



**AVISON  
YOUNG**

**LAND FOR SALE IN OPPORTUNITY ZONE**

# 3830 US Hwy. 70 Business

Clayton, NC 27520

Partnership. Performance.

## Investment Opportunity

This ±48 acres of industrial land is approximately 3.5 miles from Novo Nordisk Pharmaceutical Industry Inc. and Grifols Therapeutics Inc. This is an ideal site to support the growing biotech industry in Johnston County. NCDOT right of way has already been established along the northern

boundary to allow for site access.

At the crossroads of US-70, I-40 and I-95, Johnston County is in close proximity to the nation's largest research park, an international airport and three renowned research universities.

**Tara Kreider**  
Principal, Capital Markets  
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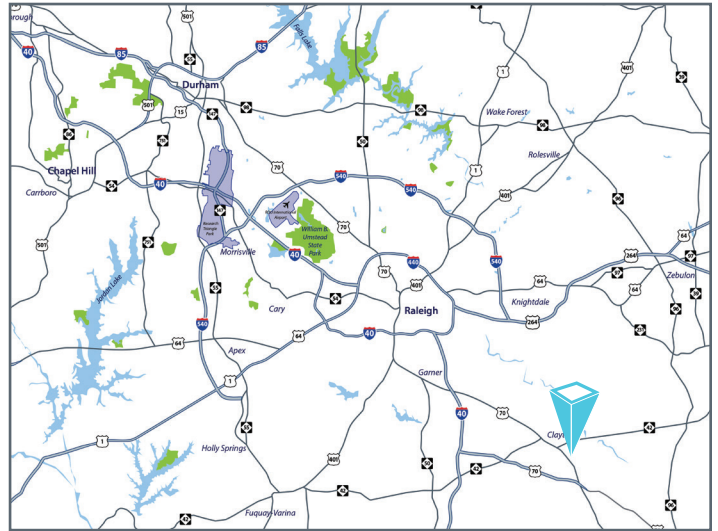
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 **BEST  
MANAGED  
COMPANIES**

Platinum member

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Clayton, NC 27520



## Property Specifications

<b>Address:</b>	<b>3830 US Highway 70 Business, Clayton, NC 27520</b>
<b>REID:</b>	168505-19-8748
<b>Submarket:</b>	Johnston County
<b>Location:</b>	This property is located 6 miles from I-95, 12 miles from I-40, and 2.5 miles from Johnston County Airport
<b>Type:</b>	Industrial
<b>Area:</b>	48.73 acres
<b>Zoning:</b>	Light Industrial
<b>Topography:</b>	Flat to gently rolling
<b>Frontage &amp; Access:</b>	US-70 Business
<b>Water/Sewer:</b>	Johnston County
<b>Pricing:</b>	\$2,436,500
<b>Other:</b>	A North Carolina Certified Site (see page 5 for details)



