

1334 - 1448 Bud Hawkins Road, Dunn, NC 28334

INDUSTRIAL OUTDOOR STORAGE

For Lease | ±14.12 Acres

±14.12 AC



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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

**INDUSTRIAL OUTDOOR
STORAGE FOR LEASE**
1334-1448 BUD HAWKINS RD
DUNN, NC 28334

PROPERTY DESCRIPTION

±14.12-acre **Industrial Outdoor Storage (IOS)** site strategically located just off Interstate 95 at the Bud Hawkins Road interchange in Dunn, NC. The property offers excellent access and visibility along one of the East Coast's primary north-south logistics corridors, making it ideally suited for fleet storage, equipment yards, trailer parking, and contractor laydown uses.

PROPERTY HIGHLIGHTS

- » ±2.00 - ±14.12 acres available for lease
- » Ideal for Industrial Outdoor Storage (IOS) users
- » Immediate access to I-95 (Exit 71 - Long Branch Rd)
- » Excellent location along a major East Coast logistics corridor
- » Significant interchange improvements underway enhancing access and traffic flow
- » Directly across from new industrial development by **Samet Corporation**
- » Flat, usable acreage with flexibility for laydown yard configuration
- » Strong regional connectivity to Fayetteville, Raleigh, and I-40
- » Rare opportunity for scale IOS along I-95 in a supply-constrained market
- » Ownership open to Build-to-suit opportunities
- » Pricing: Contact Broker



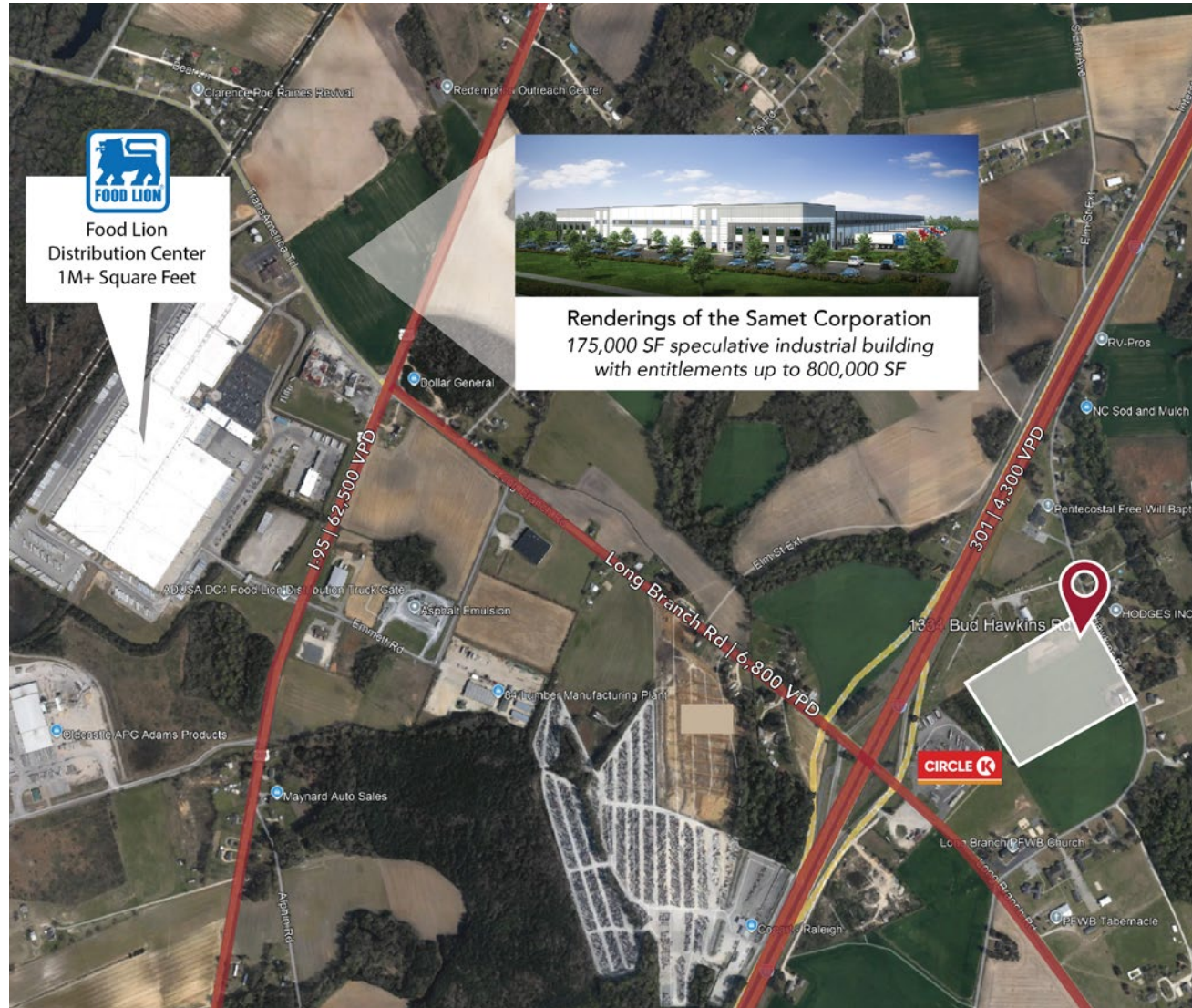
LOCATION DESCRIPTION

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The site benefits from significant ongoing infrastructure improvements at the Bud Hawkins Road interchange, including expanded ramps and modernization to accommodate increased traffic and future growth along the I-95 corridor.

Additionally, the property is positioned directly across from a major new industrial project being developed by **Samet Corporation**, bringing meaningful investment, job creation, and long-term economic growth to the immediate area. This emerging industrial node further reinforces the site's appeal for users seeking proximity to new development and infrastructure upgrades.

The ±14.12-acre layout provides ample room for trailer parking, outdoor storage, and scalable operations, with flexibility to accommodate a variety of industrial users.



DEMOGRAPHICS

**INDUSTRIAL OUTDOOR
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	1 MILE	3 MILES	5 MILES
Population (2025)	349	5,969	17,040
Daytime Population	334	10,273	20,448
Median Age	50.3	42.0	43.6
Average Household Income	\$87,100	\$69,661	\$75,469
Average Home Value	\$236,364	\$274,000	\$262,457

HARNETT COUNTY

- » Harnett County is strategically located between Raleigh and Fayetteville, with access to key corridors like US-401 and NC-210, making it ideal for regional distribution without the cost of core metro markets.
- » The county has seen steady growth due to its lower land costs and increasing demand for residential and industrial development as the Research Triangle expands outward.
- » Offers more flexible zoning and larger parcels, which are well-suited for outdoor storage, laydown yards, and future expansion.
- » It also provides access to a regional labor pool from nearby areas like Dunn and Lillington, typically with lower wage pressure than urban centers.



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