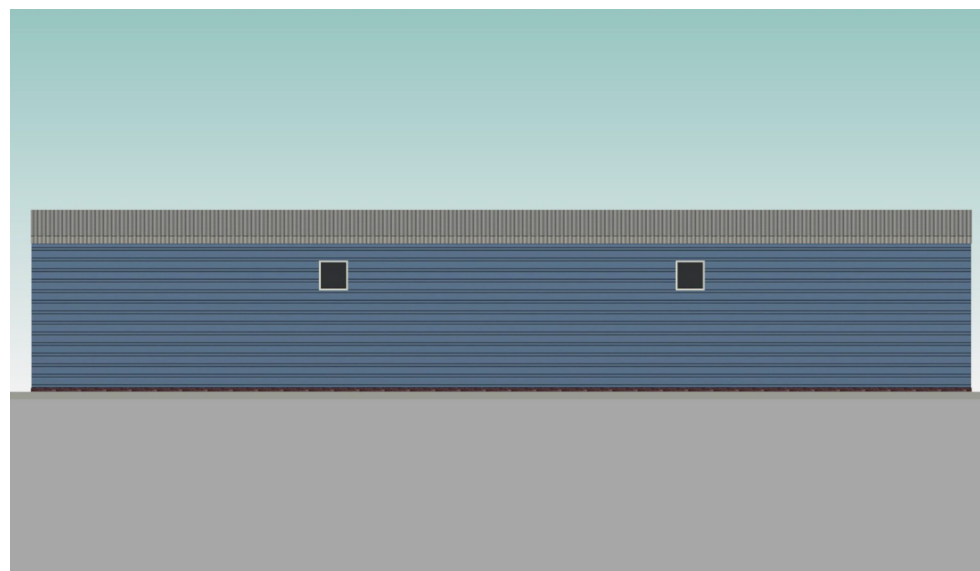
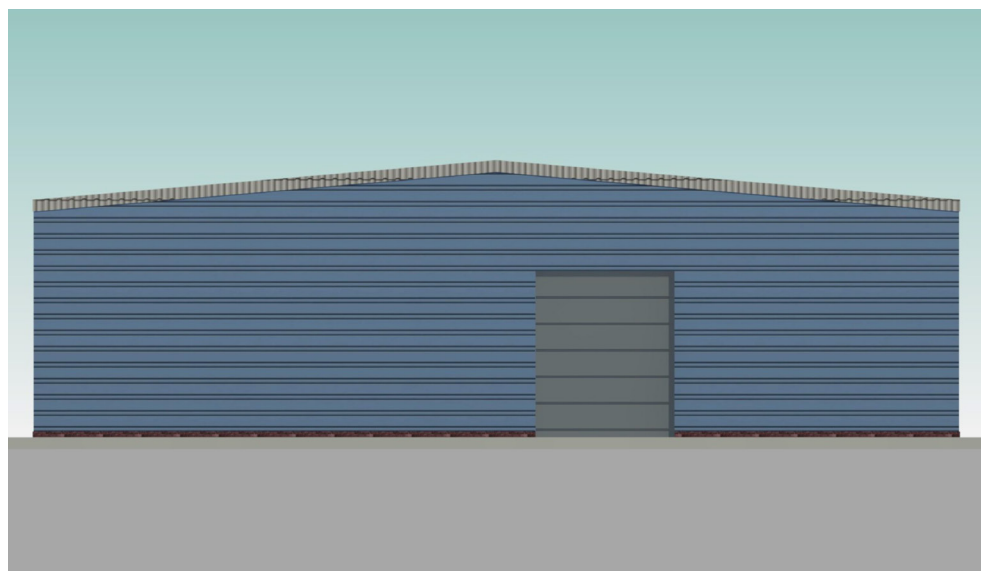
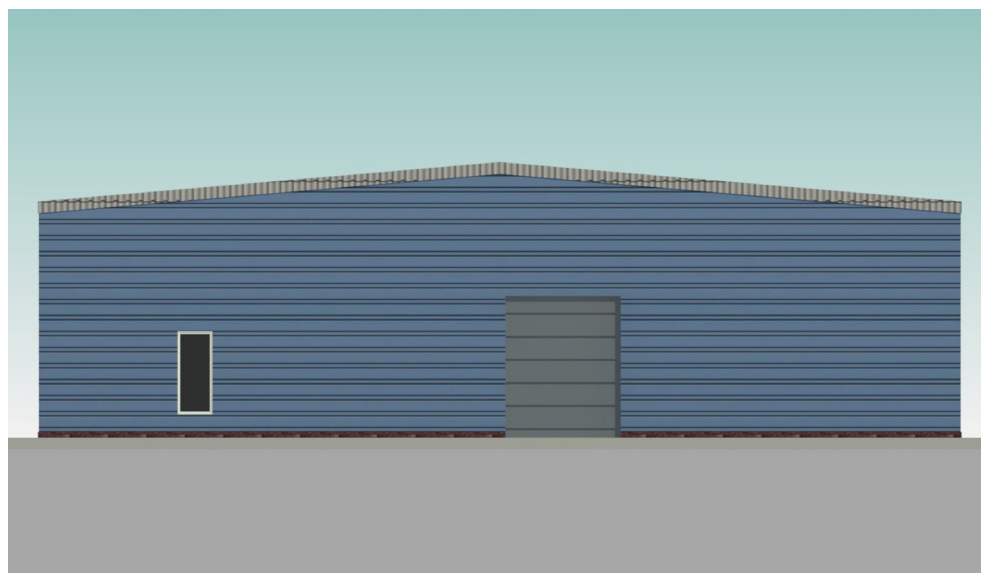
Site Plan



