



# CROSSROADS

TRADE CENTER

**±555,240 SF**  
future class A  
flex + industrial  
space

**INTERSECTION OF HWY 42 AND BUS. US- 70  
CLAYTON, NORTH CAROLINA**



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# PROPERTY OVERVIEW



## PHASE I

Flex  
Building 1  
60,000 SF

## PHASE I

Industrial  
Building 1  
209,560 SF

## PHASE II

Flex  
Building 2  
60,000 SF

## PHASE II

Industrial  
Building 2  
225,680 SF



# PHASE I

## Flex Building 1

## Industrial Building 1

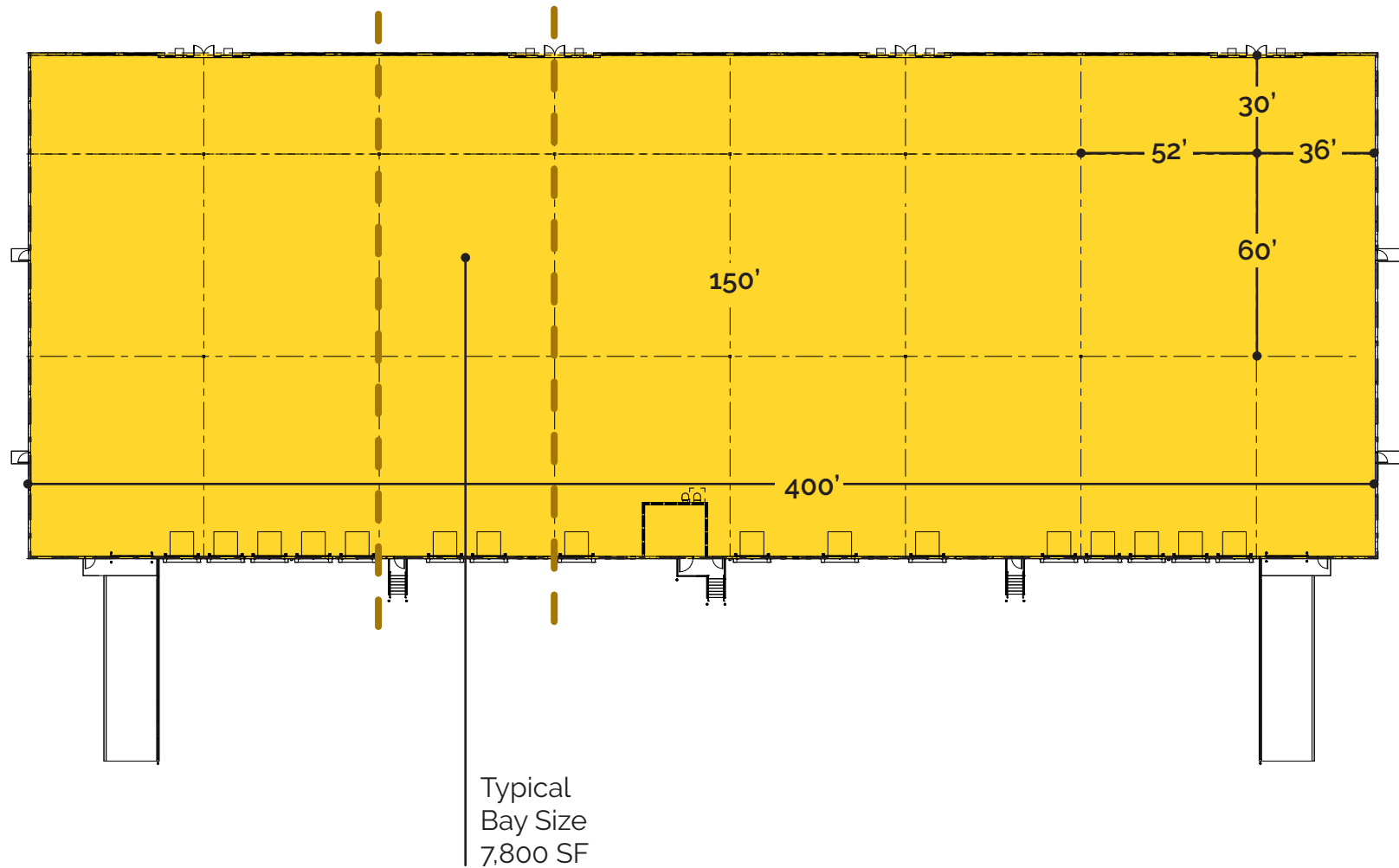
<b>Date Available</b>	December 2025	December 2025
<b>Lease Rate</b>	Call for Pricing	Call for Pricing
<b>Tax Parcel ID</b>	PIN: 166808-78-6185	PIN: 166808-78-6185
<b>Zoning</b>	I-2	I-2
<b>Building Square Footage</b>	60,000 SF	209,560 SF
<b>Building Dimensions</b>	400' x 150'	676' x 310'
<b>Column Spacing</b>	52' Wide x 60' Deep, 30' Storefront	52' wide x 50' deep typical; 60' speed bay
<b>Typical Bay size</b>	7,800 SF	16,120 SF
<b>Exterior Wall Material</b>	Tilt Up Concrete w/ Textured Paint	Tilt Up Concrete w/ Textured Paint
<b>Roofing Material</b>	R20 insulation over 45 mil TPO or PVC, mechanically fastened w/ 15 yr warranty	R20 insulation over 45 mil TPO or PVC, mechanically fastened w/ 15 yr warranty
<b>Paved Parking</b>	121 auto spaces, including 5 ADA	213 auto spaces, includes 7 ADA
