

# INDUSTRIAL LAND

## FOR SALE OR LEASE, INDUSTRIAL OUTDOOR STORAGE (IOS), OR BUILD-TO-SUIT

US-70 Business, Clayton, NC 27520

*±7 acres available for industrial outside storage or a customizable build-to-suit opportunity along Clayton Boulevard/US-70 Business*



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# SITE OVERVIEW



**±7 ACRES  
(DIVISIBLE)**



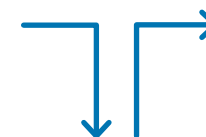
**ZONED I-2  
INDUSTRIAL-HEAVY**



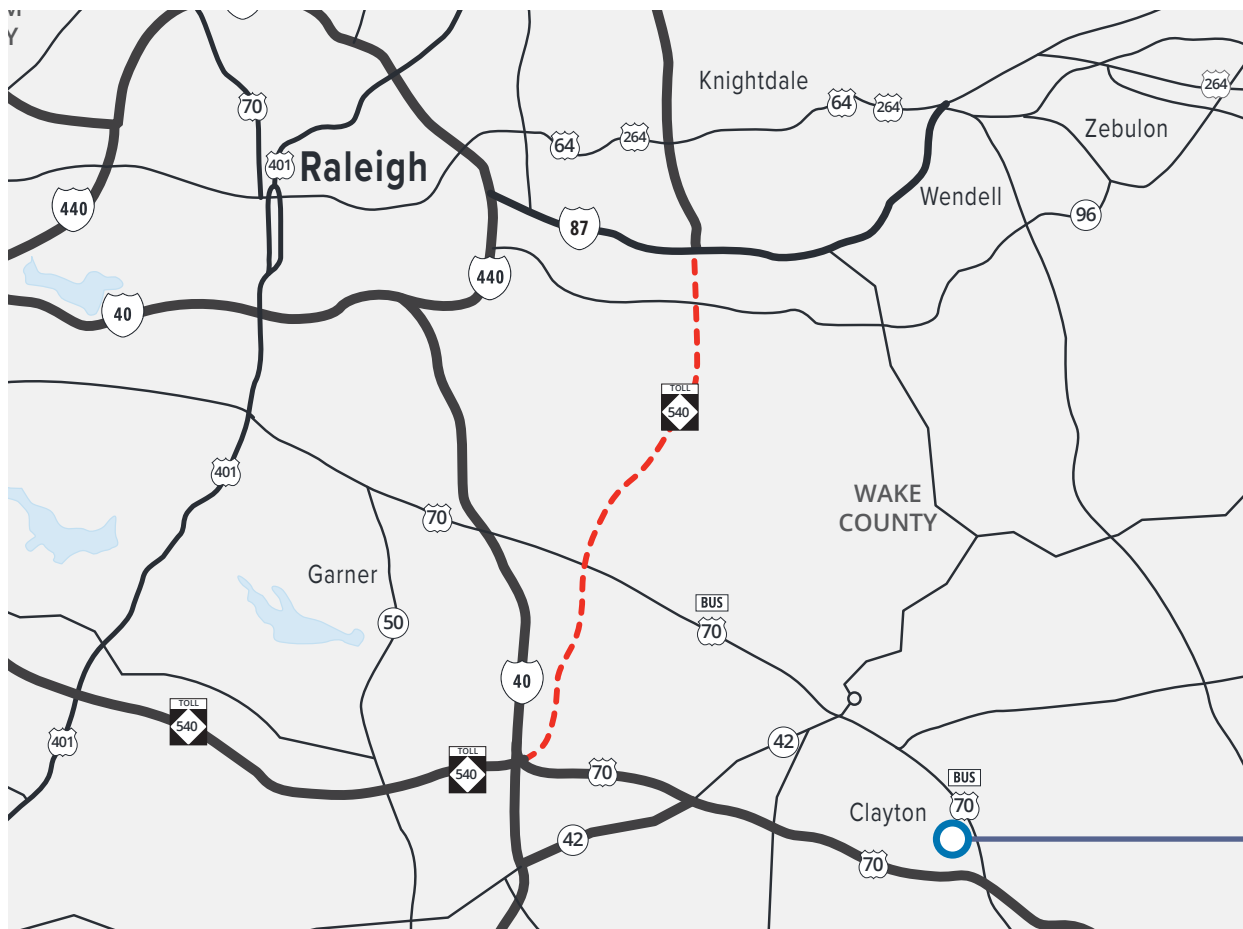
**MULTIPLE  
SITE OPTIONS**



**UTILITIES  
TO SITE**



**RIGHT-IN, RIGHT-OUT  
ON US-70 BUS**



## KEY DISTANCES

|                              |            |
|------------------------------|------------|
| Clayton Bypass               | 1.3 miles  |
| Downtown Raleigh             | 23.2 miles |
| Raleigh-Durham Int'l Airport | 36.9 miles |
| Durham, NC                   | 47.7 miles |
| I-85                         | 51.0 miles |
| Greensboro, NC               | 97.4 miles |
| Wilmington, NC               | 125 miles  |
| Richmond, VA                 | 171 miles  |
| Charlotte, NC                | 183 miles  |

