

UP TO ±141,960 SF OF INDUSTRIAL SPACE WITH OPTIONS FOR EXPANSION Q1 2027 DELIVERY



103 E PROVIDENCE BOULEVARD, BUILDING 200
SELMA, NORTH CAROLINA

John Gainey
Senior Vice President

 +1 919 622 9600

 john.gainey@avisonyoung.com

Baxter M. Walker, III, SIOR, CCIM
Principal

 +1 919 913 1118

 baxter.walker@avisonyoung.com

**AVISON
YOUNG**

**If you would like
more information
please get in touch.**

John Gainey

Senior Vice President

+1 919 622 9600

john.gainey@avisonyoung.com

Baxter M. Walker, III, SIOR, CCIM

Principal

+1 919 913 1118

baxter.walker@avisonyoung.com

Contents

- 01. Property overview
- 02. Location overview
- 03. Market overview

© 2026. Avison Young - North Carolina, LLC. The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.

**AVISON
YOUNG**



01 Property overview



PROPERTY OVERVIEW

Eastfield Crossing

Eastfield Crossing is a premier, 435-acre master-planned mixed-use development located in Southeastern Raleigh-MSA Selma, North Carolina. Designed as a regional live-work-play destination, the project integrates retail, hospitality, residential, commercial, and business park components to serve local residents, the growing Triangle East region, and the significant volume of I-95 travelers.

The 500,000+ square foot retail town center is already active and anchored by nationally recognized tenants including **Target, BJ's Wholesale Club with gas station, Olive Garden, LongHorn Steakhouse, Academy Sports + Outdoors, Ross Dress for Less, Burlington, Five Below, Ulta Beauty, Marshalls, Old Navy,**

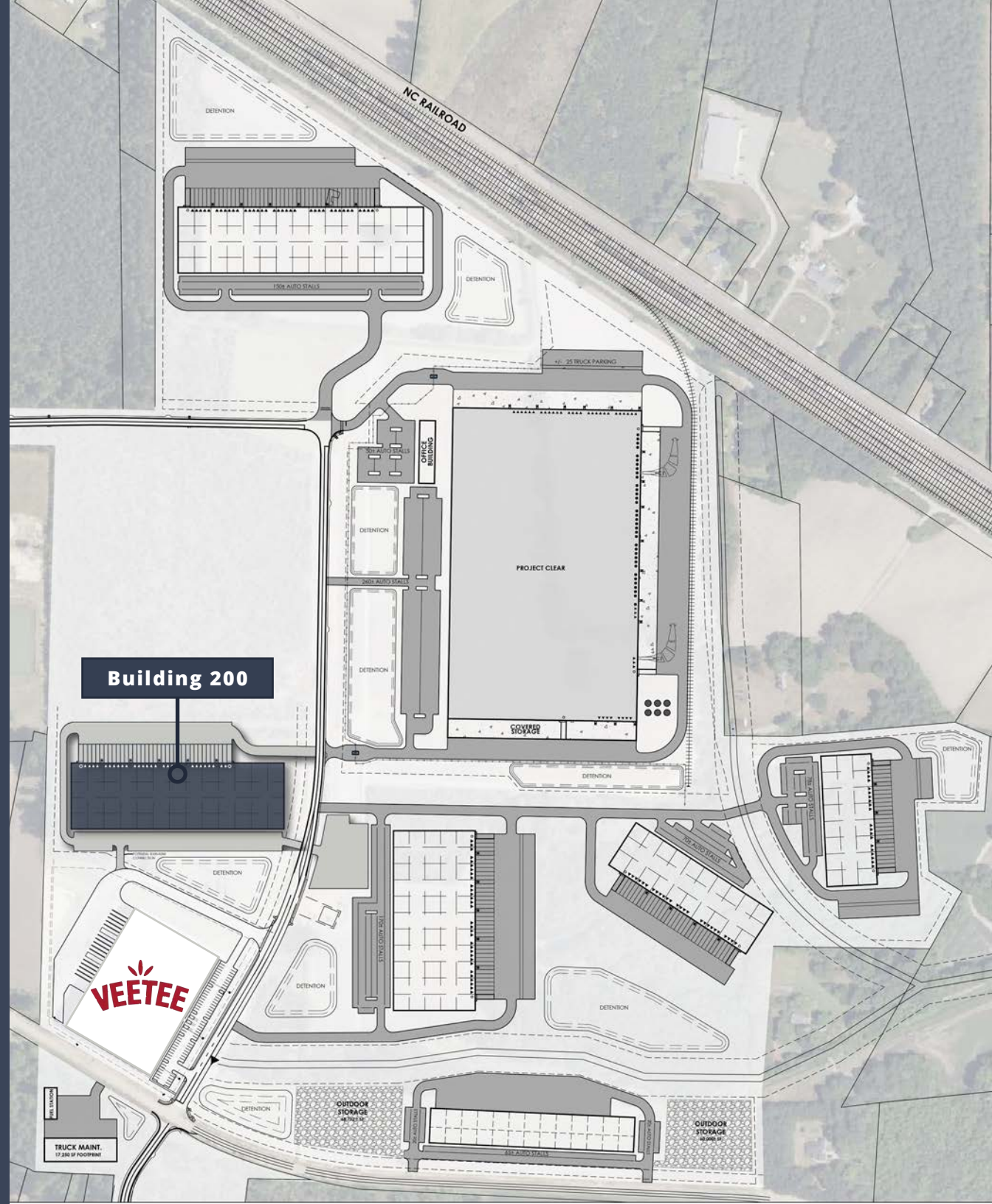
Hobby Lobby, Chase Bank, Aspen Dental, Sheetz, Chick-fil-A and Panda Express.

Additional high-profile retailers currently under construction or planned include **Rack Room Shoes, Men's Wearhouse, Aspen Dental, and Fiesta Mexicana**, further strengthening the site's regional draw. With strong tenant momentum, excellent highway access, strong economic fundamentals of Raleigh and Research Triangle Park, Eastfield Crossing is positioned as a major economic engine and lifestyle hub for Johnston County and the greater eastern North Carolina market.