<b>Trailer Parking</b>	None immediately adjacent, but there is available space onsite	+/- 50 trailer stalls
<b>Truck Court Depth</b>	120'	130'
<b>Ceiling Height</b>	24'	32'
<b>Lighting</b>	1 highbay per single row of structural bays in center of bldg.	1 LED high bay fixture per structural bay for lease lighting
<b>Slab Design</b>	6", 4,000PSI, non-reinforced	7
<b>Fire Protection</b>	K25.2 ESFR Sprinkler Protection	K16.8 ESFR Sprinkler Protection, Electric Fire Pump
<b>Loading Dock</b>	16 dock positions with 9'x10' manual doors, 35k# mechanical levelers, dock seals, swing lights Two (2) 12'x14' drive-in doors on either side of dock wall	28 dock positions with 9'x10' manual doors, 35k# mechanical levelers, dock seals, swing lights Two (2) 12'x14' drive-in doors on either side of dock wall
<b>Electrical Capacity</b>	2,000A, 480V 3P main service with house panel	2,000A, 480V 3P main service with house panel & two (2) distribution panels
<b>Natural Gas Service Provider</b>	Dominion	Dominion
<b>Water Line</b>	3" overhead domestic water line parallel to the dock and end walls	3" overhead domestic water line parallel to the dock and end walls
<b>Sewer Line</b>	8" underground sanitary line across the front of building	8" underground sanitary line across the front of building
<b>Water Main</b>	12" water main	12" water main
<b>Electrical Provider</b>	Clayton Public Power	Clayton Public Power