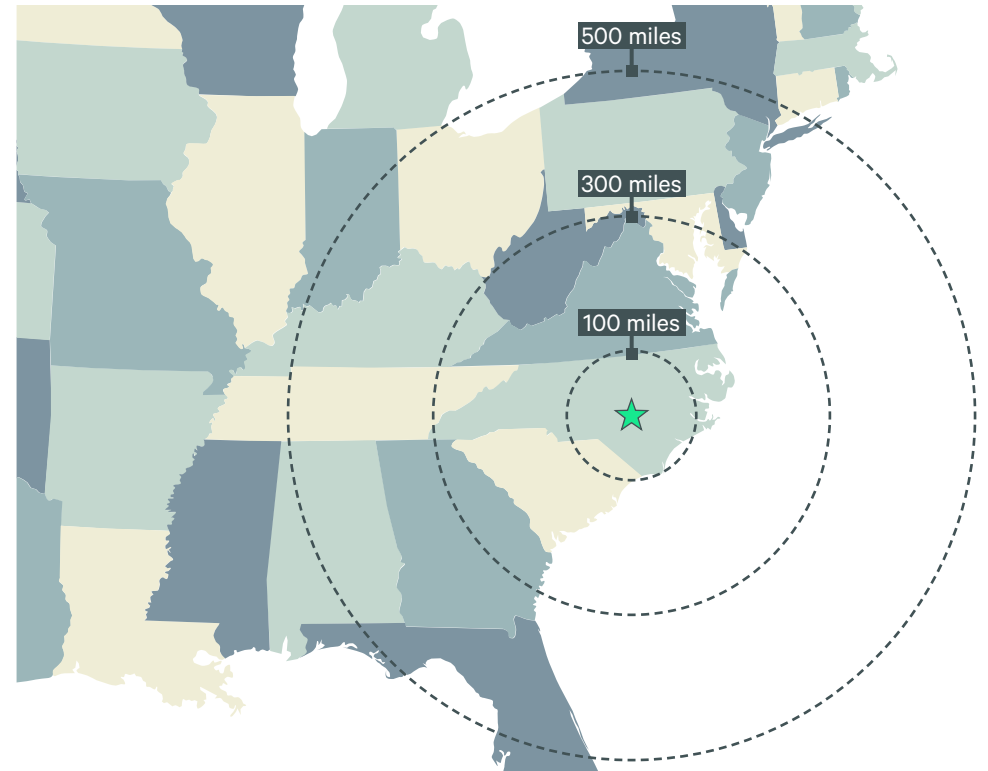
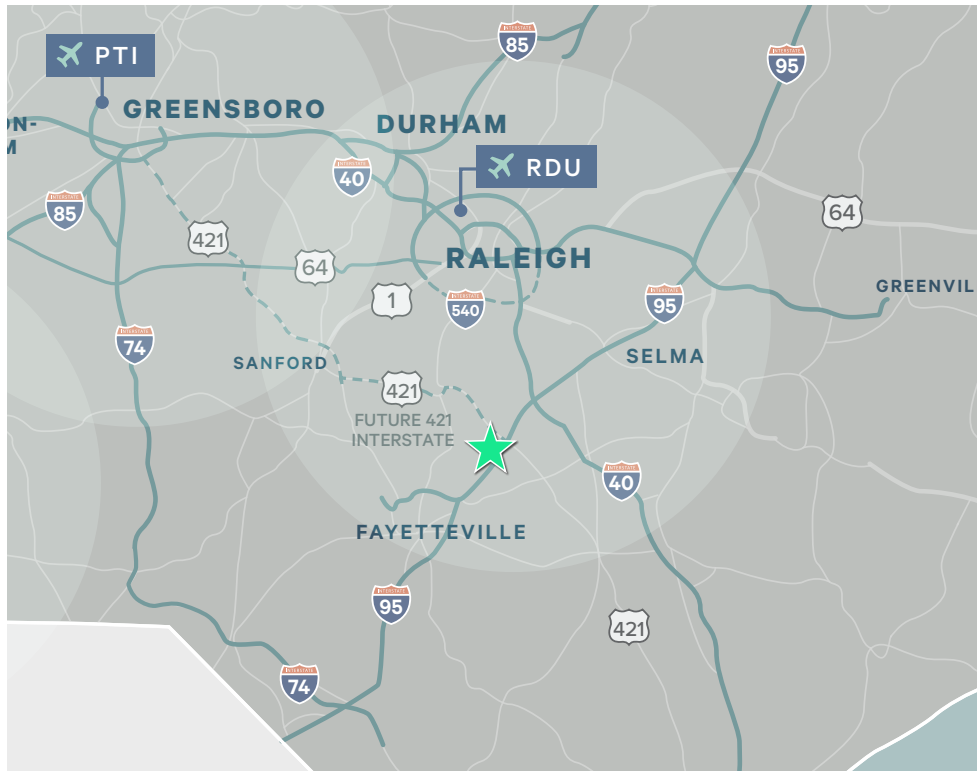
Floor Plan



