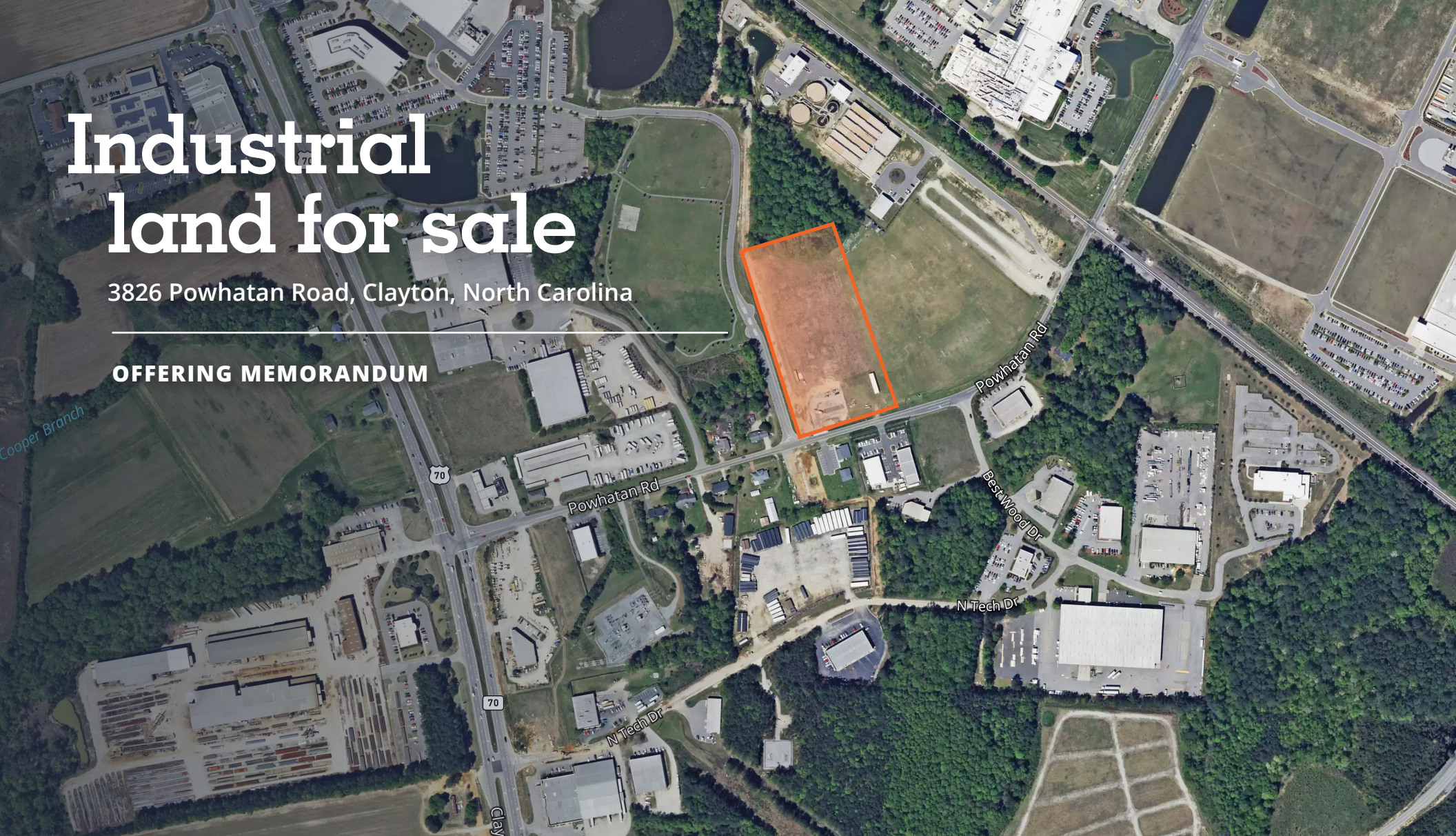


# Industrial land for sale

3826 Powhatan Road, Clayton, North Carolina

## OFFERING MEMORANDUM



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**AVISON  
YOUNG**

## PROPERTY OVERVIEW

# Executive summary

Avison Young is pleased to present a compelling opportunity in one of Johnston County's most dynamic growth corridors. 3826 Powhatan Road (the "Property") is strategically positioned and zoned LID (Light Industrial District), the site offers exceptional flexibility for a wide range of industrial and commercial applications. Its inclusion within a federally designated Opportunity Zone further enhances its investment appeal by providing significant long-term tax advantages for qualified investors.