# FLOOR PLAN

Phase I

**Flex Building I**

60,000 SF

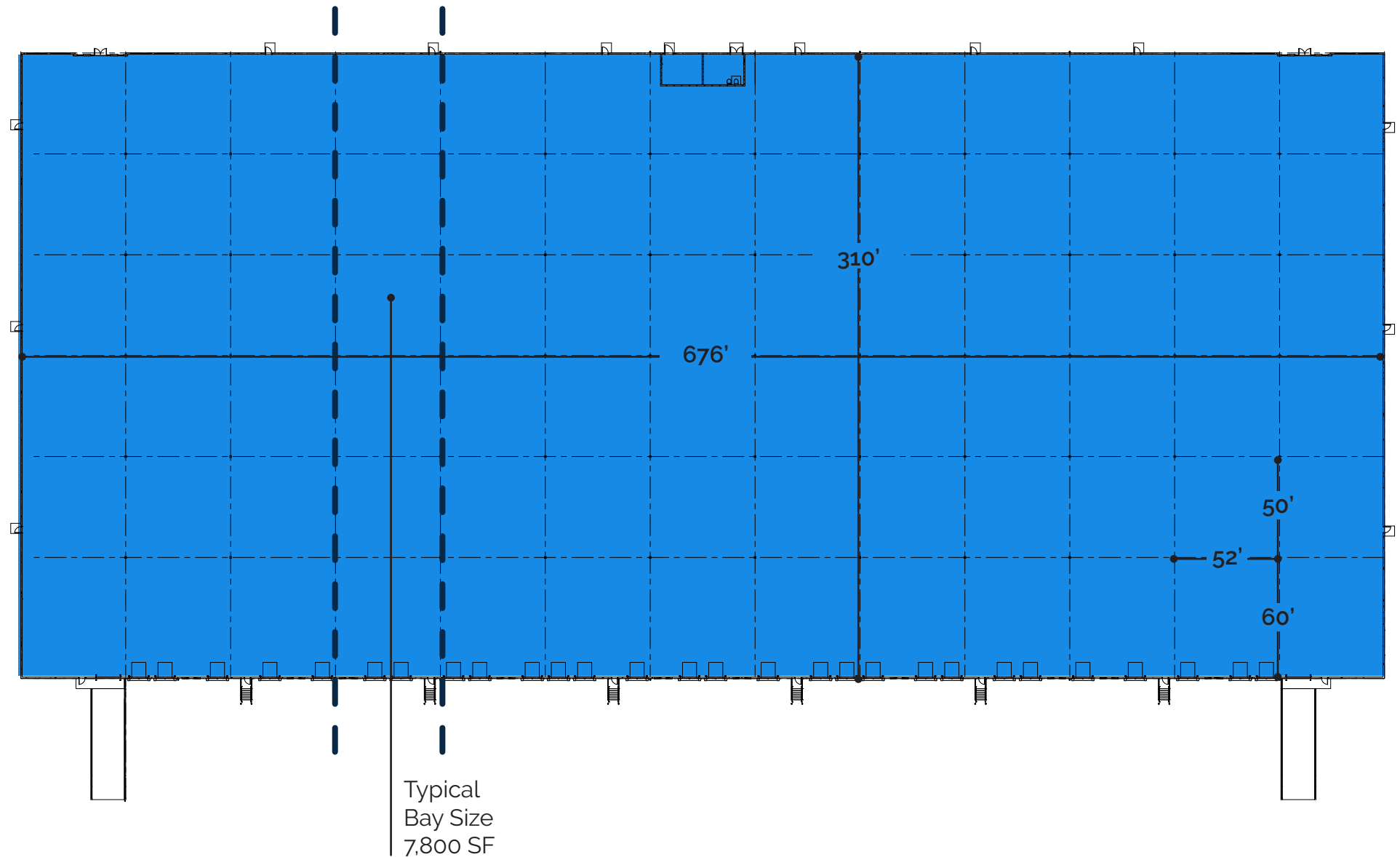


# FLOOR PLAN

Phase I

**Industrial Building I**

209,560 SF



# LOCATION OVERVIEW

## Proximity to major MSAs and ports



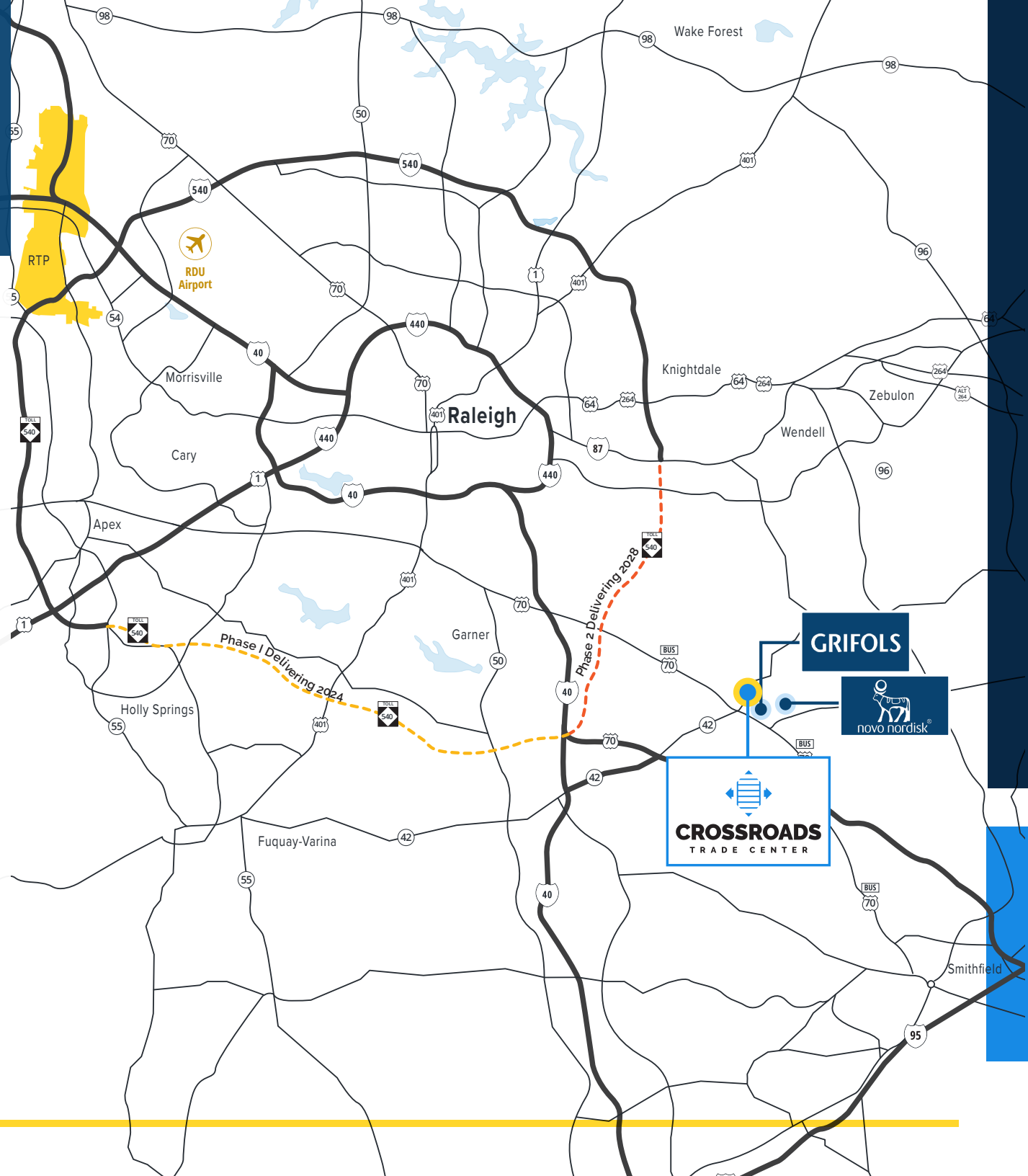
### Airports

- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Johnston Regional Airport       | 7 miles   |
| 2 | Raleigh-Durham International    | 32 miles  |
| 3 | Fayetteville Regional           | 64 miles  |
| 4 | Charlotte Douglas International | 188 miles |



### Ports

- |   |                   |           |
|---|-------------------|-----------|
| 1 | Norfolk, VA       | 180 miles |
| 2 | Morehead City, NC | 132 miles |
| 3 | Wilmington, NC    | 118 miles |
| 4 | Charleston, SC    | 272 miles |
| 5 | Savannah, GA      | 316 miles |
| 6 | Jacksonville, FL  | 447 miles |



# STRATEGIC LOCATION



North Carolina has earned the

## Platinum Shovel Award

.....  
for Economic  
Development Excellence

for the second year in a row, which recognizes states that went above and beyond the gold standard for investment and job creation.



## Accessibility

Situated at the intersection of NC Hwy 42 and Bus. US-70, Crossroads Trade Center offers direct access to both highways and is within 5 minutes access to US-70, I-40 and the future extension of I-540.



NC Manufacturers account for  
**\$102+ Billion**  
of the state's total yearly output.



Our manufacturing industry generates  
**17%**  
of NC's gross state product.



## Johnston County Earns Highest Credit Ratings

"Positive momentum and budgetary performance, supported by comprehensive fiscal practices and very strong reserves."

Moody's upgraded  
Johnston Co. from  
Aa1 to Aaa.

Standard & Poor's  
upgraded Johnston  
Co. from AA+ to AAA.





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**NORTH CAROLINA  
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C O M P A N Y**