Renderings



Prime Location & Access



Interstates	Miles
+ US Highway 421	1 Mile
+ Interstate 95	2 Miles
+ Interstate 40	10 Miles
+ Interstate 540 Outer Loop	37 Miles

Aiports	Miles
+ Raleigh-Durham International	55 Miles
+ Wilmington International	91 Miles
+ Piedmont Triad International	109 Miles
+ Charlotte Douglas International	185 Miles

Sea Ports	Miles
+ Wilmington, NC	105 Miles
+ Morehead City, NC	136 Miles
+ Norfolk, VA	201 Miles
+ Charleston, SC	240 Miles

Raleigh-Durham Spotlight



POPULATION

15 Mins | 32,157
30 Mins | 249,096
45 Mins | 1,175,276



LABOR FORCE

15 Mins | 15,058
30 Mins | 96,649
45 Mins | 475,408



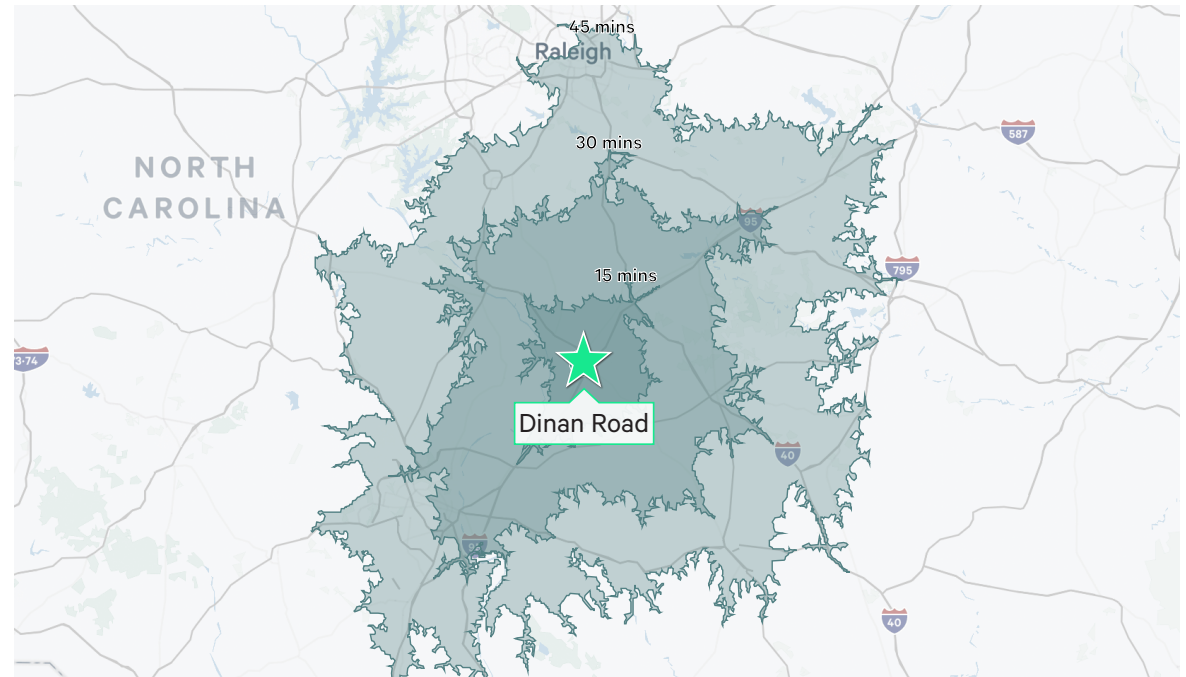
