



ERWIN, NORTH CAROLINA

# CENTRAL CAROLINA INDUSTRIAL PARK

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**CENTRAL CAROLINA  
INDUSTRIAL PARK**





# LEASING SUMMARY

## AREA 1

### Small-bay industrial area

Four spaces available. Smaller industrial suites for users needing practical loading access.

- Private/common bathroom options
- Drive-in and loading access
- Separately metered suite layout

[CLICK TO GO TO PG. 07](#)

## AREA 2

### Large Bay Warehouse - Fully Occupied

Large warehouse space currently stabilized/leased.

- Large industrial footprint
- Truck court and loading
- No current vacancy

## AREA 3

### Retail Showroom and Flex Spaces

Showroom, and flex options suitable for a range of users.

- Five spaces available
- 50,000+ SF rear industrial section

[CLICK TO GO TO PG.09](#)

## AREA 4

### Large-bay warehouse spaces available

Available spaces range from approximately 41,000 SF up to 116,000+ SF, with additional larger multi-building options.

- 41,000–116,000+ SF building sizes
- Sprinklered buildings
- Ample parking and laydown

# CAMPUS LAYOUT



# AERIAL



YARD SPACE

AREA 1

AREA 3

AMPLE  
PARKING

# PROPERTY FEATURES

## FLEXIBLE CONFIGURATIONS

Small-bay, flex, warehouse, manufacturing, and large-bay industrial options.

## HEAVY POWER

Industrial campus supported by nearby Duke Energy substation infrastructure.

## LOADING OPTIONS

Dock-high, grade-level, ramp access, and truck-loading areas across the campus.

## LAYDOWN CAPABILITY

Exterior yard and laydown options for operators requiring outdoor support space.

## CLEAR HEIGHTS

Multiple building heights and layouts, including large open warehouse sections.

## CAPITAL IMPROVEMENTS

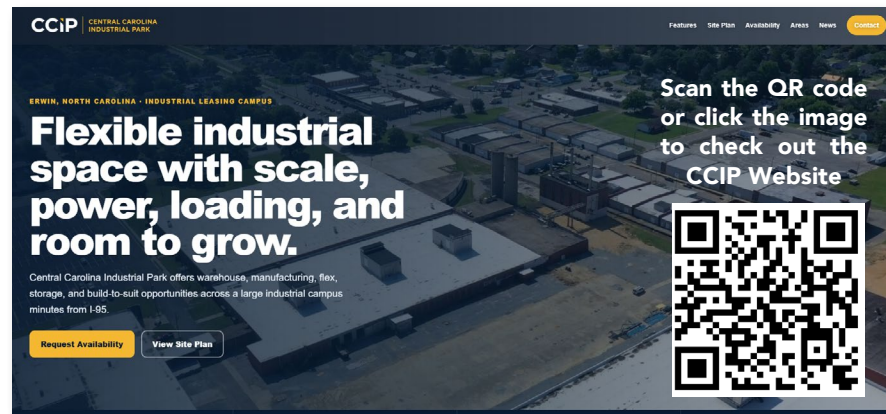
New roofs and LED lighting upgrades in select sections of the property.

## OFFICE BUILDOUTS

Office and bathroom facilities available in multiple areas.

## ROOM TO SCALE

Campus layout allows users to expand within the property over time.



# INTRODUCTION

## ADDRESS

200 North 13th Street. Erwin, NC 28339

## PROPERTY TYPE

Industrial/Warehouse/Retail/Flex Space

## TOTAL CAMPUS

±1,075,000 SF across multiple industrial buildings on approximately 56 acres.

## HIGHLIGHTS

- » Flexible industrial configurations
- » Manufacturing, warehouse, distribution, showroom, and flex space options
- » Ample parking and laydown areas
- » Fully sprinklered buildings
- » Water and sewer service by Harnett County
- » Duke Energy power infrastructure
- » Room for future expansion within the campus

## DESCRIPTION

Central Carolina Industrial Park is a premier industrial campus offering flexible warehouse, manufacturing, distribution, showroom, and flex space in the heart of North Carolina.

