

**PREMIER  
74.3-ACRE  
MULTI-BUILDING  
INDUSTRIAL PARK**

# CLARIUS PARK HIGHWAY 70 BUSINESS

CLAYTON, NORTH CAROLINA



## 556,920 SF FOR LEASE



BREAKING GROUND  
Q3 2026



OPPORTUNITY  
ZONE



LIGHT INDUSTRIAL  
ZONING



MULTI-BUILDING  
DEVELOPMENT



# BUILDING SPECIFICATIONS

| PHASE I                  | BUILDING A                                                                                | BUILDING B                                                                                | BUILDING C                                                                                |
|--------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| TOTAL BUILDING SF        | 100,620                                                                                   | 209,160                                                                                   | 168,660                                                                                   |
| BUILDING DIMENSIONS      | 486' x 210'                                                                               | 810 x 260'                                                                                | 810' x 210'                                                                               |
| CAR PARKING              | (± 140) stalls                                                                            | (± 205) stalls                                                                            | (± 185) stalls                                                                            |
| TRAILER STALLS 12' X 60' | ± 17                                                                                      | ± 42                                                                                      | ± 57                                                                                      |
| TRUCK COURT              | 185'                                                                                      | 185'                                                                                      | 185'                                                                                      |
| BAY SPACING              | 50'x54' typical<br>60'x54' speed bays                                                     | 50'x54' typical<br>60'x54' speed bays                                                     | 50'x54' typical<br>60'x54' speed bays                                                     |
| CLEAR HEIGHT             | 32'                                                                                       | 32'                                                                                       | 32'                                                                                       |
| DOCK POSITIONS 9' X 10'  | ± 24                                                                                      | ± 44                                                                                      | ± 42                                                                                      |
| DRIVE IN DOORS 14' X 16' | 2                                                                                         | 2                                                                                         | 2                                                                                         |
| FIRE PROTECTION          | ESFR                                                                                      | ESFR                                                                                      | ESFR                                                                                      |
| ELECTRIC                 | 1600A                                                                                     | 2000A                                                                                     | 2000A                                                                                     |
| ROOF                     | TPO (45-mil)<br>mechanically-<br>fastened membrane<br>over staggered<br>R-21.4 insulation | TPO (45-mil)<br>mechanically-<br>fastened membrane<br>over staggered<br>R-21.4 insulation | TPO (45-mil)<br>mechanically-<br>fastened membrane<br>over staggered<br>R-21.4 insulation |
| FLOORS                   | 6" slab over 4"<br>aggregate base                                                         | 6" slab over 4"<br>aggregate base                                                         | 6" slab over 4"<br>aggregate base                                                         |
| WAREHOUSE LIGHTING       | 30 FC LED @ 36" AFF                                                                       | 30 FC LED @ 36" AFF                                                                       | 30 FC LED @ 36" AFF                                                                       |

# THE SITE

The new two-phase Clarius Park 70 development covers over 74 acres in an ideal location for warehouse and distribution operations.

**Phase I** breaks ground in Q3 2026 with 3 buildings totaling 478,440 SF, each including car parking, trailer stalls, and loading docks right off US-70.

**Phase II** offers a future opportunity for development or tenant expansion from Phase I.



# AREA & ACCESS

Johnston County, NC has emerged as a premier investment destination, **attracting over \$5.1 billion in corporate investment** since June 2024 alone, with major commitments from Novo Nordisk, Vulcan Elements, Crystal Windows & Doors, and VeeTee Foods. Its diverse industrial portfolio spans pharmaceuticals, building supplies, food and beverage, and rare earth mining, creating economic resilience across multiple sectors. It's clear that Johnston County offers the infrastructure, workforce, and market dynamics necessary to support long-term business success in one of America's fastest-growing regions, and on top of that, is ideally positioned to reach consumers and distribution channels throughout the region within minutes.

