

**4046 US HWY 70 BUSINESS
CLAYTON, NC 27520**

**+/-75 ACRES
INDUSTRIAL LAND FOR SALE**

PROPERTY OVERVIEW

White Oak Commercial proudly presents +/- 75 acres of industrial development land for sale on Hwy 70 Business in Clayton, NC. This property is well-positioned on the growing 70 Business corridor between Clayton and Smithfield, within close proximity to Novo Nordisk, the new Amazon distribution facility, the Johnston Regional Airport, and access to both I-42 and I-95.

ACREAGE = +/- 75 acres

PARCEL ID = 17J07032

UTILITIES = All public utilities are to the site.

ETJ = Town of Smithfield

CURRENT ZONING = Split zoning of B-3 along Hwy 70 Business, R-20A towards the back of the property.

FUTURE LAND USE = Industrial

ACCESS = Approximately 1,200 feet of road frontage on Hwy 70 Business.

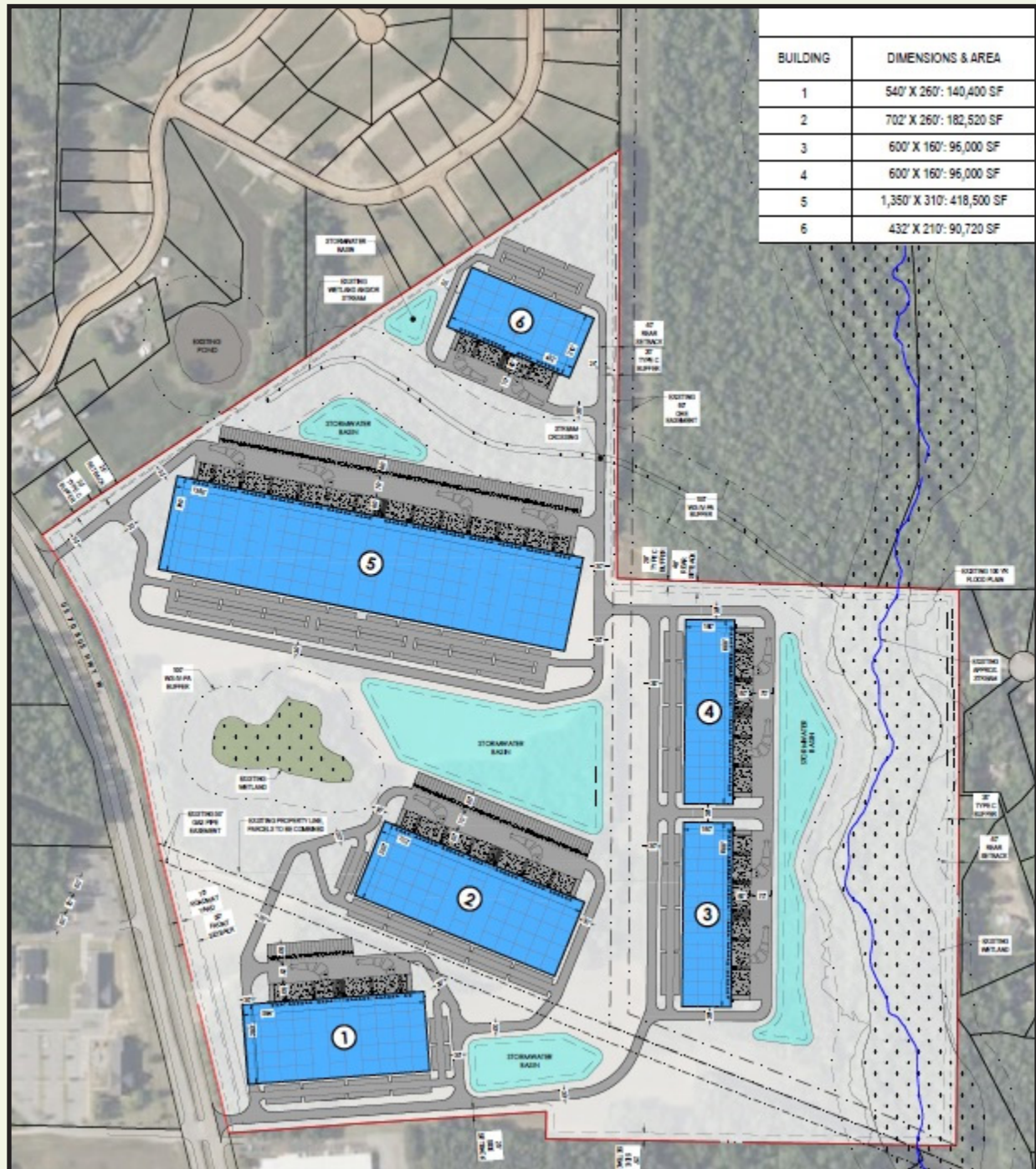
TRAFFIC COUNTS = Approximately 19,000 VPD on Hwy 70 Business (source: NCDOT)