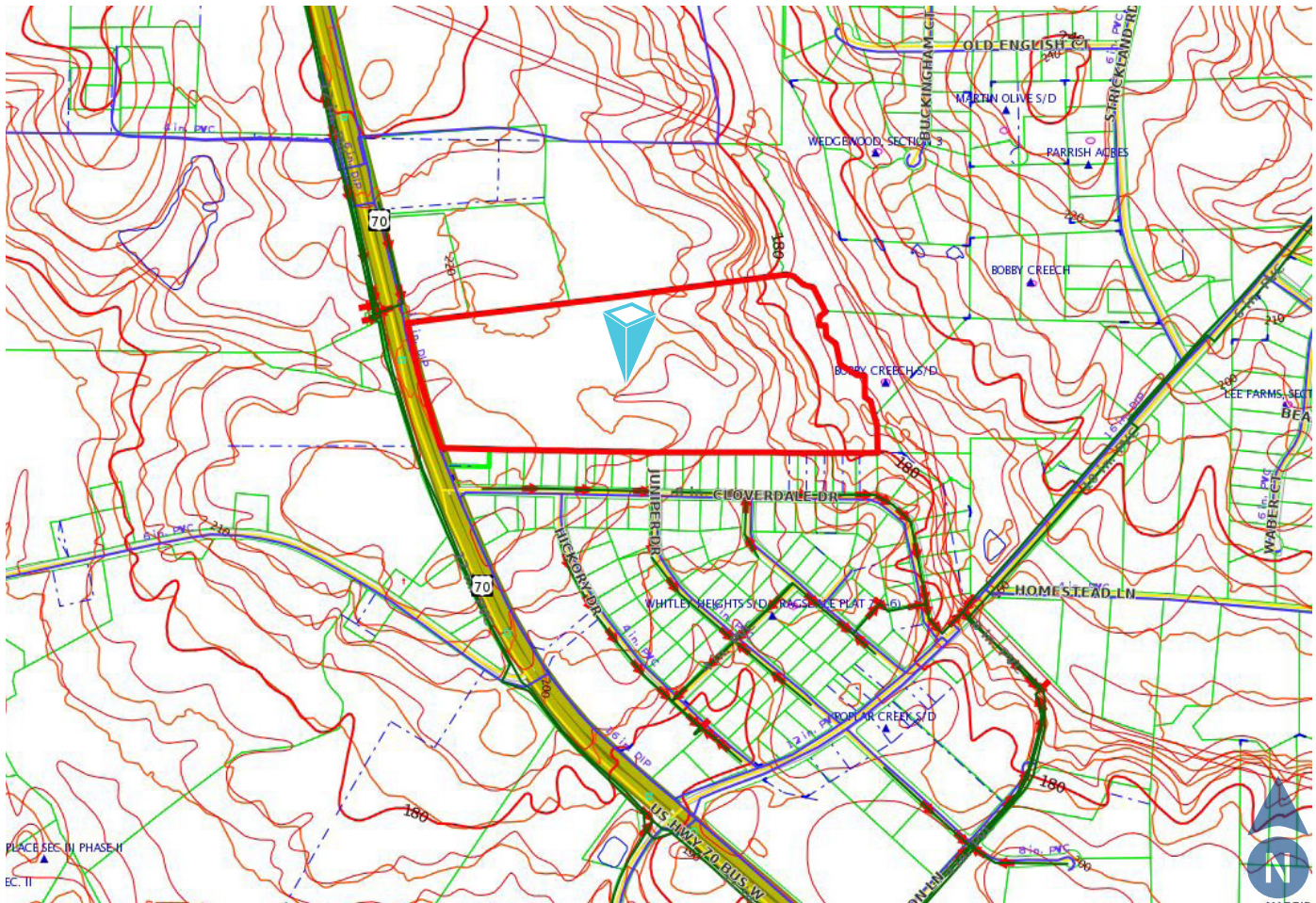
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## Topography and Utility Map



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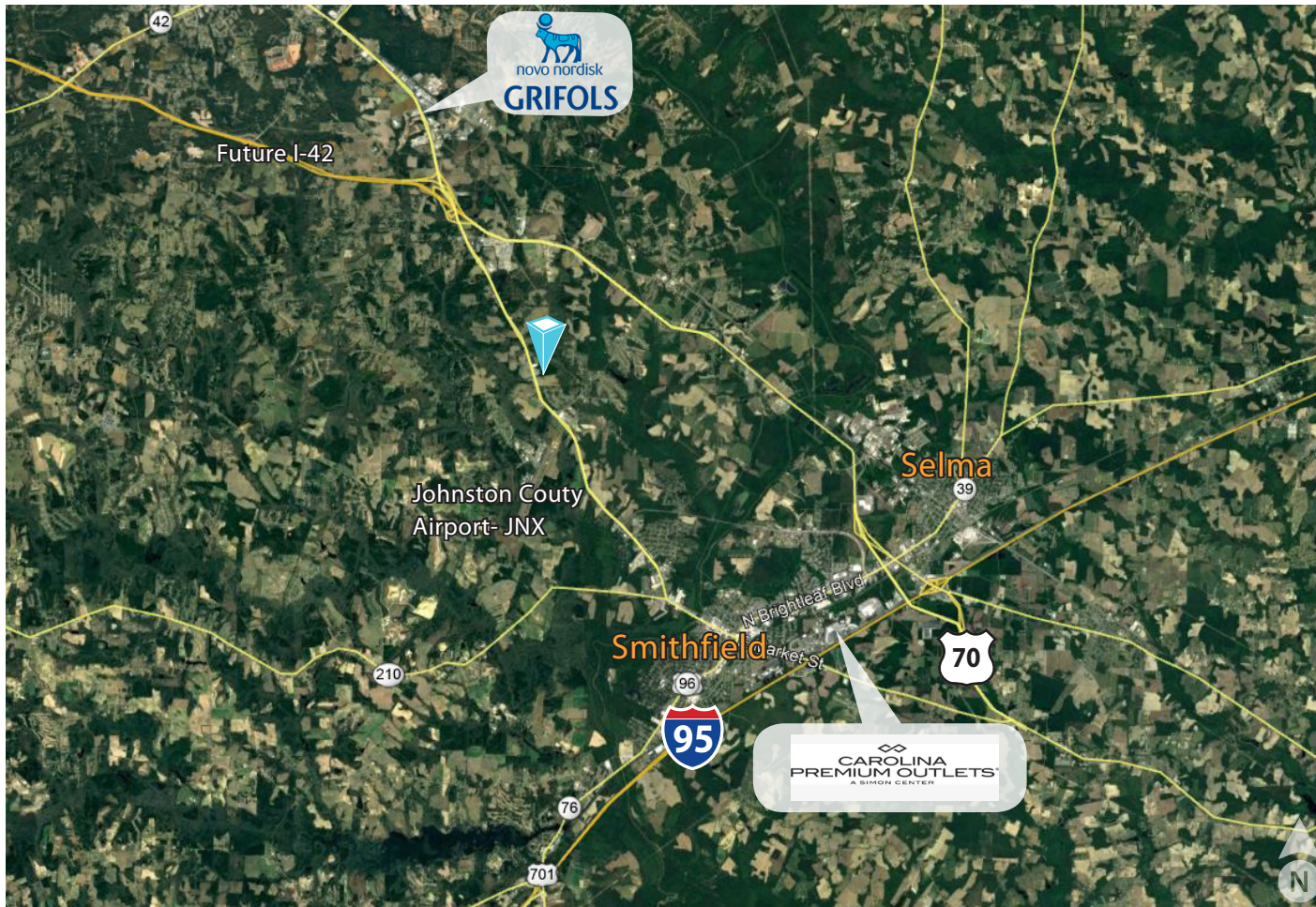
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The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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## Surrounding Area