AVG. INCOME

15 Mins | \$75,444
30 Mins | \$89,686
45 Mins | \$98,116



HOUSEHOLDS

15 Mins | 13,154
30 Mins | 95,657
45 Mins | 447,957



#2 Best State for Business
CNBC, 2024

#2 Best State for Business Climate
SITE SELECTION, 2025

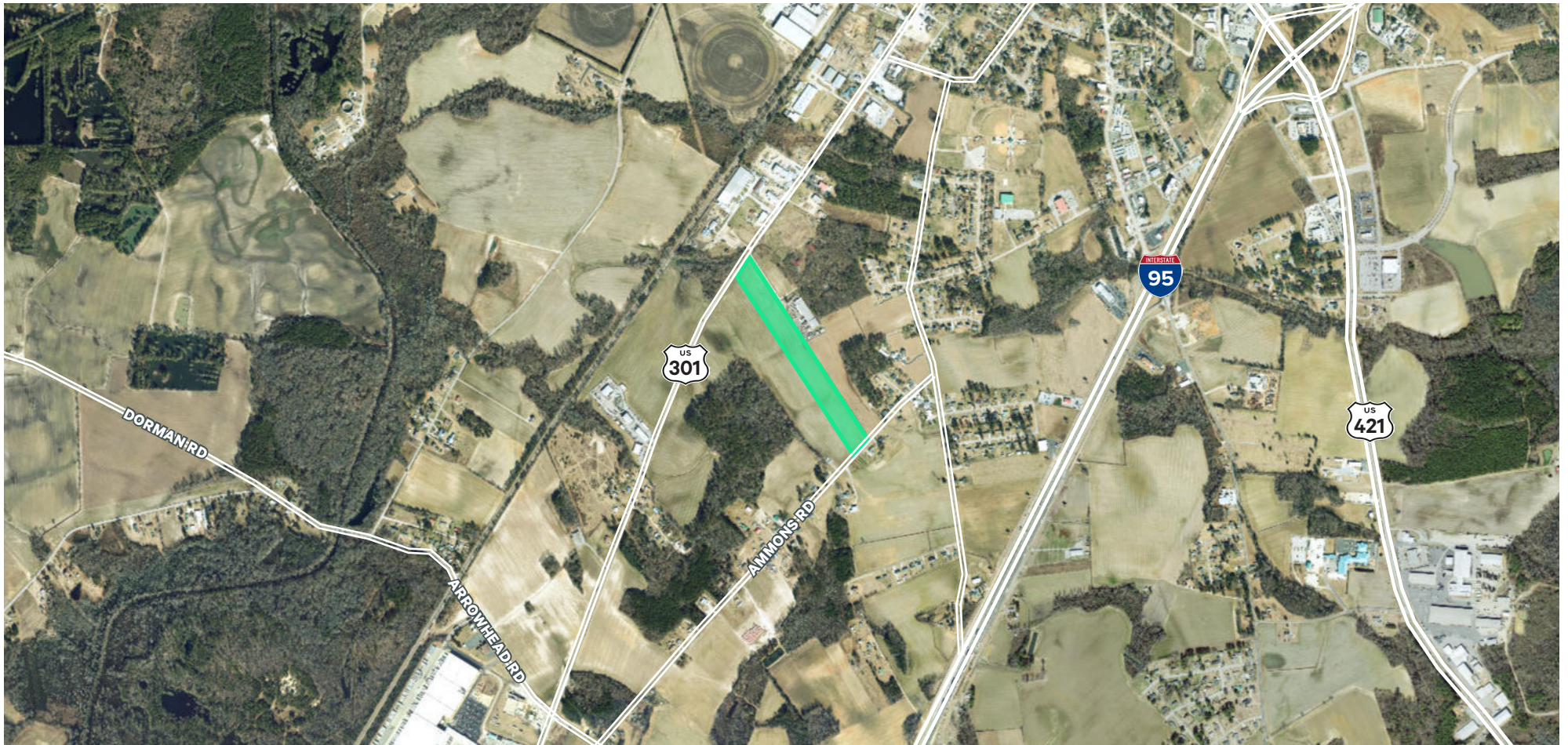
#3 Best Performing City in the U.S. (Raleigh-Cary)
MILKEN INSTITUTE, 2023

#3 Fastest Growing Regional Economy in the U.S.
KENAN INSTITUTE OF PRIVATE ENTERPRISE, 2023

#5 Hottest Job Market in the U.S. (Raleigh)
WALL STREET JOURNAL, MOODY'S ANALYTICS, 2023

#6 Best Place to Live in U.S.
U.S. NEWS & WORLD REPORT, 2024





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