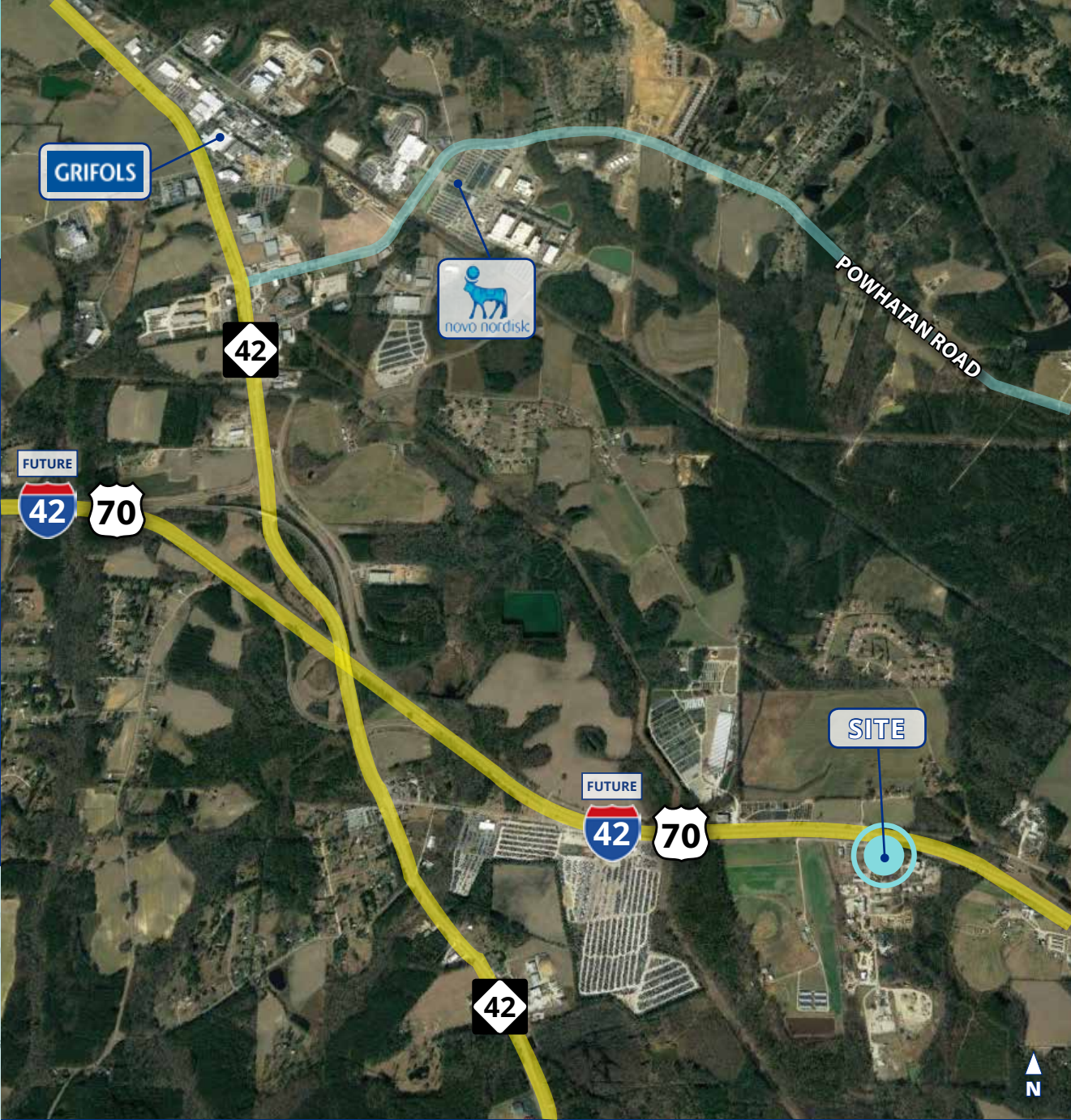
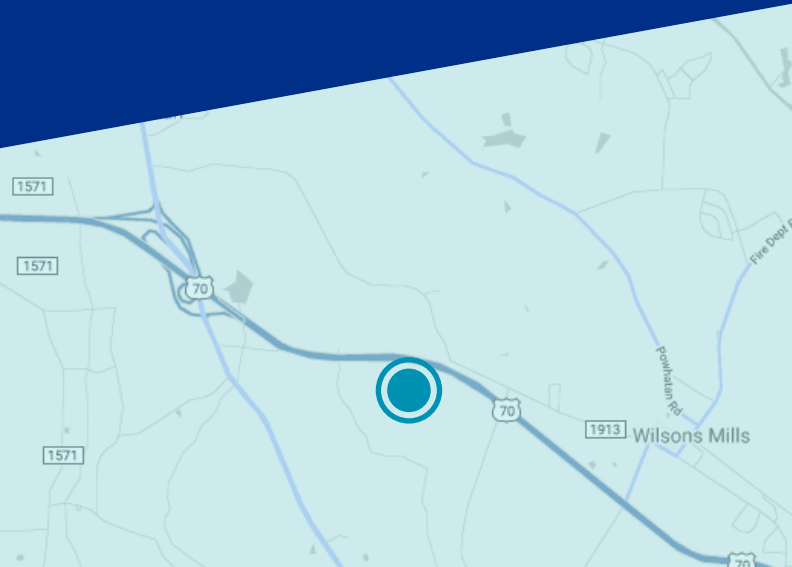




