

INDUSTRIAL BUILD-TO-SUIT OPPORTUNITY

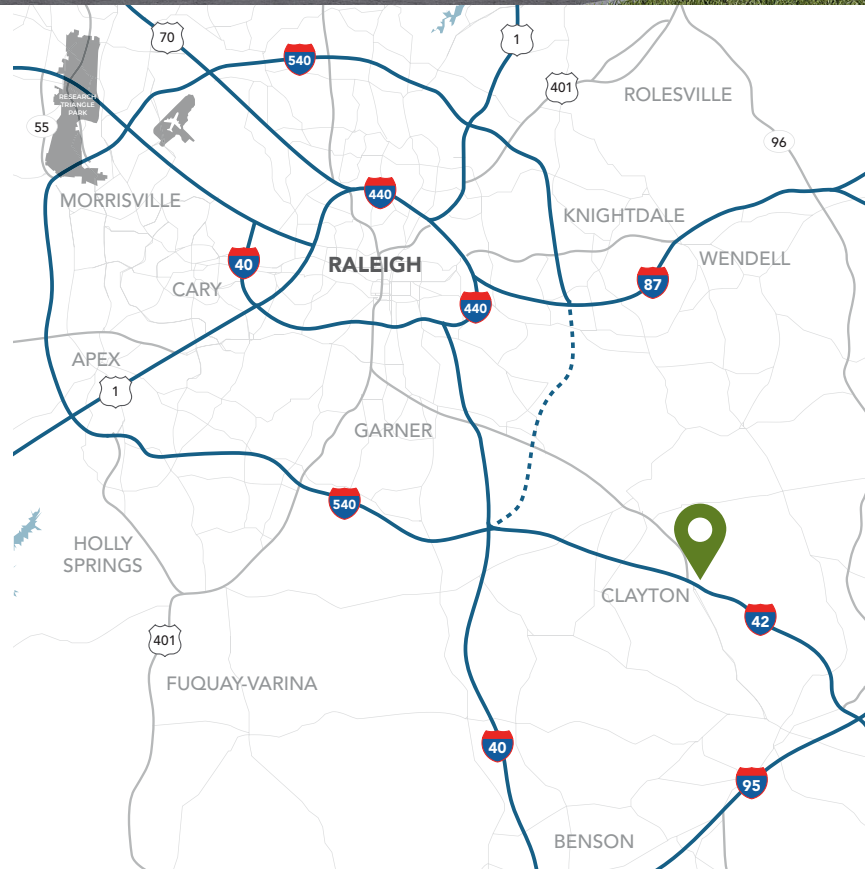
RALEIGH - DURHAM MSA

CLAYTON, NC 27520



PARK FEATURES

- Master-planned industrial and life science park: +/- 310 acres, zoned Light Industrial (I-1) and Heavy Industrial (I-2)
- Flexible build-to-suit opportunities - available for sale or lease
- US-70 & I-42 Frontage
- 20 minute drive to Downtown Raleigh, 30 minute drive to RDU
- Directly adjacent to Novo Nordisk, Grifols, and Johnston County Workforce Development Center
- High power transmission lines on-site



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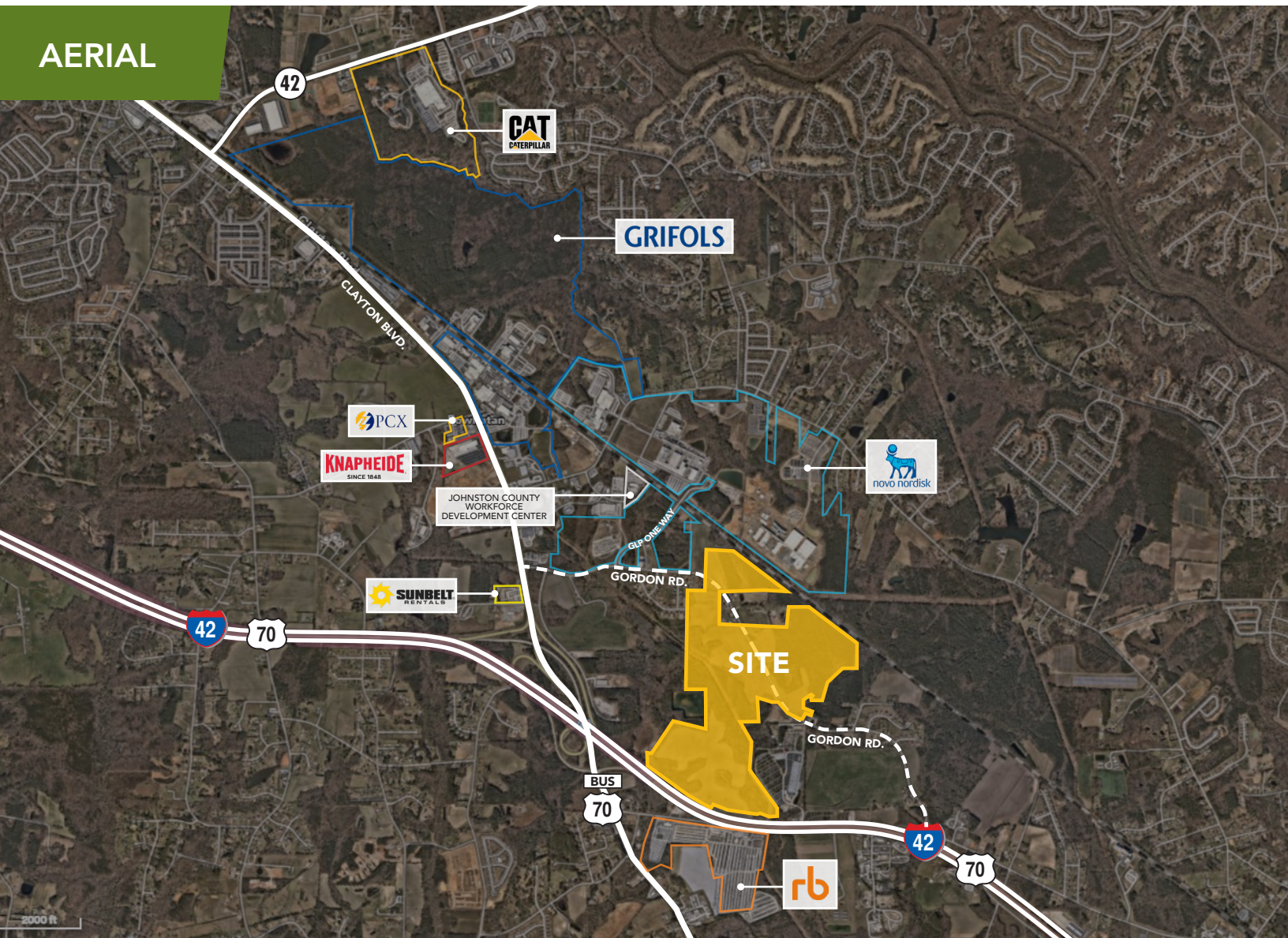
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AERIAL



**U.S. HWY 70
BUSINESS**
±0.5 MILE

**INTERSTATE
42 / U.S. 70**
±1.5 MILES

**INTERSTATE
40**
±10 MILES

**INTERSTATE
95**
±11 MILES

**JOHNSTON COUNTY
REGIONAL AIRPORT**
±5.8 MILES

**DOWNTOWN
RALEIGH**
±19.5 MILES

**RDU INTERNATIONAL
AIRPORT**
±34 MILES

**WILMINGTON,
NC**
±112 MILES