This location is well-suited for industrial operations, logistics, warehousing, flex space, and supporting commercial uses, benefiting from strong regional infrastructure and proximity to major transportation routes. The LID zoning also permits a broad spectrum of additional uses, allowing developers and end users to tailor the site to evolving market needs in this rapidly expanding area.

Clayton continues to experience robust economic and population growth, driven by advanced manufacturing, life sciences, and distribution sectors. The property's zoning, location, and development versatility position it as a high-value asset capable of supporting both immediate development initiatives and long-term strategic investment.

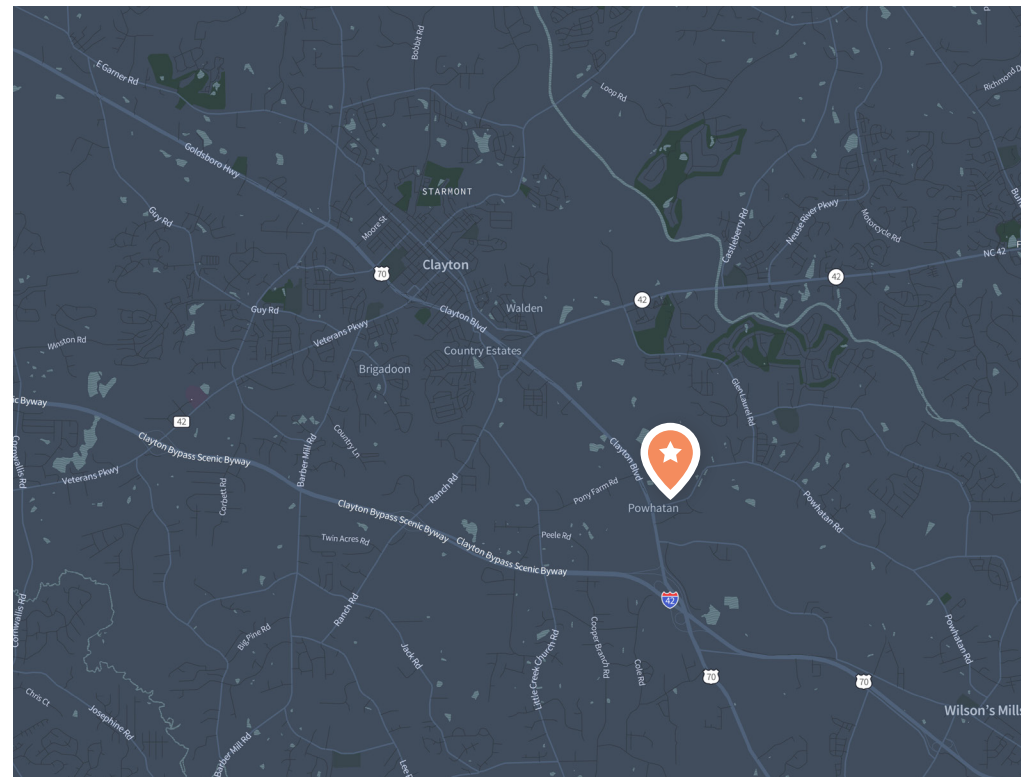


## PROPERTY OVERVIEW

# Offering summary

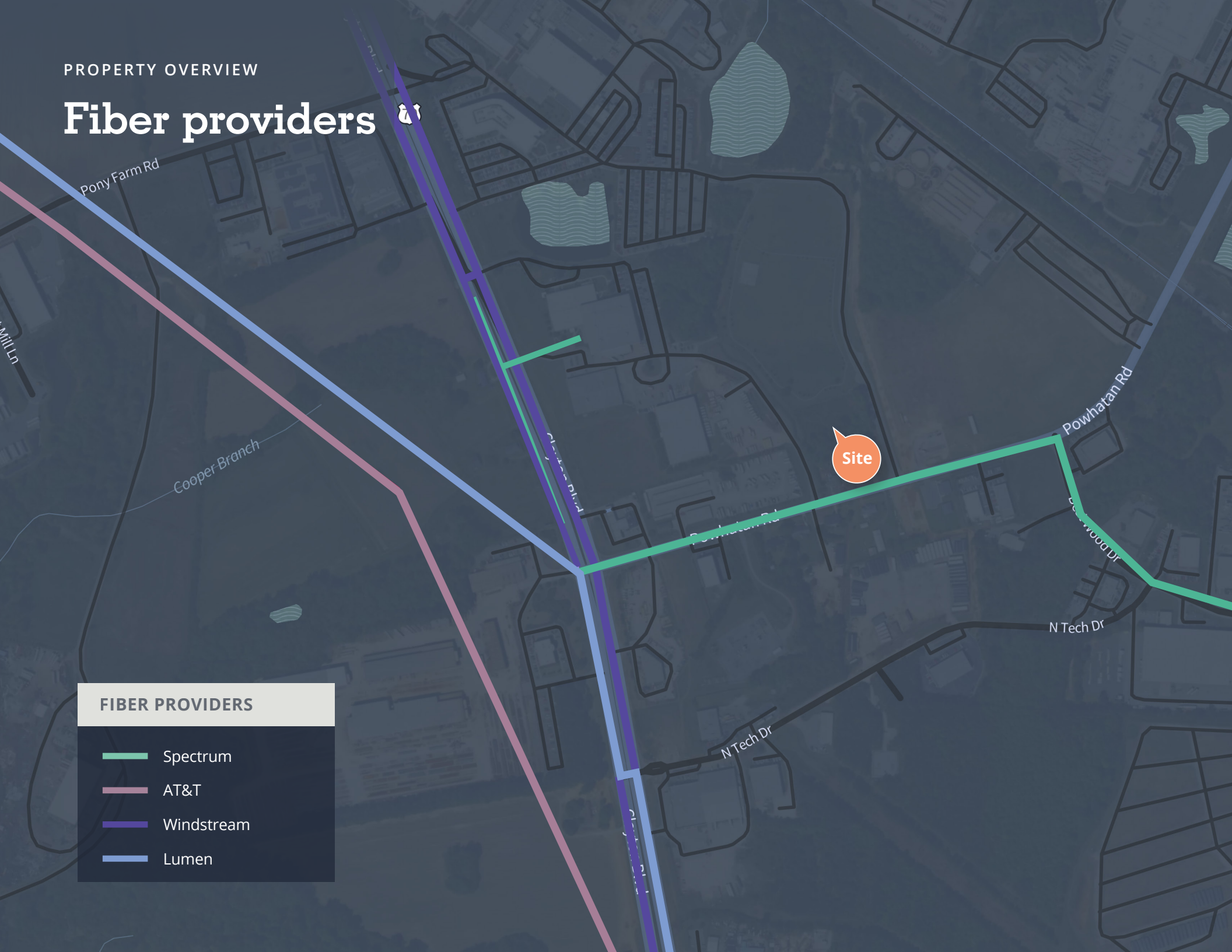
### Description

Address	3826 Powhatan Road
City	Clayton
Lot Size	±5.861 acres
PIN	167700-49-3426
Zoning	Light Industrial
Fiber	To site
Water	To site
Sewer	Nearby
Electric	To site
Opportunity Zone	Yes
Market	Raleigh/Durham
Submarket	Johnston County
Sale Price	Contact Broker