110 UZZLE INDUSTRIAL DRIVE CLAYTON, NC 27520

1.5 ACRES FOR SALE IN
OPPORTUNITY ZONE



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1.5 ACRES FOR SALE IN
OPPORTUNITY ZONE

PROPERTY DESCRIPTION

- 1.5 acres located within Uzzle Industrial Park with great visibility from US-70 (Future I-42)
- 26,000 annual average daily traffic along US-70
- **Located within an Opportunity Zone** with tax advantages for development
- I-40 is approximately 11 miles west
- I-95 is approximately 10 miles east
- Less than 10 minutes from Novo Nordisk and Grifols
- 12" waterline 200 linear feet west of property
- Existing septic field on the property
- PIN# 168700-10-9239



NOVO NORDISK

- Investing \$2 billion in a new active pharmaceutical ingredient (API) production in Clayton, which will employ nearly 1,500 individuals
- API facility expected to open in 2020
- Currently employees approximately 1,000 people



GRIFOLS

- Plans to invest \$210 million in two new plants in Clayton, scheduled to start production in 2021 and 2022
- Currently employs about 1,600 employees in Clayton

SALES PRICE: \$275,000

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919.573.1392 *direct* 919.795.1944 *mobile*

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**1.5 ACRES FOR SALE IN
OPPORTUNITY ZONE**

AERIAL



ZONING

The property is zoned Industrial and Warehouse District (I/W). The Industrial and Warehousing District (I/W) is intended to provide public and private uses of wholesale, distribution, warehousing, fabrication, processing, and industrial production nature which can be conducted without producing harmful effects on the citizens of the town. Permitted uses include manufacturing, accessory, and outdoor storage.