## KEY ACCESSIBILITY

- **1.5 MI TO I-42**  
a direct connector to Raleigh
- **ACCESS TO THE NEW I-540 CONNECTOR**  
to downtown Raleigh and RDU
- **FULL ACCESS TO HWY 70 BUSINESS**  
a 4-lane limited turn superhighway
- **MINUTES TO I-95**  
for exceptional regional reach

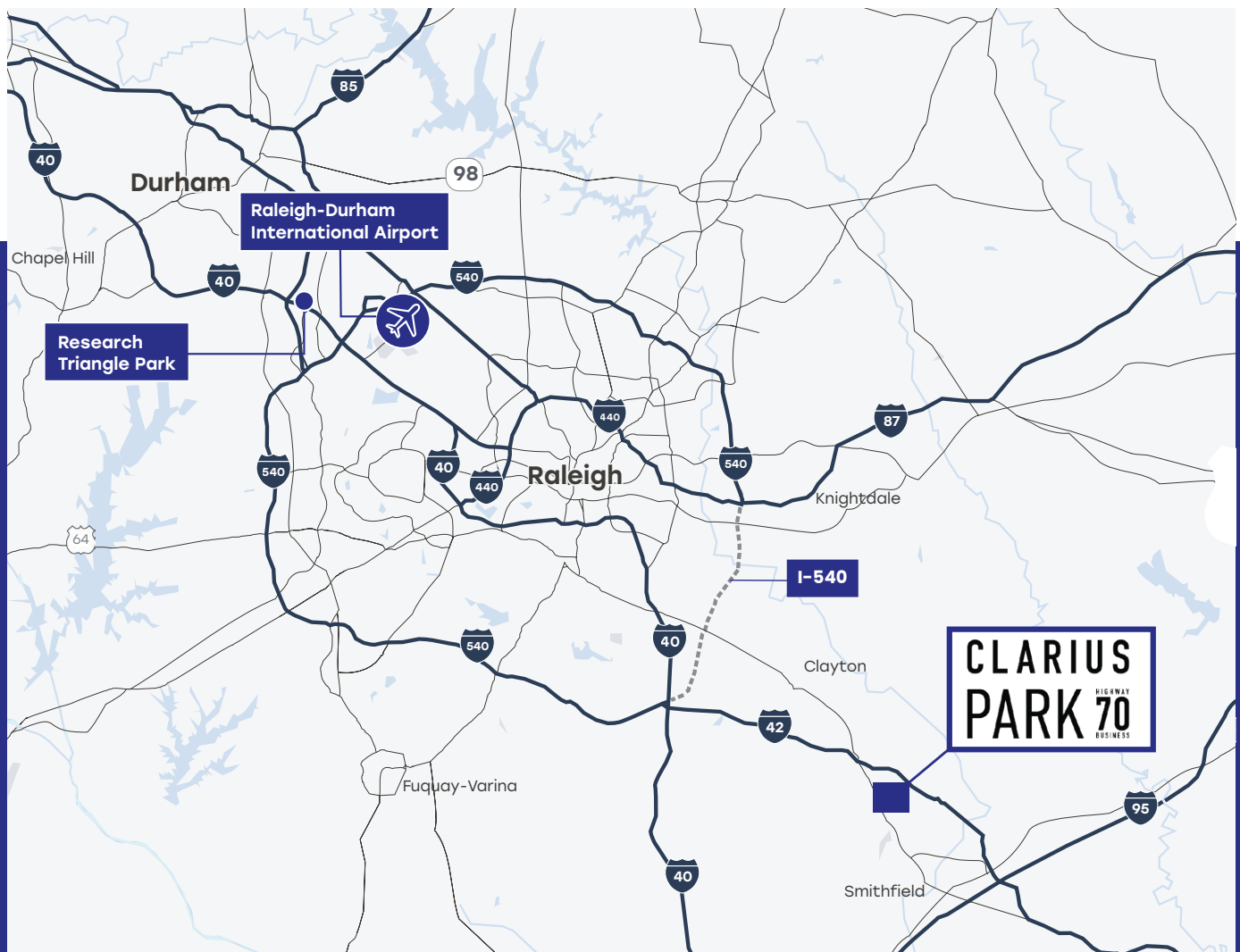


# EXCEPTIONAL REGIONAL CONNECTIVITY

Clarius Park 70's central location offers exceptional connectivity throughout the local area and the broader East coast, **reaching both I-95 and the new I-540 beltway to Raleigh in minutes via I-42.**

Just over 20 miles southeast of downtown Raleigh and 40 miles from Raleigh-Durham International Airport, this location positions businesses within easy reach of the rapidly growing Research Triangle area and beyond.

| ACCESS TO/FROM SITE | MILES | MINUTES |
|---------------------|-------|---------|
| I-95                | 6     | 12      |
| I-40                | 12    | 11      |
| I-540               | 12    | 11      |