PROPERTY OVERVIEW

Eastfield Business Park

Eastfield Business Park presents more than 1M square feet of planned and delivered industrial space. The park is uniquely designed to accommodate advanced manufacturing, distribution, and other industrial uses given its central proximity on the east coast between Florida and Maine, Class-1 rail service with one of the few CSX and Norfolk Southern intersections less than one mile away, proximity to major US deepwater Ports (Port of Wilmington and Port of Morehead), as well as abundant power and natural gas. The park has already attracted notable manufacturers such as VeeTee Foods (\$36M investment).



PROPERTY OVERVIEW

Building 200



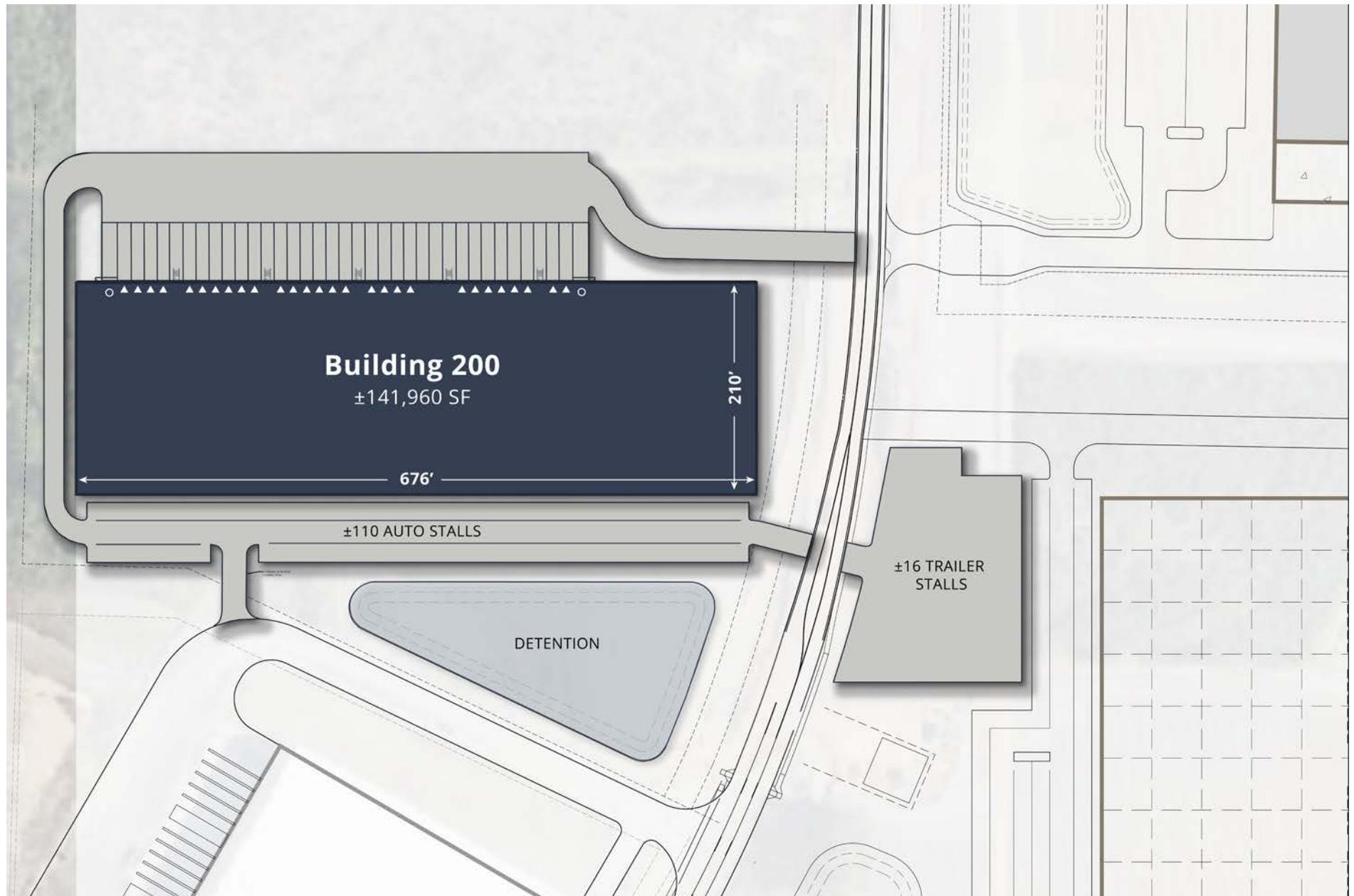
* pictures are of current building | 00

BUILDING SPECIFICATIONS

Address	103 E Providence Boulevard
City	Selma
State	North Carolina
Zip Code	27576
Estimated Delivery Date	Q1 2027
Building Dimensions	676' x 210'
Total SF	±141,960 SF (options for expansion)
Column Spacing	52' x 50' with 60' speed bays
Floor Load PSI	4,000 PSI

Slab Thickness	7" Unreinforced
Exterior Wall Material	Tilt-Up Concrete
Clear Height	36' @ First Column From Dock Wall
Paved Parking	±110 spaces
Trailer Parking	±16 trailer stalls
Loading	(14) Dock Positions with 9' x 10' manual doors
Truck Court	130' with 60' concrete apron
Power	1200A, 480V 3P
Fire Safety	ESFR Sprinkler Protection System