**INDUSTRIAL LAND**

# SURROUNDING OCCUPIERS



## SITE ACCESSIBILITY



# PROJECT AERIAL

## I-2 HEAVY MANUFACTURING ZONING USES

The I-2 Heavy Manufacturing designation in Clayton, NC offers a flexible framework for large-scale industrial operations, supporting manufacturing, processing, fabrication, warehousing, and distribution. It is designed to accommodate intensive uses with the infrastructure, access, and capacity required for high-volume production and logistics. Permitted uses include heavy manufacturing, assembly, processing facilities, machinery and equipment fabrication, outdoor storage, distribution centers, and related industrial services.



FEBRUARY 9, 2026



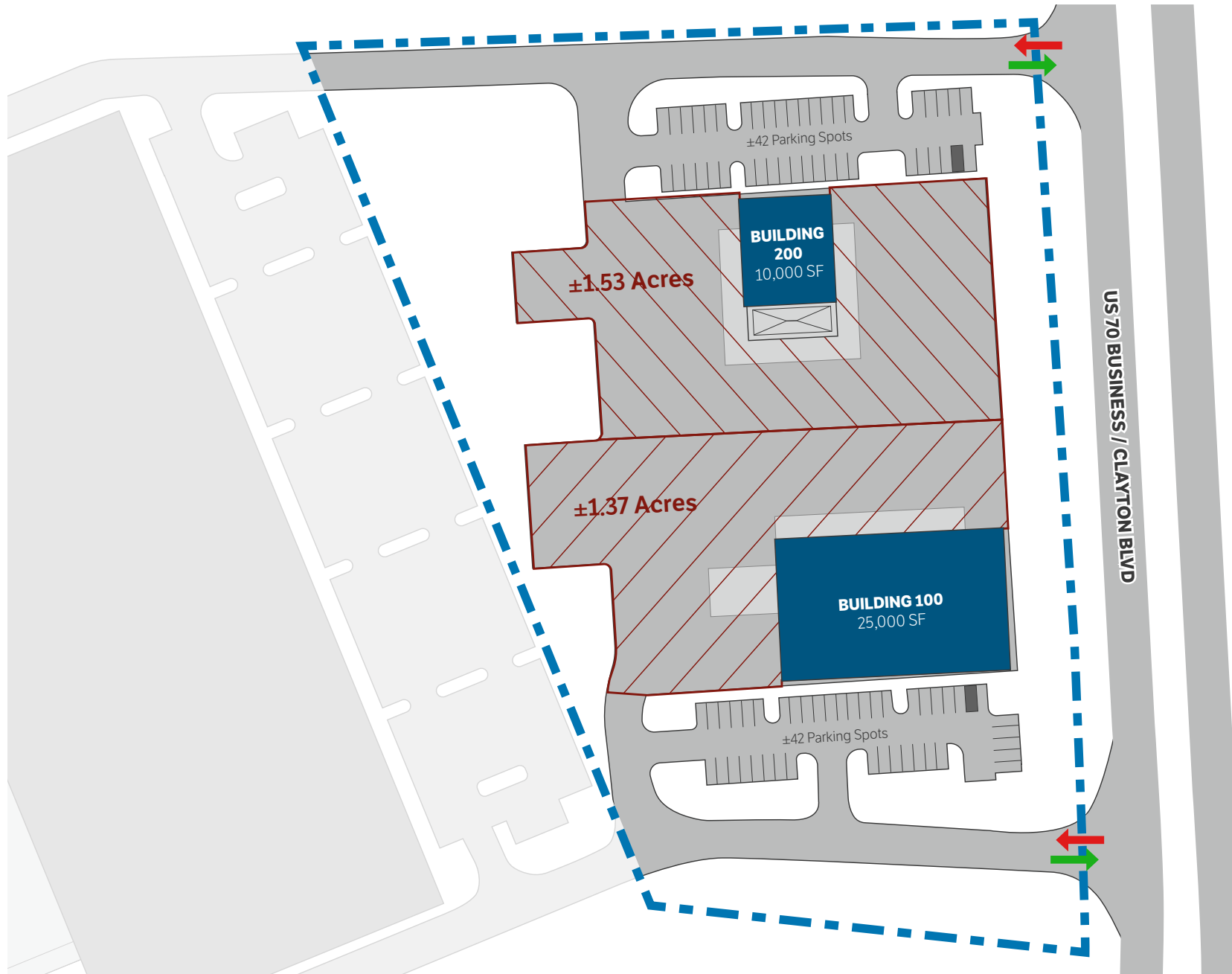
# CONCEPTUAL SITE PLAN

66,720 SF REAR-LOAD BUILDING



# CONCEPTUAL SITE PLAN

TWO BUILDINGS WITH IOS  
10,000 SF AND 25,000 SF



# CONCEPTUAL SITE PLAN

10,000 SF BUILDING WITH IOS





A development by:



For leasing information, contact:

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