Strategically located between Raleigh-Durham and Fayetteville, the property provides exceptional regional connectivity, a growing labor pool, and access to major transportation corridors throughout the Southeast. Recent capital improvements, diverse space configurations, and professionally managed operations make CCIP an ideal destination for businesses seeking scalable industrial solutions.

Available opportunities within Areas 1 and 3 offer a range of options from small-bay warehouse space to large industrial and flex suites designed to accommodate today's evolving business needs.



# AREA 1

## SMALL-BAY INDUSTRIAL AREA

Area One offers flexible small-bay industrial and warehouse space ideal for growing businesses seeking efficient, functional operations. Designed to accommodate light manufacturing, storage, distribution, contractor services, and warehouse users, the area features loading access, grade-level entry, sprinklered space, and individually metered suites. With flexible layouts, practical industrial infrastructure, and convenient access throughout the Central Carolina Industrial Park campus, Area One provides an affordable and adaptable solution for businesses looking to expand, streamline operations, or establish a strategic presence in central North Carolina.

## IDEAL USES

- » *Light manufacturing*
- » *Storage*
- » *Service contractors*
- » *Distribution*
- » *Warehouse operations*
- » *Small business expansion space*

## HIGHLIGHTS

- » **LEASE RATE: \$6.95 (NNN)**
- » Spaces ranging from 4,961 SF to 6,171 SF
- » Approximately 127,000+ SF section
- » **Five** remaining spaces available
- » Separately metered suites
- » Grade-level forklift access
- » Private and common bathroom options
- » Truck loading and ramp access
- » Ceiling Height: ±16ft

## SPACES AVAILABLE

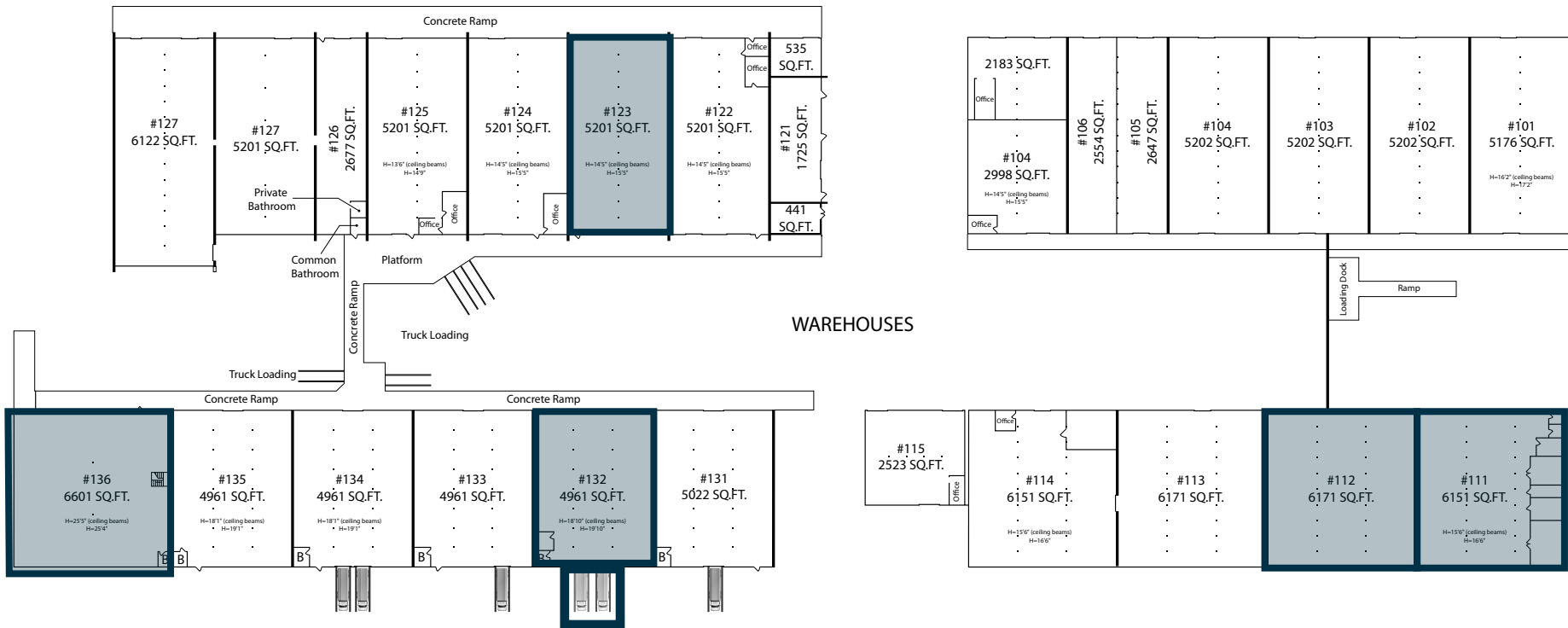
- » **#111** | 6,151 SF | *Oversized Drive In Door*
- » **#112** | 6,171 SF | *Oversized Drive In Door*
- » **#123** | 5,201 SF | *Loading Doc*
- » **#132** | 4,961 SF | *Loading Doc*
- » **#136** | 6,601 SF | *Oversized Drive In Door*