Building 200 site plan

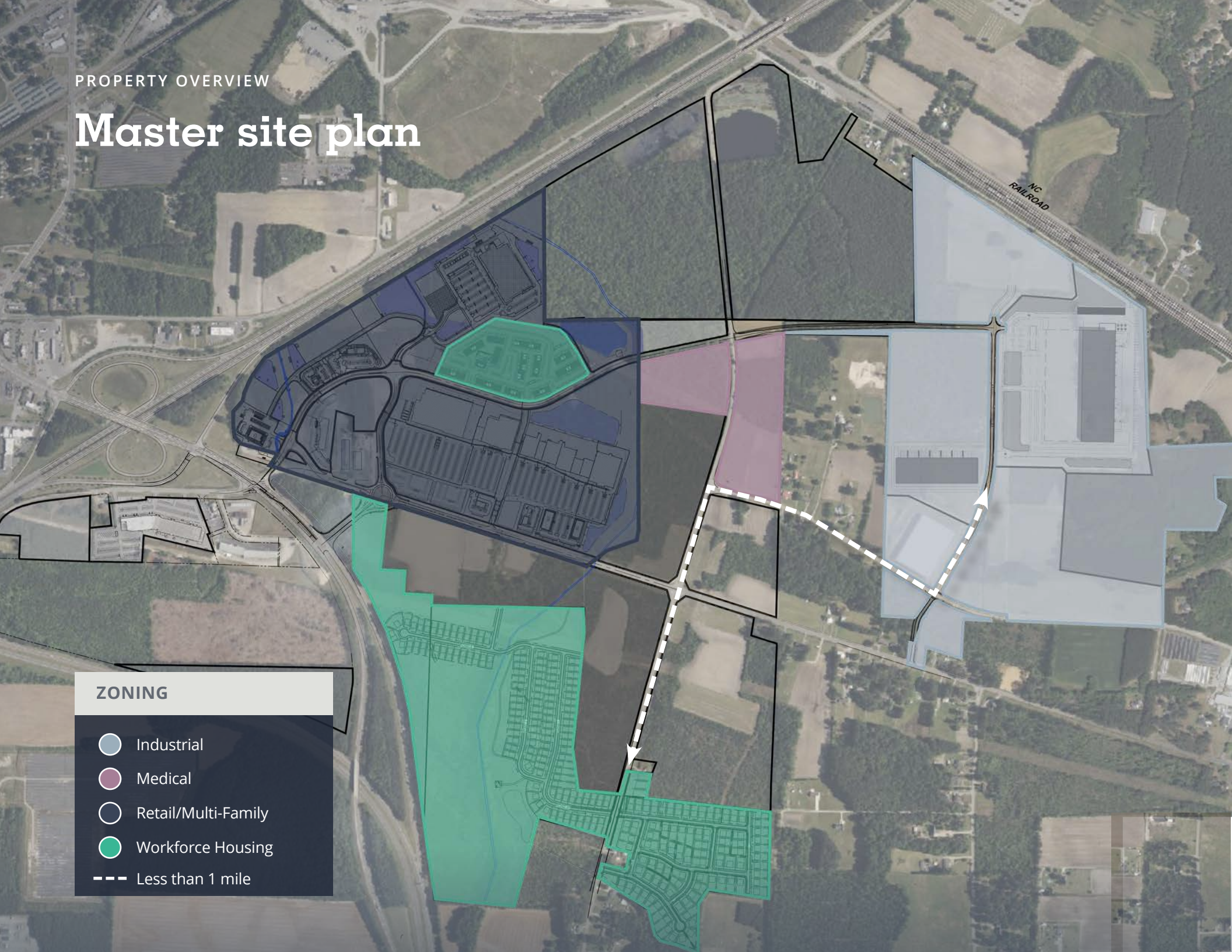


PROPERTY OVERVIEW

Master site plan

ZONING

- Industrial
- Medical
- Retail/Multi-Family
- Workforce Housing
- Less than 1 mile





02

Location overview

LOCATION OVERVIEW

Local snapshot

Eastfield offers strong business growth opportunities, supported by its role as an inland port with rail access, proximity to I-95 and US 70, and convenient access to Raleigh and RDU Airport.

Eastfield

Eastfield is located in North Carolina's fastest growing county in the state (US Census), benefiting from direct access to I-95 and being part of the southeast Raleigh–Durham region. Its location along a major East Coast transportation corridor has made Eastfield increasingly attractive for industrial, logistics, and service-oriented uses, while also seeing tremendous growth in supporting retail, hospitality, multi-family, and healthcare.

The local economy is supported by a mix of retail, distribution, manufacturing, and service employment, with regional job growth in Johnston County helping to sustain demand across multiple real estate sectors. Nearby Selma's historic downtown and established neighborhoods add to its appeal, particularly for residents and businesses seeking lower costs compared to larger Triangle submarkets.

DEMOGRAPHICS



178,459

15 MILE POPULATION



37

MEDIAN AGE



66,573

HOUSEHOLDS



\$106,045

AVERAGE HH INCOME



\$294,833

MEDIAN HOME VALUE

EXPANDING THE INDUSTRY

Johnston County's labor force

Johnston County offers a deep and growing labor pool supported by the strength of the greater Raleigh-Durham/Triangle economy. The County's workforce benefits from consistently low unemployment, a solid labor force participation rate, and access to a diverse base of talent across manufacturing, life sciences, logistics, construction, and professional services. As one of North Carolina's fastest-growing counties, Johnston County continues to attract both skilled workers and new residents seeking affordable housing and access to major employment centers along I-95, I-40, and greater Raleigh.

The area surrounding Eastfield Crossing is especially well positioned from a workforce standpoint. The site is located near the Johnston County Advanced Manufacturing Training Facility, a 67,000-square-foot, \$40 million investment designed to support advanced manufacturing and industrial employers through customized training and upskilling programs. Eastfield Crossing is also in close proximity to the Johnston County Workforce Development Center, which houses a state-of-the-art training facility focused on life sciences and biotechnology. Together, these investments underscore the County's commitment to workforce readiness and provide employers at Eastfield Crossing with direct access to trained talent, ongoing skills development, and pipeline programs aligned with modern manufacturing and life science operations.