PRICING GUIDANCE = \$4,500,000 or \$60k per acre

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CONCEPTUAL DESIGN 1



William White, Broker

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CONCEPTUAL DESIGN 2



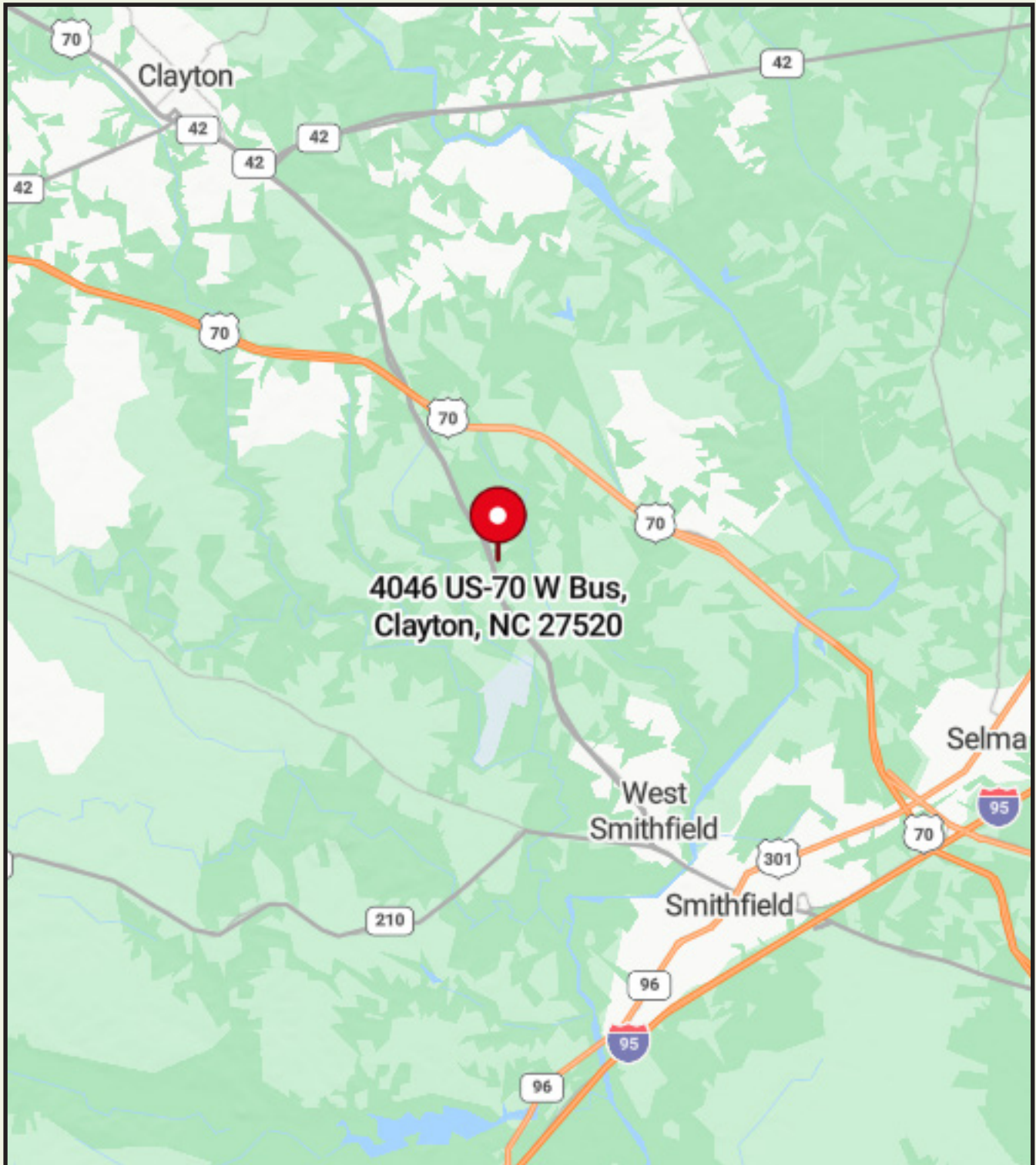
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