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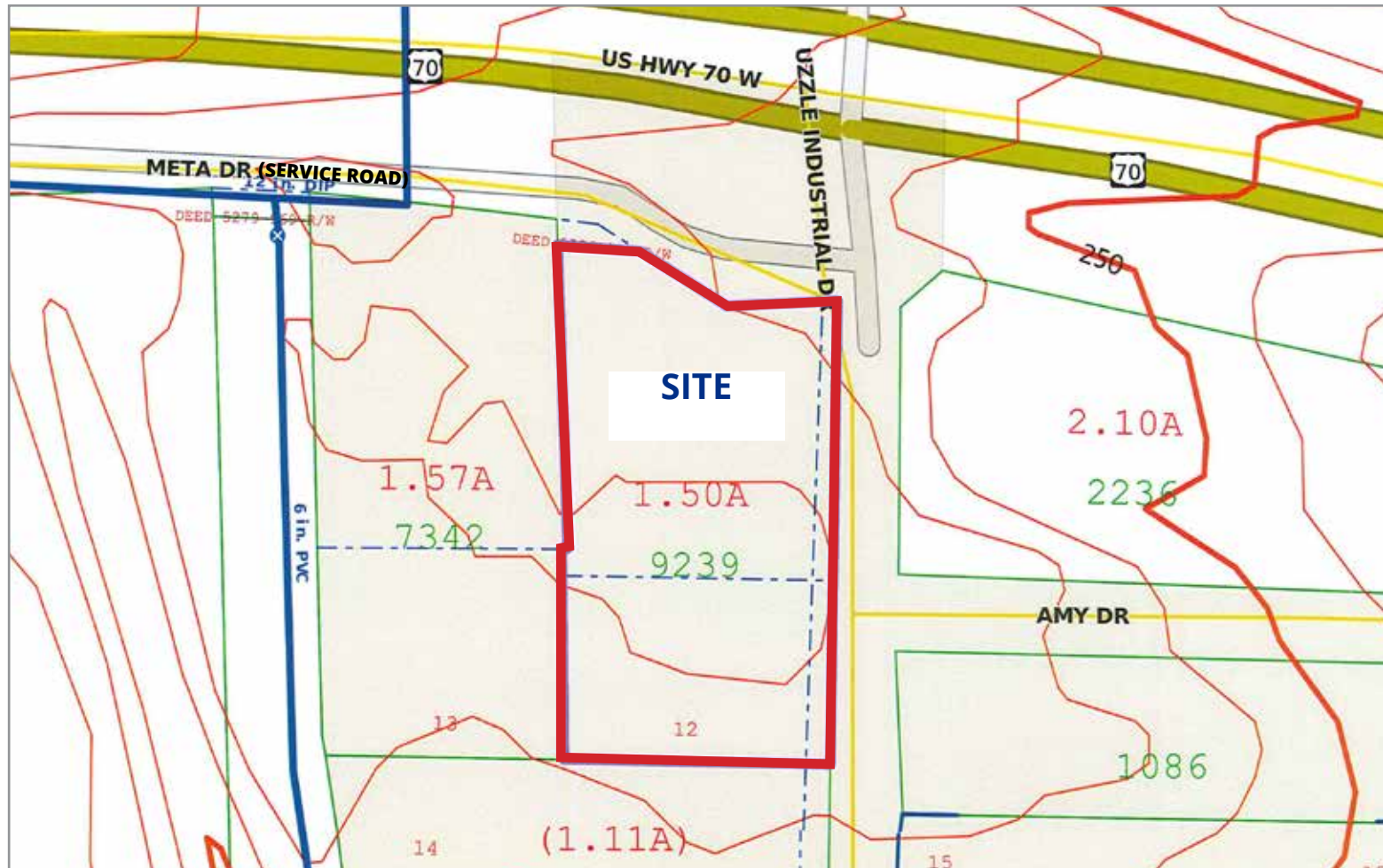


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1.5 ACRES FOR SALE IN
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ENVIRONMENTAL MAP



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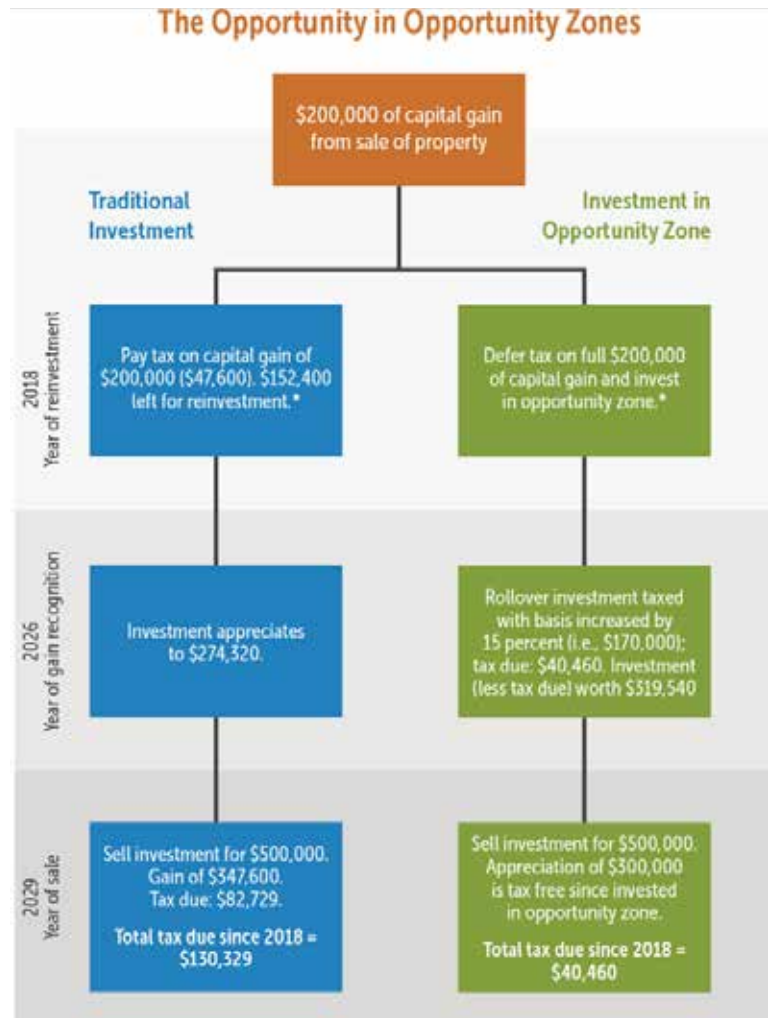
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OPPORTUNITY ZONES



*Assume 10 percent annual rate of return and 23.8 percent capital gains rate.