12

Colleges and universities within 1-hour drive



27.1%

Bachelor's degree or higher



65,000+

Daily workers commuting out of county

112,000+

workforce employees

65.7%

labor force participation

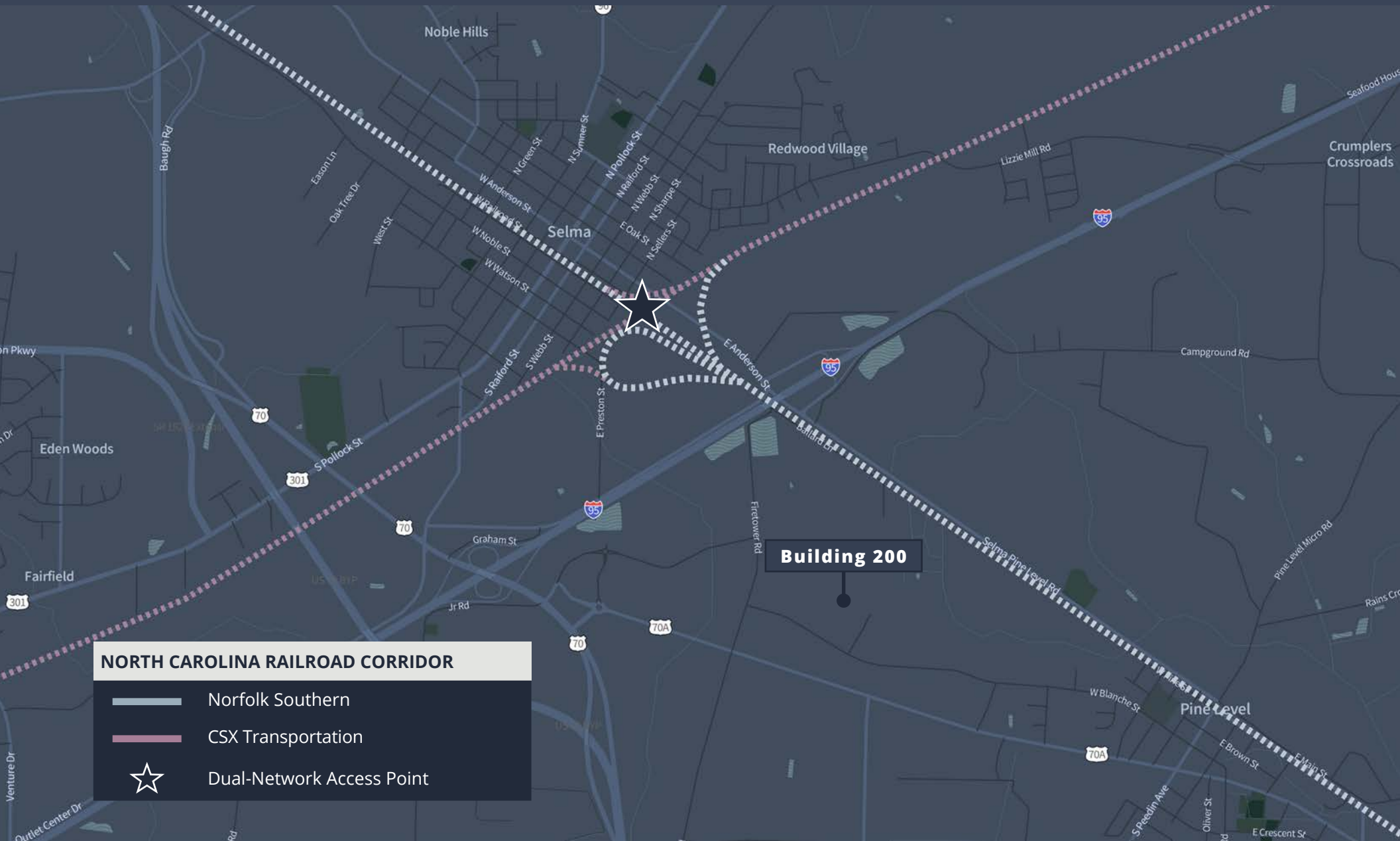
\$10.6B

gross domestic product

LOCATION OVERVIEW

Positioned for statewide reach

The development sits at one of the Southeast's most unique rail intersections, where two Class I railroads cross. This **rare dual-network** rail access, combined with immediate proximity to I-95 and US 70, creates a highly compelling logistics and industrial location.