## Drive Times

Johnston County Airport	±4 minutes   2.0 miles
I-95	±12 minutes   6.0 miles
Downtown Clayton	±13 minutes   8.0 miles
RDU Airport	±41 minutes   41 miles



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## Market Overview

Johnston County offers a business-friendly environment with a good dose of Southern hospitality. With all the amenities of urban life, with the space and pace of the country, Johnston County provides the best of both worlds. At the crossroads of US 70, I-40 and I-95, Johnston County is in close proximity to the nation's largest research park, an international airport, and three renowned research universities. The balanced growth approach to economic development, planning, and sound fiscal management overseen by the Board of County Commissioners has been responsible for bond rating designations by Standard and Poor's of AA+ and Moody's of Aa1. Johnston County has also had two major bio-manufacturing companies come and invest. "Johnston County will be the beneficiary of a \$1.2 billion economic investment by Novo Nordisk Pharmaceutical Industries, Inc., as the Danish company launches new operations at its Clayton campus to manufacture the active ingredient for its insulin products. It brings an additional 691 bio-manufacturing jobs to the county."

\* <http://www.jcnccd.com>

## Certified Site Criteria

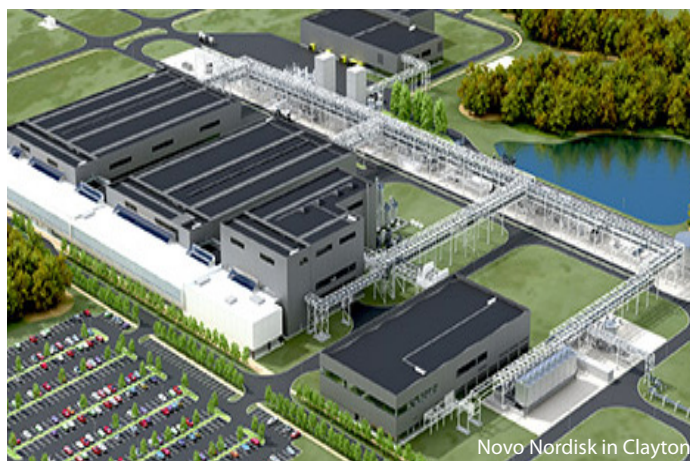
Since 2001, North Carolina has offered an official Certified Sites program to provide a statewide inventory of industrial sites that have undergone a rigorous prequalification process to ensure they are "shovel ready" for immediate development.

A North Carolina Certified Site reduces the risks associated with development by providing detailed information about the site including price and availability, utilities, access, environmental concerns and potential development costs. Sites are periodically recertified in order to ensure accurate, reliable data. North Carolina's Certified Sites are highlighted in the state's online database of available buildings and sites via AccessNC.

\* <https://www.nccommerce.com>



Neuse River Transportation Bridge



Novo Nordisk in Clayton



Clayton Community Center



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