Source: www.claconnect.com

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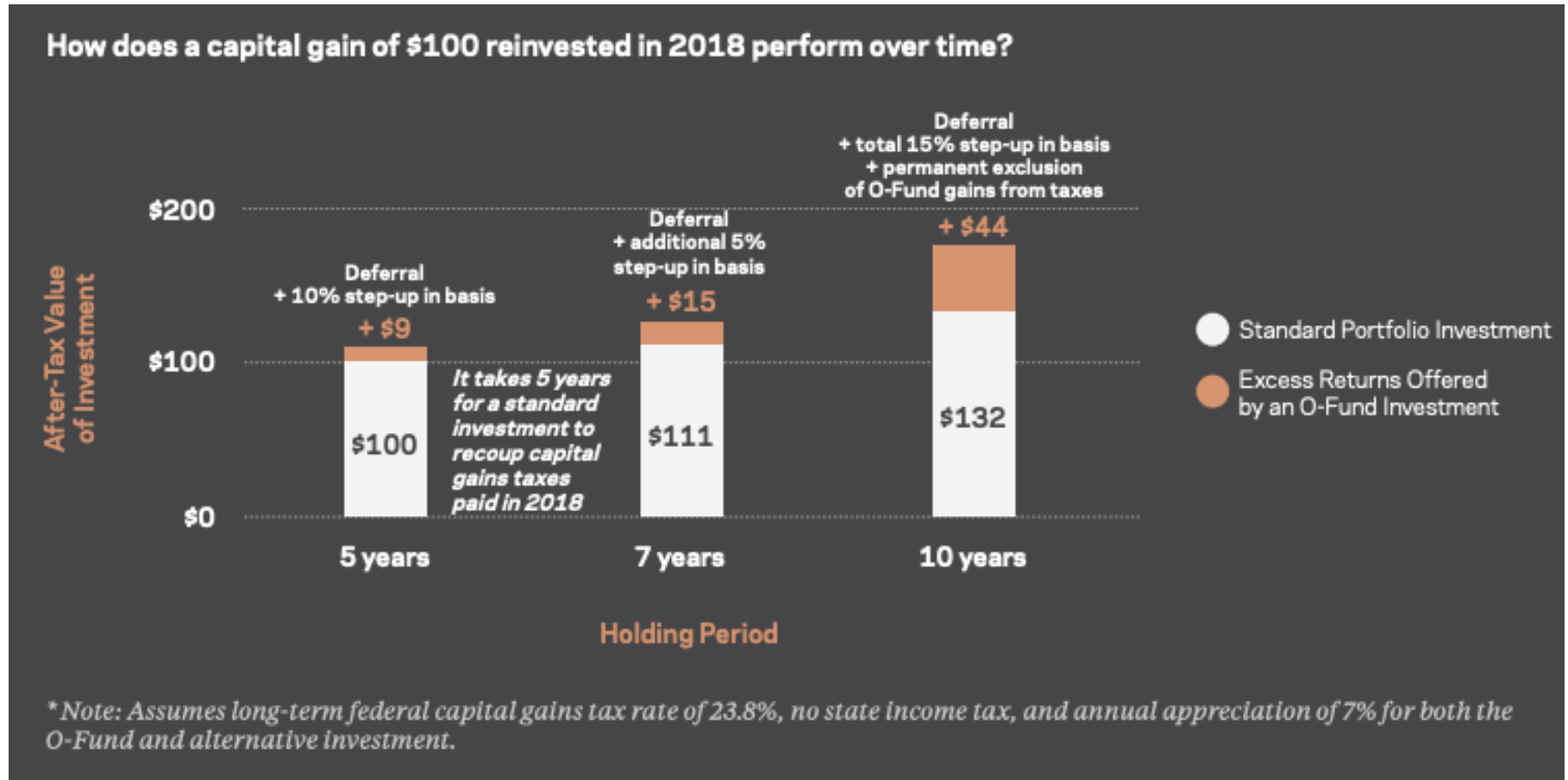
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INCENTIVES OFFERED BY THE OPPORTUNITY ZONES PROGRAM