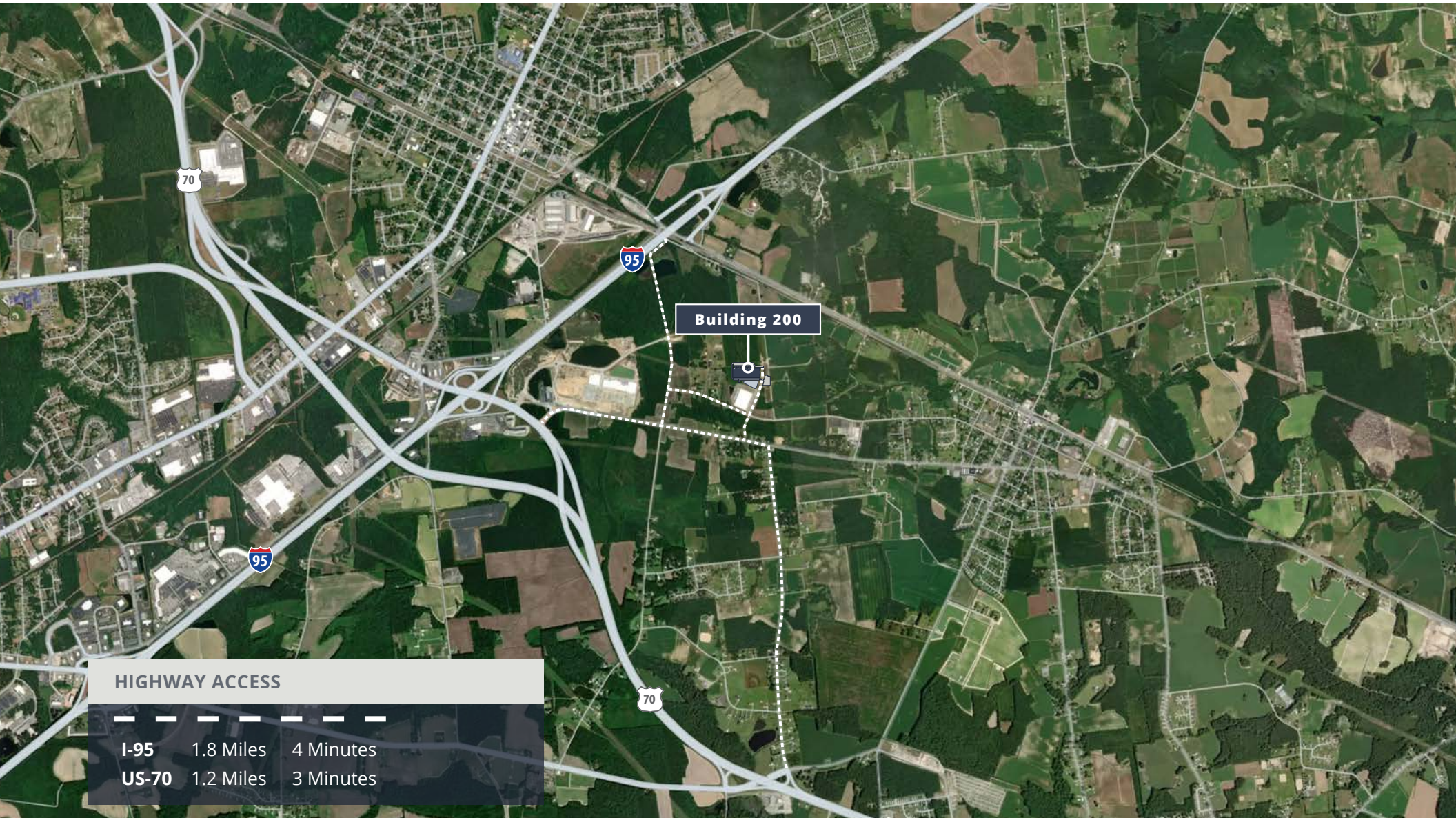


NORTH CAROLINA RAILROAD CORRIDOR

-  Norfolk Southern
-  CSX Transportation
-  Dual-Network Access Point

LOCATION OVERVIEW

Immediate highway access



CLOSE PROXIMITY TO INDUSTRIES AND INSTITUTIONS

Regional highlights

1 VULCAN ELEMENTS

The Pentagon-backed Research Triangle startup received more than \$1B in funding in 2025 with plans to expand its production of rare-earth magnets in a 1-million sf plant in Benson, which is just 20-minutes south of Eastfield Crossing. This is slated to become the biggest factory of its kind outside of China. State and local officials also approved incentives packages worth up to \$120 million.

2 TRIUMVIRATE ENVIRONMENTAL

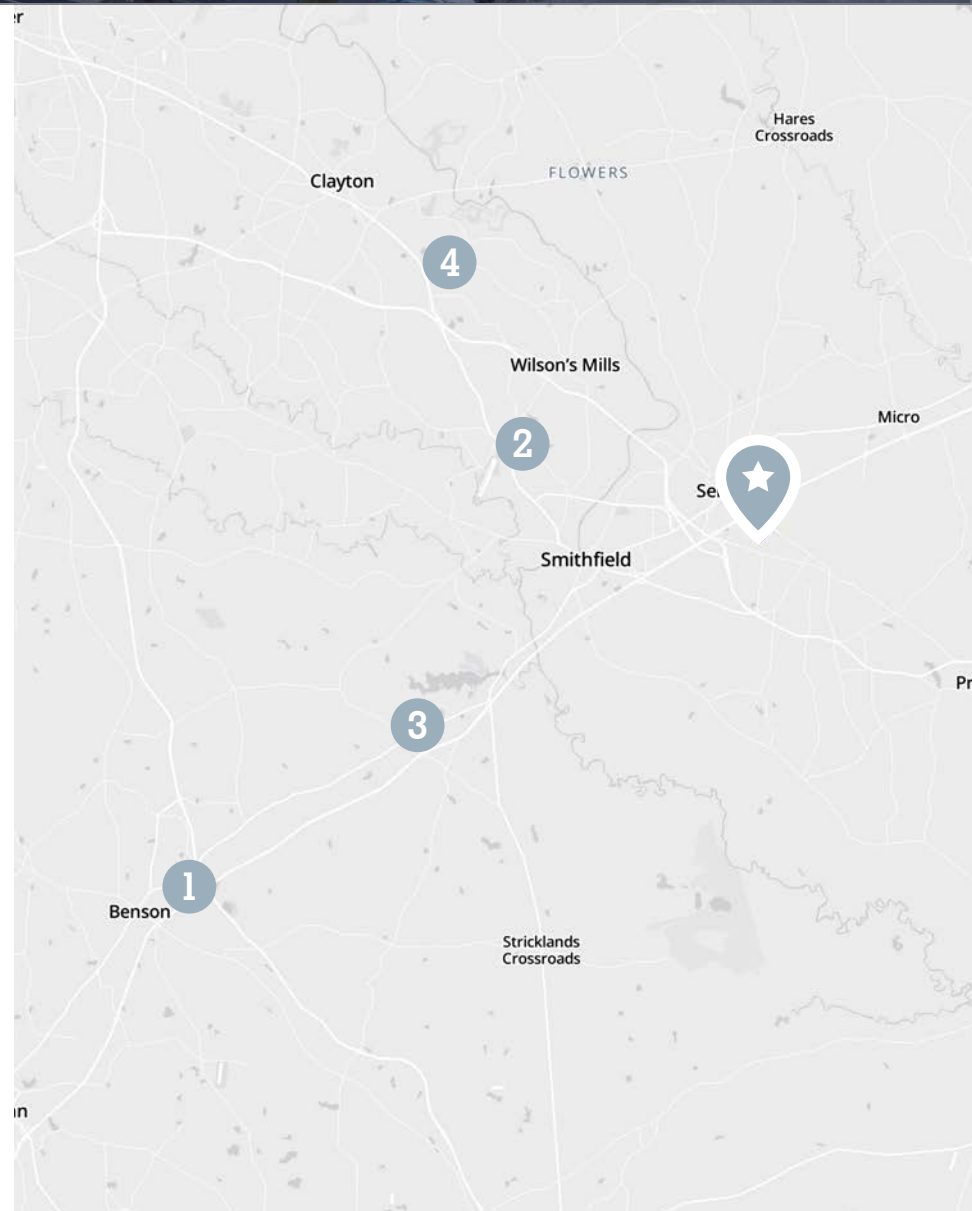
A new industrial property has been acquired for millions by a national commercial waste company. Triumvirate Environmental acquired a 70,000-sqaure-foot Smithfield property for \$11 million. The industrial building sits on 9 acres in Johnston County.