# AREA 1 | SITE PLAN

## SPACES AVAILABLE

- » #111 | 6,151 SF | Oversized Drive In Door
- » #112 | 6,171 SF | Oversized Drive In Door
- » #123 | 5,201 SF | Loading Doc
- » #132 | 4,961 SF | Loading Doc
- » #136 | 6,601 SF | Oversized Drive In Door



AREA 1  
127312 SQ.FT.

# AREA 3

## RETAIL SHOWROOM & FLEX SPACE

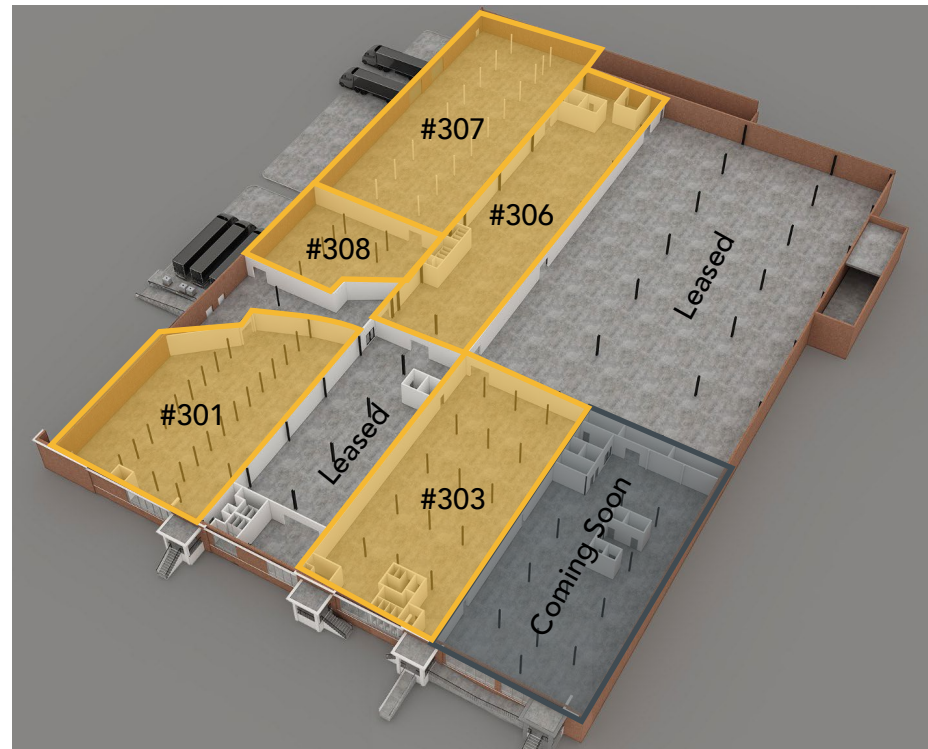
Area Three offers a versatile mix of showroom, flex, warehouse, and commercial space designed to support a wide range of businesses. Featuring recent capital improvements including new roofing, LED lighting, and HVAC upgrades, the area provides flexible layouts, climate-controlled suites, loading access, and warehouse functionality all within a professionally managed campus environment. Ideal for retailers, wholesalers, service providers, e-commerce operators, and businesses seeking a combination of showroom, office, and storage space, Area Three delivers a cost-effective solution with the flexibility to accommodate evolving operational needs.