Source: www.eig.org/opportunityzones

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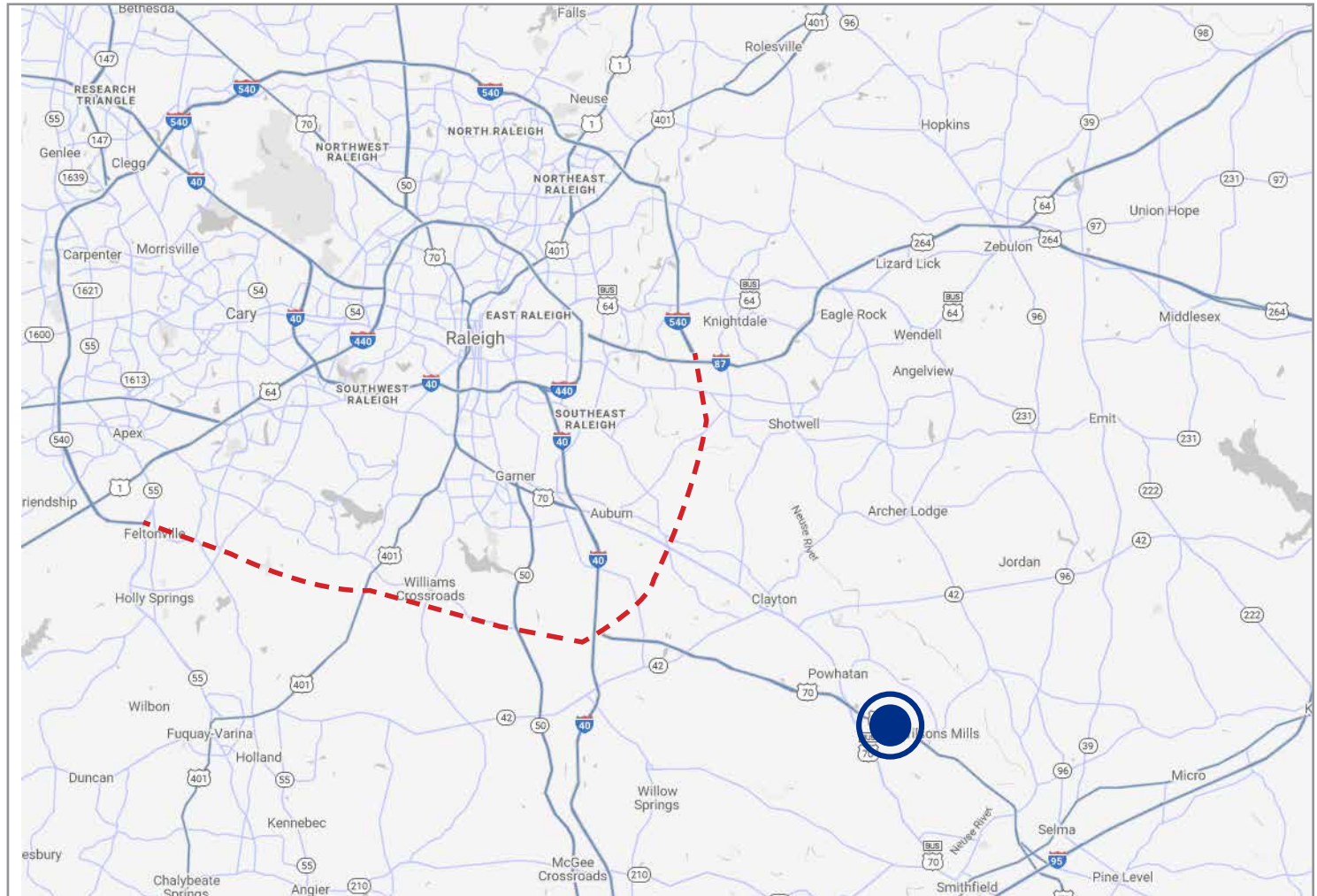
1.5 ACRES FOR SALE IN
OPPORTUNITY ZONE

LOCATION MAP

FUTURE COMPLETION OF I-540 (2027)

*For informational purposes
only and not drawn to scale

- US-70 Hwy. has been designated as the future I-42 between I-40 and Morehead City Port Authority
- Improvements are being made (including a proposed interchange) to limit cross-over traffic and direct access off the highway. The only points of egress and ingress will be the proposed interchanges
- Property will be accessible from US-70 Business once US-70 Hwy. has been converted to I-42



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