3 ADVANCED MANUFACTURING TRAINING FACILITY

A 67,000-square-foot, \$40 million investment in Johnston County designed to support advanced manufacturing and industrial employers through customized training and upskilling programs.

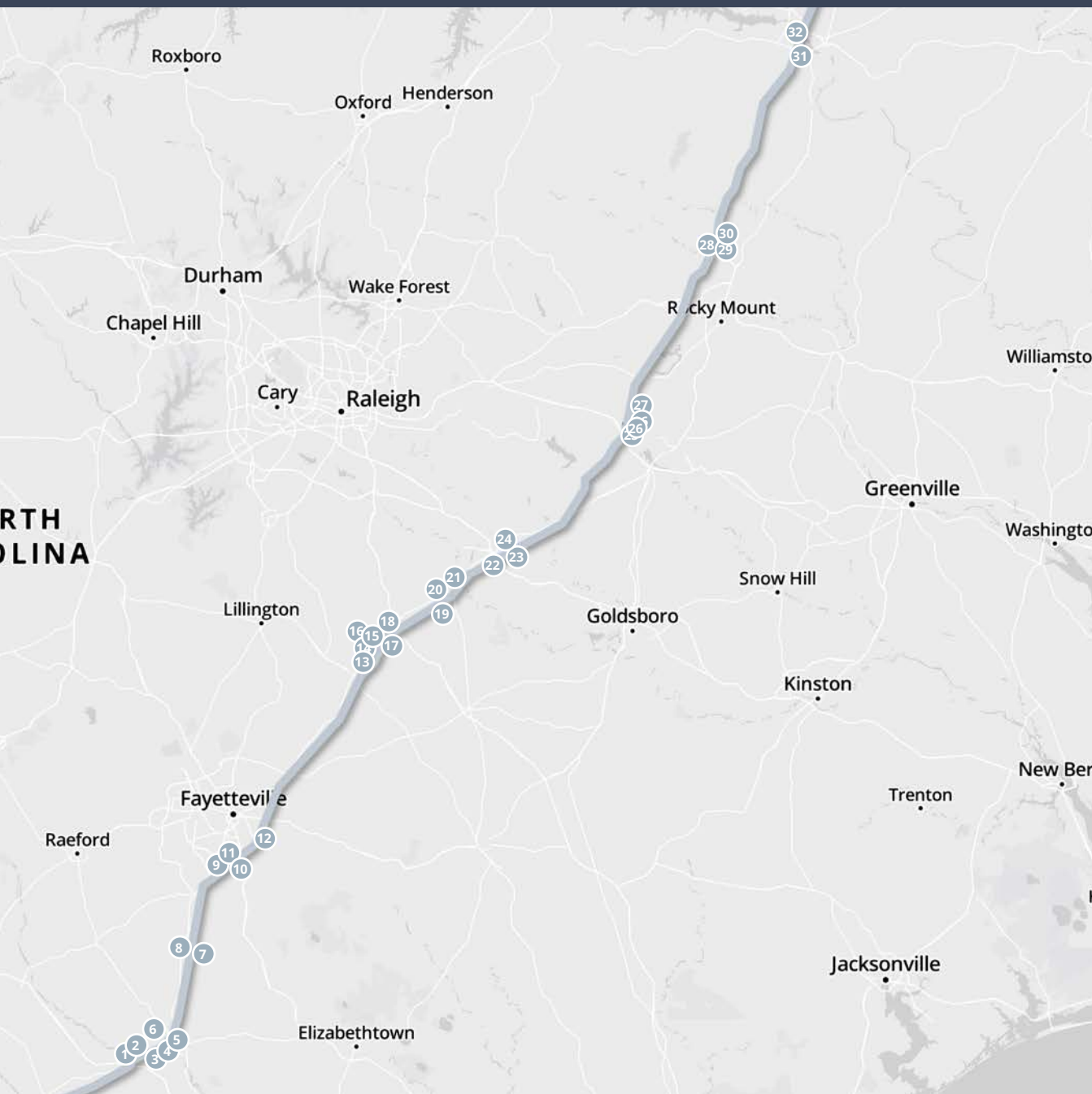
4 WORKFORCE DEVELOPMENT CENTER

The Johnston County Workforce Development Center is a 30,000 square foot state-of-the-art educational and technical skills training center focused on life sciences programming, business training, and workforce development in biotechnology and other sciences.



ESTABLISHED TENANT BASE

Presence along I-95



TENANT NAME

1	Zurn
2	Flotite Inc
3	United States Cold Storage
4	Quickie
5	International Paper
6	International Paper Company
7	Paraclete Armor & Equipment
8	Pepsi Bottling Ventures
9	United States Postal Service
10	FedEx Ground
11	Smurfit Westrock Packaging Solutions
12	The Campbell's Company
13	Rooms To Go
14	Americold
15	Berry Global
16	Polymer Group
17	Vulcan Elements
18	Americold
19	BD
20	Ashley
21	AAF Flanders
22	U.S. Lumber
23	VeeTee Foods
24	Sysco Corporation
25	CleanAire
26	Refresco
27	Johnson & Johnson
28	Prysmian Group
29	The Cheesecake Factory
30	LS Tractor USA
31	Reser's Fine Foods Inc
32	Patch Rubber Company