## CURRENTLY AVAILABLE

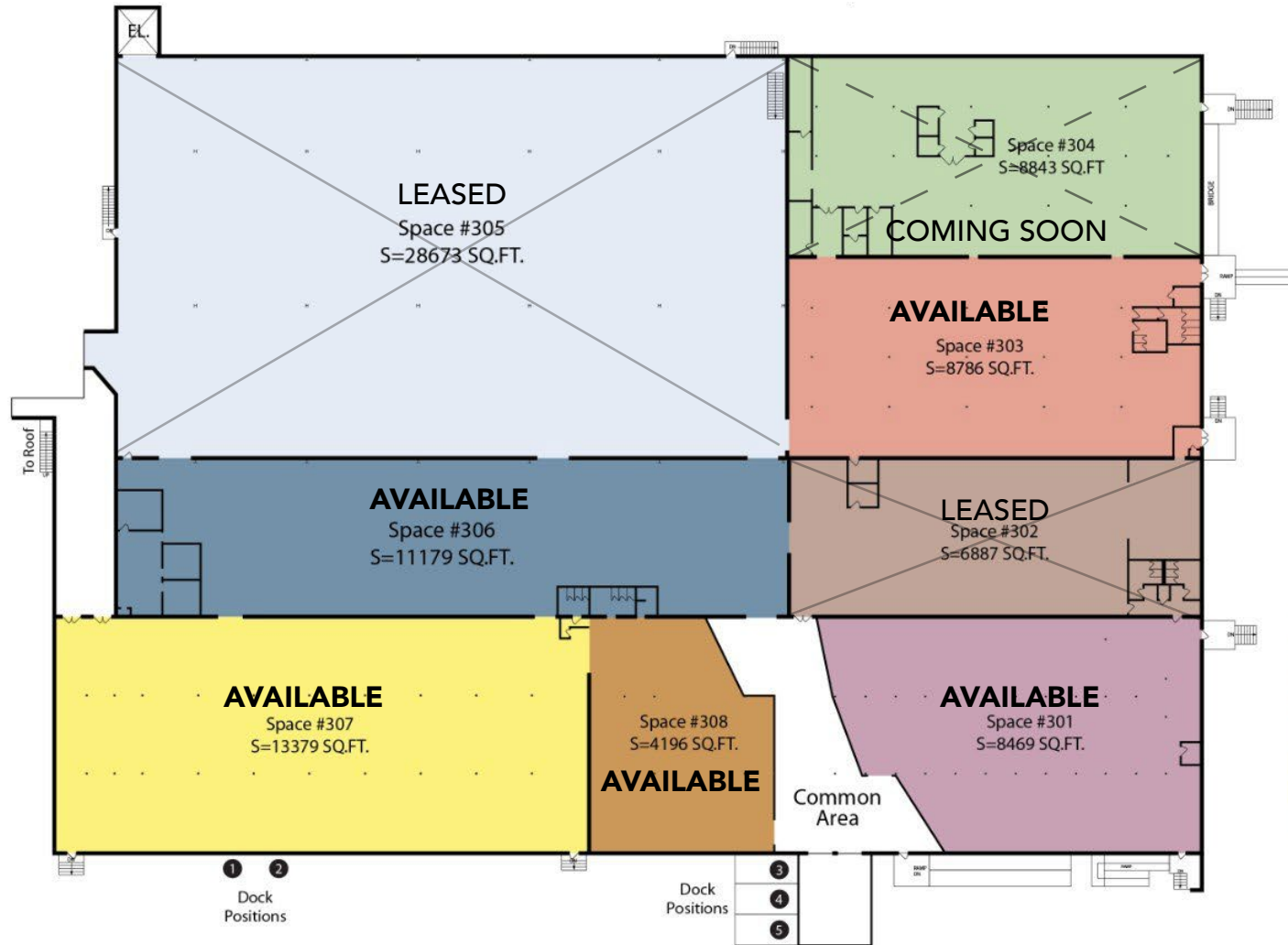
- » Space #301 | 8,469 SF
- » Space #303 | 8,786 SF
- » Space #306 | 11,179 SF
- » Space #307 | 13,379 SF
- » Space #308 | 4,196 SF

