



EASTFIELD CROSSING

BUSINESS PARK

COMING SOON

- Class A 130,000 SF Industrial/Flex Building
- Ground Breaking 2020
- Expected Delivery (Building 1) 2021
- Lease, Purchase or Build-to-Suit Options Available

Eastfield Crossing Business Park is a +/-170-acre portion of the larger Eastfield Crossing Master Planned Development, offering Class A industrial and build-to-suit options.

Approximately 1.6 million square feet will be developed in Johnston County, known as the Triangle East Region. This location serves the Raleigh, NC metro area and is in a designated Federal Opportunity Zone, a tax-deferred incentive program.

For more information visit <https://public.ncommerce.com/oz/>



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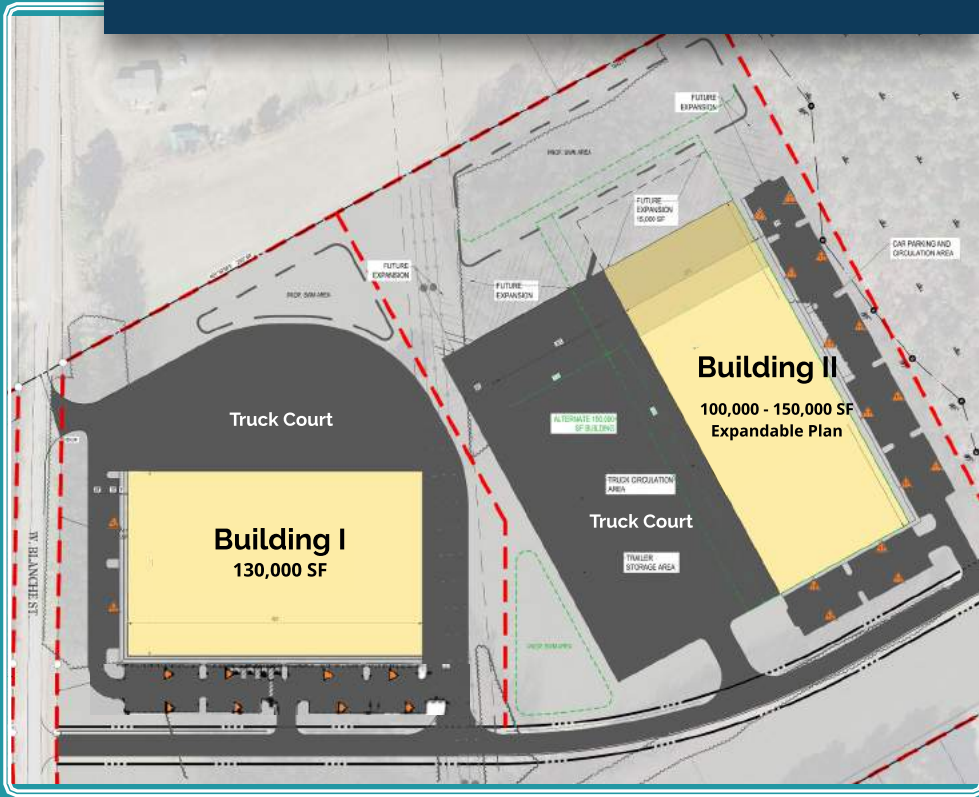
PHOENIX
COMMERCIAL PROPERTIES

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Raleigh, NC 27609 | 919.896.6497