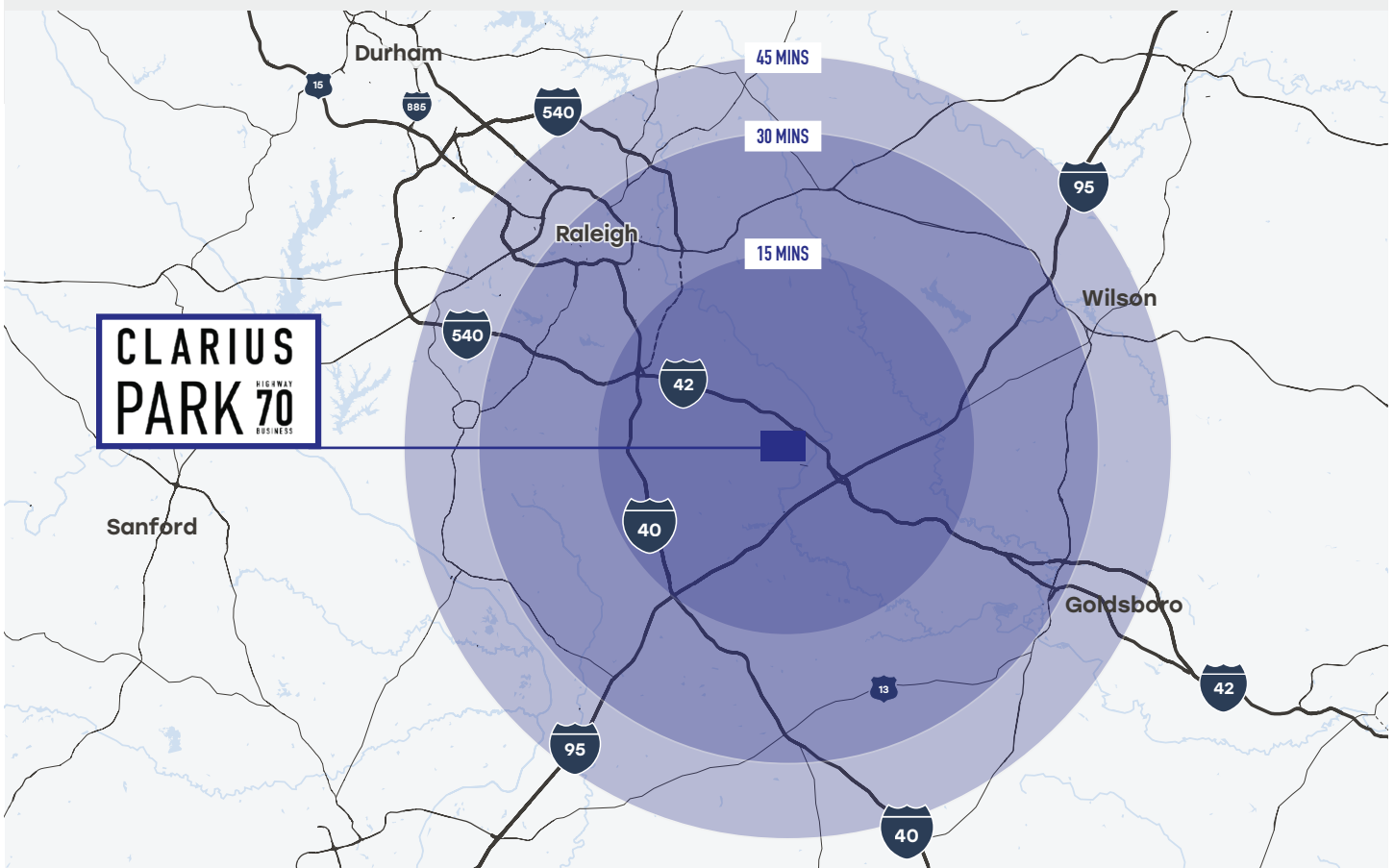


# POPULATION GROWTH AND WORKFROCE

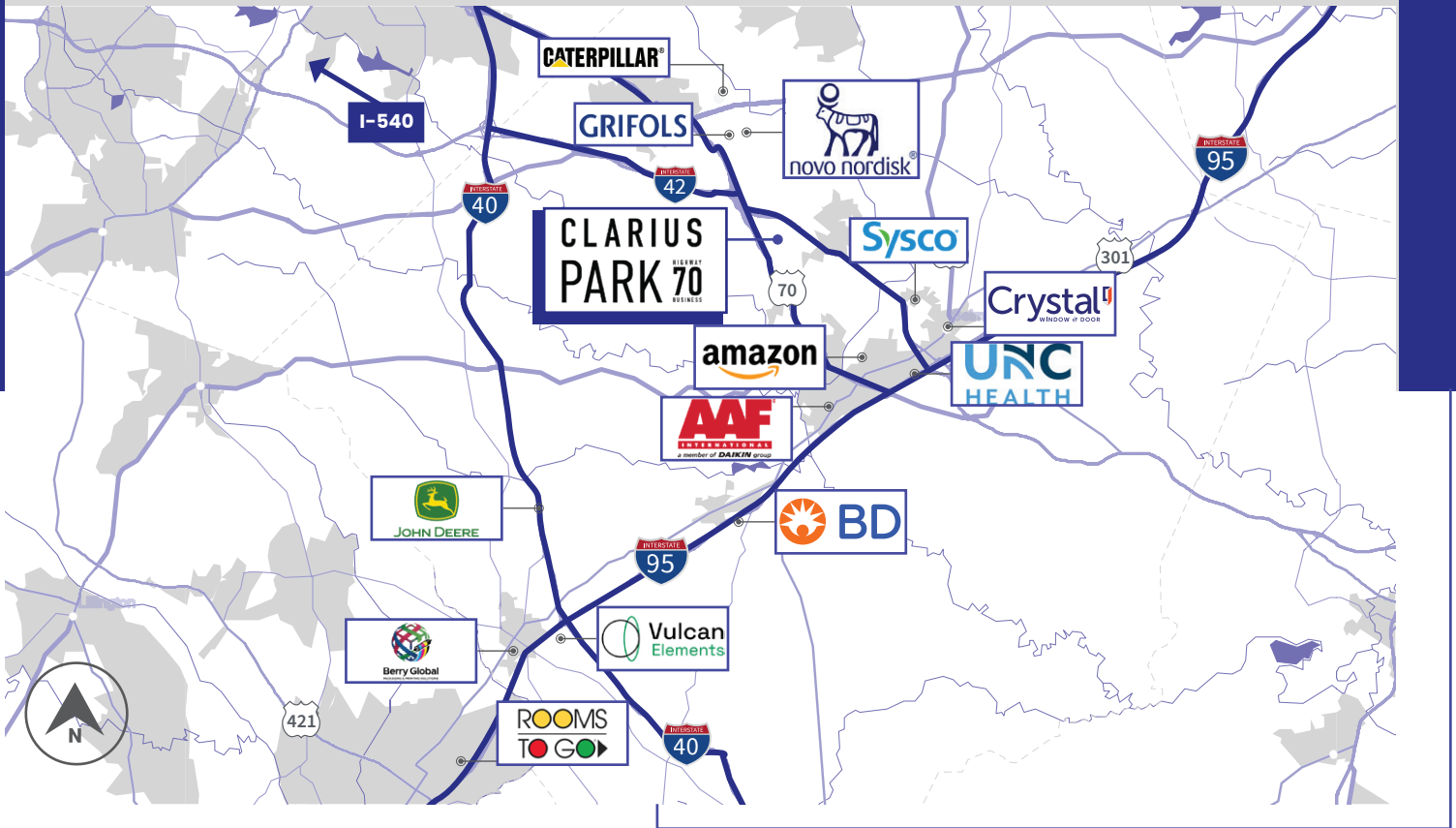
Clarius Park 70 presents compelling demographic advantages for logistics operations, driven by **strong local demand and economic vitality**. Housing development patterns reinforce the area's growth trajectory, with over 2,200 new units projected locally through 2030 and 34,150 units within the 30-minute catchment area. This residential expansion supports both workforce availability and consumer demand growth.

Johnston County – inclusive of Clayton, Smithfield, and Wilsons Mills – is experiencing an upward pattern of growth that translates to an **expanding customer base and workforce pool, as well as increasing demand for goods movement**. These are all strong and stragetec location advantages for companies seeking warehouse/distribution space.

| JOHNSTON COUNTY                         | 15 MINUTES | 30 MINUTES | 45 MINUTES |
|-----------------------------------------|------------|------------|------------|
| 2025 TOTAL POPULATION                   | 89,068     | 615,364    | 1,675,693  |
| 2025-2030 POP. GROWTH RATE %            | 3.02%      | 2.24%      | 1.51%      |
| 2025 TOTAL HOUSING UNITS                | 35,461     | 254,256    | 717,736    |
| PROJECTED NEW HOUSING UNITS (2025-2030) | 6,221      | 34,150     | 64,181     |



# CORPORATE NEIGHBORS



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**CLARIUS**  
**PARK 70**  
HIGHWAY  
BUSINESS

 **CLARIUS**  
PARTNERS

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