Strategic access



Equal distance between
Portland, ME and
Miami, FL



Domestic & international
direct flights



Interstate
highway system



Close to major metros,
international markets, and
natural resources



Destination	Drive Time
Raleigh, NC	40 minutes
Wilmington, NC	1 hour, 45 minutes
Morehead City, NC	2 hours, 10 minutes
Richmond, VA	2 hours, 20 minutes
Norfolk/Newport, VA	2 hours, 45 minutes
Charlotte, NC	3 hours
Columbia, SC	3 hours, 15 minutes
Charleston, SC	4 hours
Washington, DC	4 hours
Asheville, NC	4 hours, 15 minutes
Savannah, GA	4 hours, 30 minutes
Baltimore, MD	5 hours
Atlanta, GA	6 hours, 15 minutes
Jacksonville, FL	6 hours, 20 minutes
Philadelphia, PA	6 hours, 45 minutes
Chattanooga, TN	8 hours
Pittsburgh, PA	8 hours
New York City, NY	8 hours
Columbus, OH	8 hours
Lexington, KY	8 hours, 10 minutes
Orlando, FL	8 hours, 30 minutes
Montgomery, AL	8 hours, 30 minutes
Cincinnati, OH	8 hours, 40 minutes
Tampa, FL	9 hours, 20 minutes

Eastfield in the News

NEWS

TRIANGLE BUSINESS JOURNAL

\$73M housing component breaks ground at major development off I-95

The NRP Group, a developer and builder based out of Cleveland that specializes in multifamily...

NEWS

TRIANGLE BUSINESS JOURNAL

Chick-fil-A coming to North Carolina town that's a hotbed of activity

Eastfield Crossing has been on a roll delivering new-to-market restaurant and retail chains to Selma. Arguably the nation's most popular chicken chain will soon be making its debut in a small North Carolina town that's seeing plenty of growth activity.

NEWS

Global food company Veetee Foods, Inc. Selects Johnston County for Production Facility

VeeTee Foods, Inc., known as VeeTee Food Group in the United Kingdom, will establish a major production plant in Johnston County...



ECONOMIC
DEVELOPMENT
PARTNERSHIP of
NORTH CAROLINA

NEWS

Crystal Window and Door Systems to Establish New Facility in Johnston County, Creating 501 New Jobs

Crystal Window & Door Systems, a leading manufacturer of window and door solutions for residential and commercial buildings announced...



ECONOMIC
DEVELOPMENT
PARTNERSHIP of
NORTH CAROLINA

NEWS

The Target effect

Target will open its first store in Johnston County in 2026. Kevin Dougherty has hunted for Target ever since he arrived in Selma two decades ago. The Pittsburgh native is leading the charge on Eastfield Crossing, a transformative project just off Interstate 95...

TRIANGLE BUSINESS JOURNAL



03 Market overview

MARKET OVERVIEW

Johnston County

Johnston County is strategically positioned at the crossroads of Interstates 95 and 40, serving as North Carolina's primary north-south and east-west transportation corridor. Located just 30 minutes east of Raleigh and the greater Triangle region, including the renowned Research Triangle Park, the county offers convenient access to one of the Southeast's most dynamic economic hubs. Johnston County's reach, combined with strong infrastructure and available land, continues to attract a diverse mix of employers and residents.

In recent years, Johnston County has emerged as a significant destination for bio-manufacturing and advanced manufacturing investment, supported by a growing workforce and business-friendly environment. The county is comprised of eleven municipalities, including Benson, Clayton, Four Oaks, Kenly, Selma, and Smithfield. Smithfield, situated along I-95, is notably positioned at the midpoint between New York City and Jacksonville, Florida, reinforcing the county's role as a prime logistics, distribution, and industrial market within the Mid-Atlantic and Southeast regions.