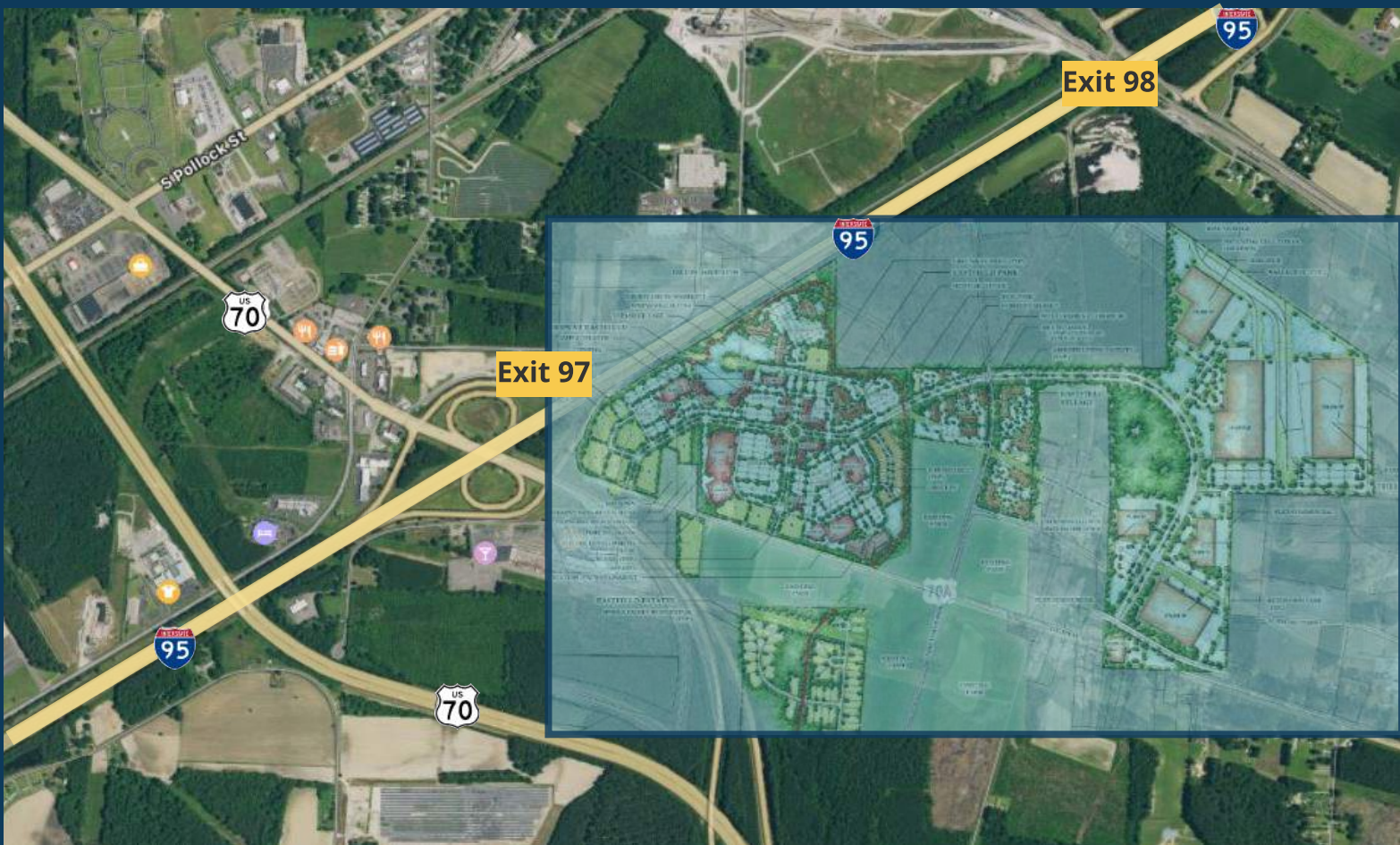
BUILDING SIZE	130,000+/- SF (Building I)
AVAILABLE	DIVISIBLE TO 25,000 SF
BUILDING DIMENSIONS	250' DEEP X 400' LONG (FOR 100,000 SF BUILDING)
CLEAR HEIGHT	30' -36' CLEAR
COLUMN SPACING	50' X 50'
LOADING	MULTIPLE 9' X 10' DOCK DOORS WITH ADDITIONAL KNOCK OUT PANELS, TWO (2) 12' X 14' DRIVE-IN DOORS
CONSTRUCTION	STRUCTURED STEEL WITH NON-INSULATED TILT-UP CONCRETE
TRUCK COURT	150' DEEP WITH 45' CONCRETE APRON
POWER	277/480 VOLT, 3-PHASE, 4-WIRE SERVICE PANEL
FIRE SAFETY	ESFR SPRINKLER SYSTEM



EASTFIELD I



We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.




EASTFIELD CROSSING

Eastfield is conveniently located at the intersection of I-95 and Hwy 70 (Future I-42) between exits 97 and 98, which enjoys average traffic counts of 42,000 VPD (vehicles per day) and tremendous visibility from I-95. This strategic location offers North, South, East & West Highway access, rail and passenger service, as well as a private jet rated airport within 15 minutes and international air travel within 40 minutes. Eastfield Crossing offers access to two major ports within two hours and full access to East Coast transportation arteries within 8 hours.


UNINTERRUPTED DISTRIBUTION TO EVERY MAJOR MARKET IN THE UNITED STATES

INTERSTATES

 < 1 MILE

 < 1 MILE

 40 MI.

 55 MI.



AIRPORTS

RALEIGH-DURHAM INTERNATIONAL 45 MI.
 JOHNSTON REGIONAL AIRPORT 9 MI.

PORTS

WILMINGTON, NC 80 MI.
 MOREHEAD CITY, NC 117 MI.
 NORFOLK, VA 175 MI.
 CHARLESTON, SC 260 MI.

RAIL

NORTH, SOUTH,
 EAST, WEST



JOHNSTON COUNTY, NC

The Eastfield Crossing Business Park, located in the heart of the Triangle East Region, is a nationally competitive, economically diverse, and collaborative community. It benefits from a multi-faceted business base including industries such as healthcare, pharmaceutical, biosciences, advanced manufacturing, research & development, food service, education, and business services.

The exceptional workforce is cultivated by the region's academic institutions with three tier 1 research universities - North Carolina State University in Raleigh, the University of North Carolina at Chapel Hill, and Duke University in Durham.

In addition to this outstanding pool of talent, Johnston County offers its own exceptional educated workforce through Johnston County Community College. The college works with local economic developers and businesses to ensure course offerings align with industry needs to adequately prepare students for the jobs of tomorrow. This highly educated, well-trained workforce is one of the many reasons businesses are drawn to the region.

For more information visit:
<https://www.triangleeastchamber.com/>



LARGE EDUCATED
WORKFORCE

JCC, NC STATE, DUKE,
UNC, ECU



TIER 3 COUNTY
FOR INCENTIVES &
OPPORTUNITY
ZONE



FASTEST
GROWING
COUNTY IN NC