## HIGHLIGHTS

- » **LEASE RATE: \$6.50 (NNN)**
- » Spaces ranging from: 4,196 SF - 13,379 SF
- » New HVAC in spaces 301 and 303
- » Storefront Showroom + Warehouse Functionality
- » Climate-Controlled Flex Space Available
- » Loading Dock & Ramp Access
- » Flexible Layouts for Retail, Service & Commercial Users
- » Recently Upgraded with LED Lighting & New Roofing
- » Large Laydown & Storage Areas Available



# AREA 3 | SITE PLAN



### Features

- New HVAC in Spaces 301-304
- New LED Lighting
- New Roof
- Lay-down yard available nearby

### Ceiling Height

- H=17'5" (ceiling beams) H=19'8"
- H=12'7" (ceiling beams) H=13'7"
- H=13'11" (ceiling beams) H=14'11"
- H=19'10" (ceiling beams) H=20'1" (center)
- H=14'1" (ceiling beams) H=17' (center)
- H=17'5" (ceiling beams) H=19'8"
- H=13'7" (ceiling beams) H=16'
- H=19'10" (ceiling beams) H=20'1" (center)

# LOCATION ANALYSIS

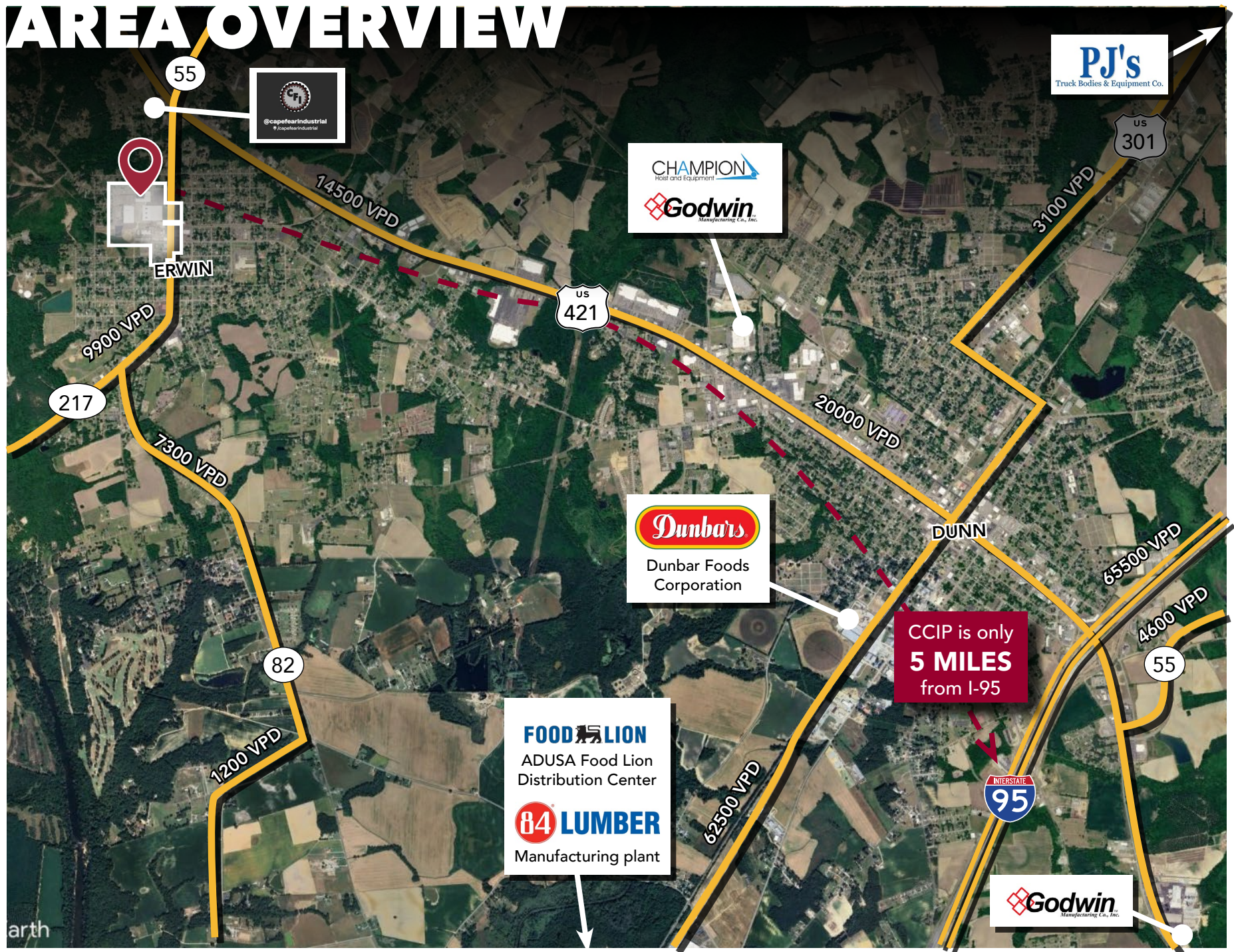


## DISTANCES

Raleigh	38 miles	45 min
Fayetteville	23 miles	25 min
Durham	57 miles	1 hr
Greensboro	92 miles	1 hr 40 min
Chapel Hill	52 miles	55 min

Charlotte	145 miles	2 hr 20 min
Asheville	250 miles	4 hr 15 min
Port of Wilmington	105 miles	1 hr 45 min
Port of Charleston	215 miles	3 hr 30 min
Miami	760 miles	11 hr 30 min
New York City	500 miles	8 hr

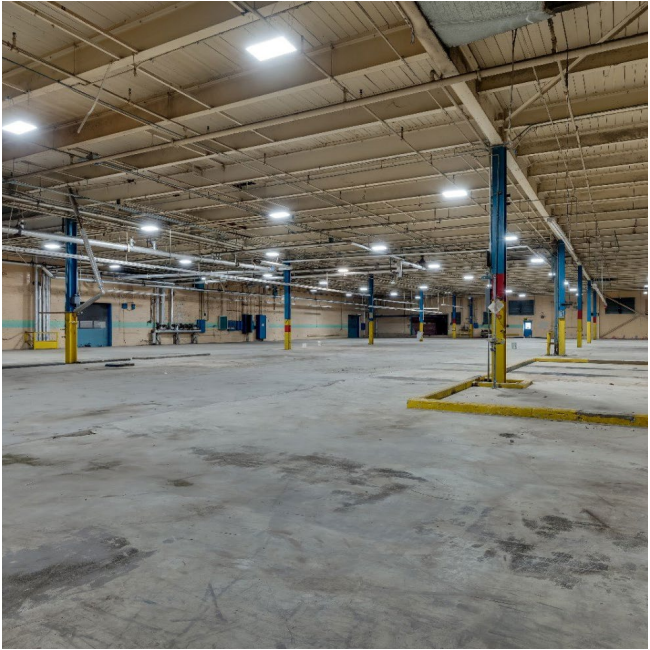
# AREA OVERVIEW



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# CONTACT

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