250,596

TOTAL POPULATION

37

MEDIAN AGE

\$109,700

AVERAGE HH INCOME

\$325,890

MEDIAN HOME VALUE

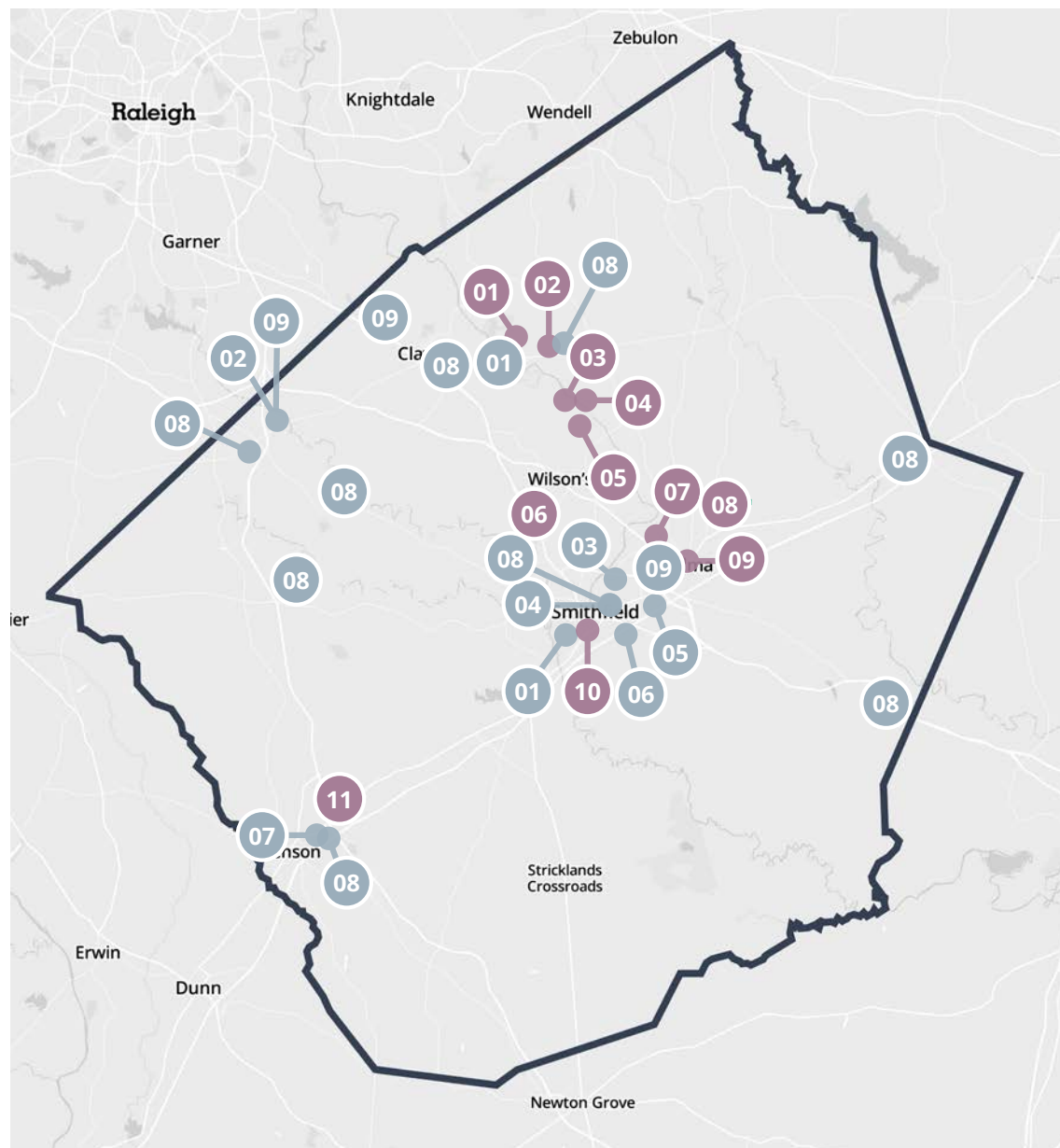
3%

UNEMPLOYMENT RATE

115,498

PROJECTED HOUSING UNITS

Major employers



Eastfield Business Park

Local Employers		Employment Range
01.	Caterpillar	500-999
02.	Asplundh Tree Expert	1,000+
03.	Johnston Health	1,000+
04.	Johnston County	1,000+
05.	Johnston County Public Schools	1,000+
06.	Johnston Community College	500-999
07.	Grifols Therapeutics	1,000+
08.	Food Lion*	500-999
09.	Walmart*	500-999

* multiple locations

International Employers		Employment Range
01.	SBM; France	500-999
02.	Bayer CropScience; Germany	1-50
03.	Grifols; Spain	1,000-2,499
04.	Master-Halco; Japan	
05.	Novo Nordisk; Denmark	1,000-1,500
06.	Studio TK; Canada	
07.	BP Products; United kingdom	
08.	BC Special Wire; China	
09.	Linamar; Canada	
10.	AAF-Flanders; Japan	500-999
11.	Metallum; China	

Tax savings & growth opportunities

The One Big Beautiful Bill Act (OBBBA) offers powerful incentives for manufacturers and production owner-users to modernize facilities and equipment. These provisions can dramatically reduce upfront costs and improve cash flow.

Why it matters

- Encourages reshoring and modernization of U.S. manufacturing.
- Significant first-year tax savings through accelerated depreciation.
- Applies to new builds, renovations, and equipment purchases.

Key incentives

Bonus depreciation

- Permits the immediate write-off, of a percentage of the cost, of eligible personal property and land improvements in the year it was placed in service.
- Eligibility: Qualifying assets must have a MACRS class life of 20 years or less.

Personal property (5–or 7–year)

- Machinery and production equipment
- Robotics and automation systems
- Conveyor lines, sorters
- Forklifts, pallet jacks, racks
- Tools and molds
- IT hardware, servers
- Dedicated outlets

Land improvements (15–year)

- Paving (parking lots, truck yards)
- Fencing
- Security gates
- Landscaping
- Retaining walls
- Site lighting

- Timing: 100% bonus depreciation applies for property placed in service after Jan 20, 2025.

Tax savings & growth opportunities cont.

Qualified Improvement Property (QIP)

- Permits the immediate write-off, of a percentage of the cost, of any improvement to an interior portion of a building (not structural, not expanding the footprint) in the year it was placed in service.
- Eligibility:
 - Applies to nonresidential real property so long as the improvement was placed in service after the date the building was first placed in service by any taxpayer.
 - A cost segregation study is needed to identify and quantify QIP.
- Timing: 100% bonus depreciation applies, ideal for warehouse-to-factory conversions.

Qualified Production Property (QPP)

- Permits the immediate write-off on a portion of any U.S. nonresidential real property that is originally used by the taxpayer as an integral part of a qualified production activity (manufacturing/ producing/ refining into a qualified product) in the year it was placed in service.
- Eligibility: Must be originally used by the taxpayer for production and cannot have been used for production between Jan 20, 2021, and Jan 19, 2025.

QPP-eligible

- HVAC
- Electrical
- Plumbing (main supply, drain lines)
- Permanently affixed fire systems
- Built-in conveyor systems
- Built-in cranes or hoists
- Paved truck aprons

Not QPP-eligible

- Office space
- Sales or customer service areas
- Data centers
- Distribution Centers
- Parking
- Decorative landscaping
- Unrelated storage

- Timing: 100% expensing is available for projects that **break ground by Jan 1, 2029, and are placed in service by Jan 1, 2031.**

Urgency to act now

- Retroactive head start applies to projects breaking ground after Jan 21, 2025.
- Current contractor capacity and equipment availability will tighten as adoption accelerates.
- About 18 months to secure sites and finalize plans before timelines become restrictive.

Tax savings & growth opportunities cont.

Advisors in action

With tax rules rewritten to incentivize U.S. facility investment, producers need more than space; they need a real estate partner who understands how to unlock value through location strategy and execution. Our teams collaborate nationally and locally to help extract the full value of the OBBBA.

- Facility planning and operational benchmarking
- Property acquisition, land assemblage, and build-to-suit representation
- Site selection and location strategy
- Lease vs. own modeling
- Development, project, and construction management services
- Sale-leaseback advisory to convert equity into growth capital
- Portfolio optimization and repositioning
- Disposition guidance on non-core asset

For more information on this offering, please contact:

John Gainey

Senior Vice President

+1 919 622 9600

john.gainey@avisonyoung.com

Baxter M. Walker, III, SIOR, CCIM

Principal

+1 919 913 1118

baxter.walker@avisonyoung.com

Visit us online
avisonyoung.com

©2026 Avison Young Commercial Real Estate Services, LP,
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**