PROPERTY OVERVIEW

# Fiber providers

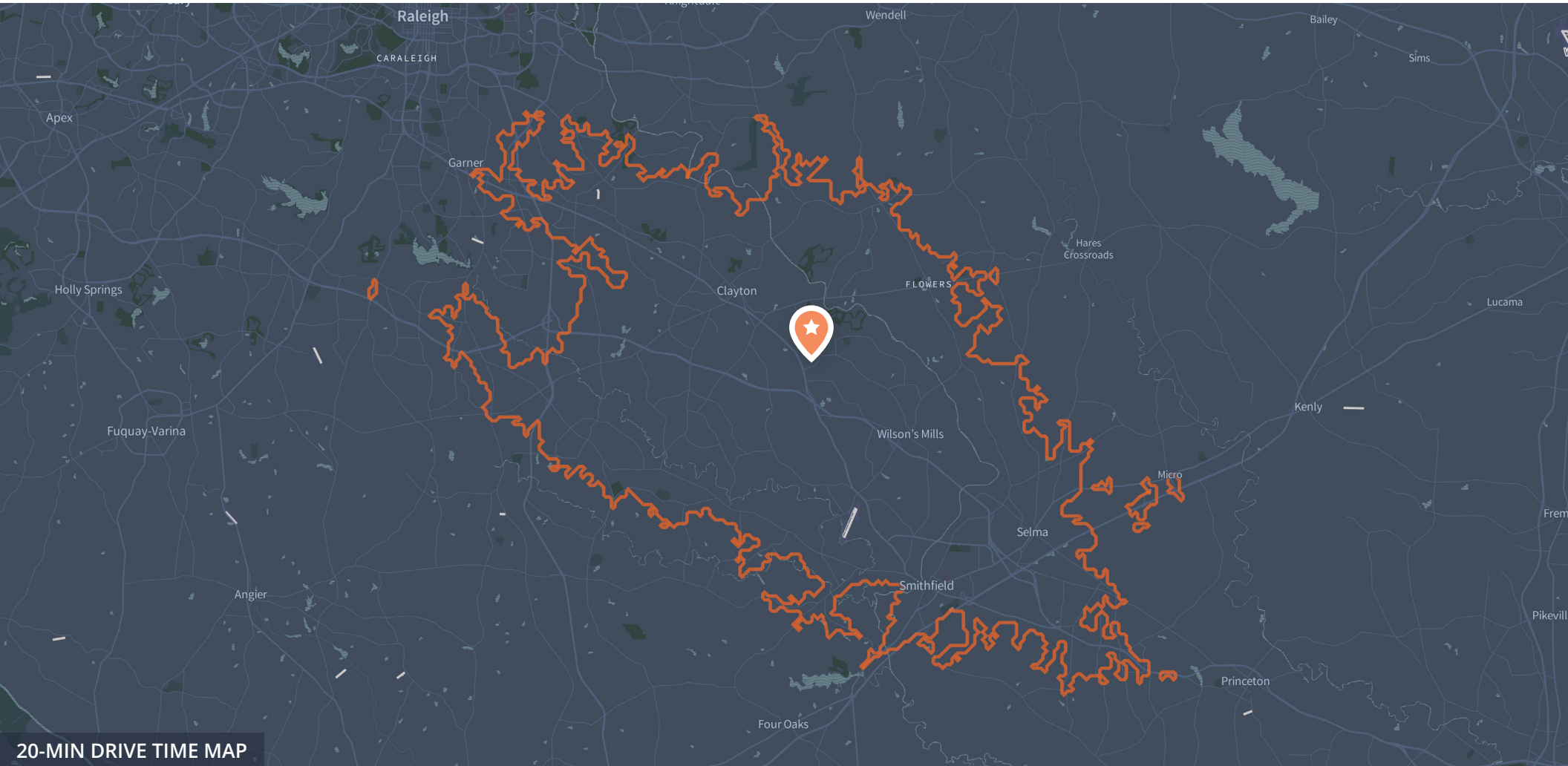


Site

**FIBER PROVIDERS**

-  Spectrum
-  AT&T
-  Windstream
-  Lumen

# Demographics



# Key nearby drivers

## 1 GRIFOLS THERAPEUTICS

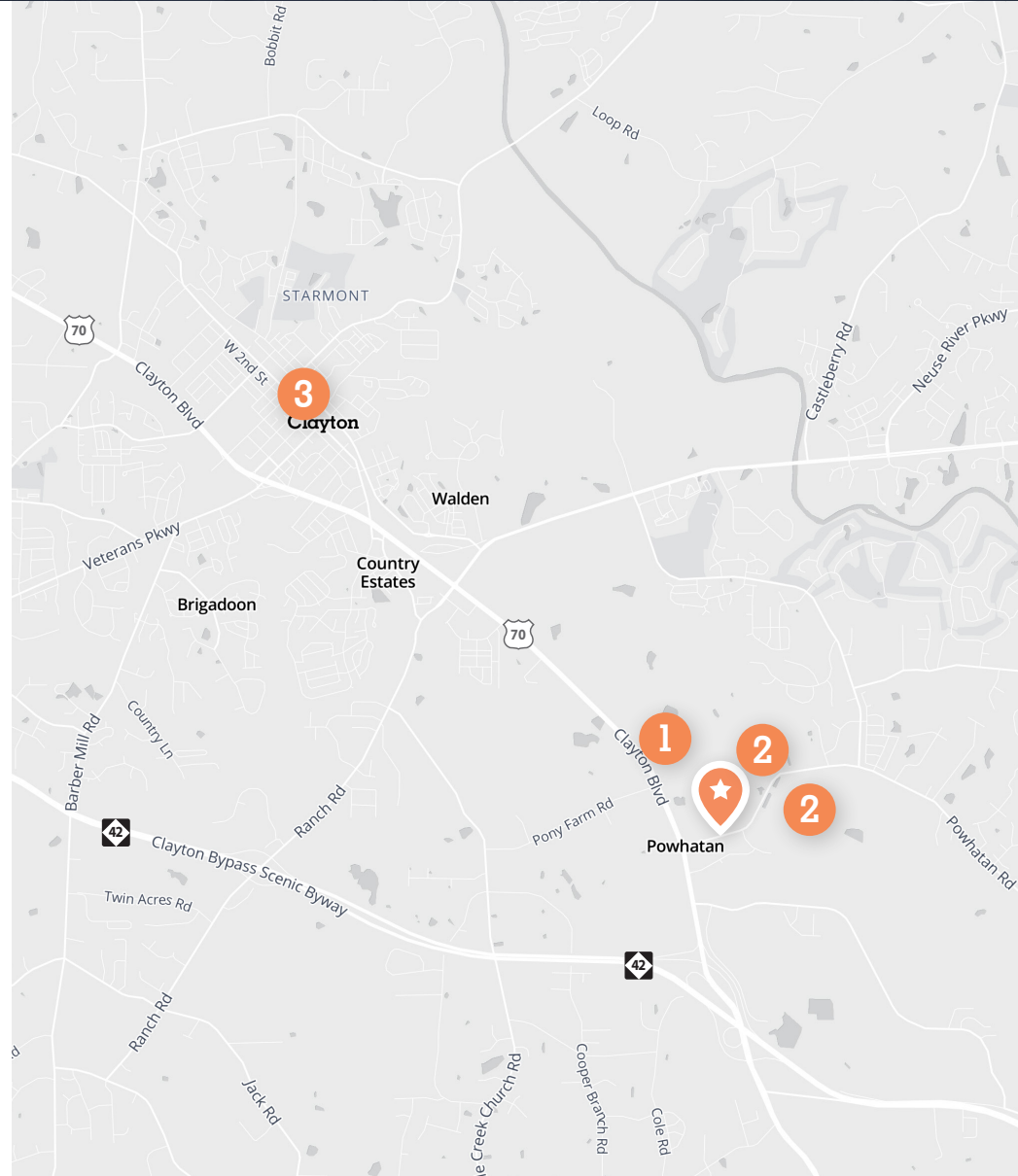
Grifols Therapeutics is a global biopharmaceutical leader specializing in plasma-derived medicines, with a major manufacturing campus in Clayton. The facility serves as a significant local employer and economic anchor, driving consistent demand for housing and supporting services in the surrounding area.

## 2 NOVO NORDISK

Novo Nordisk operates one of its largest U.S. production sites in Clayton, focused on the manufacturing of diabetes and obesity treatments. The company's continued investment and expansion in the region have strengthened the local economy, bringing high-quality jobs and fueling population growth.

## 3 CLAYTON COMMERCE CENTER

Clayton Commerce Center is a growing industrial and logistics hub that attracts a diverse mix of distribution, manufacturing, and service-based businesses. Its proximity to major transportation corridors enhances the area's appeal for employers and contributes to sustained commercial and residential development nearby.



**If you would like more  
information on this offering,  
please contact:**

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