



CROSSROADS

TRADE CENTER

Class A

**Flex/Shallow Bay
Industrial Space**

Available for Lease

**INTERSECTION OF NC-42 HWY. AND US-70 BUS.
CLAYTON, NORTH CAROLINA**



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CONSTRUCTION PROGRESS



View Construction Update Video November 2025



PROPERTY OVERVIEW



PHASE I

Flex
Building 1
60,000 SF
Available

PHASE I

Industrial
Building 1
(Delivered Q1 2026)
209,560 SF
Fully Leased

PHASE II

Flex
Building 2
60,000 SF
Build-to-Suit

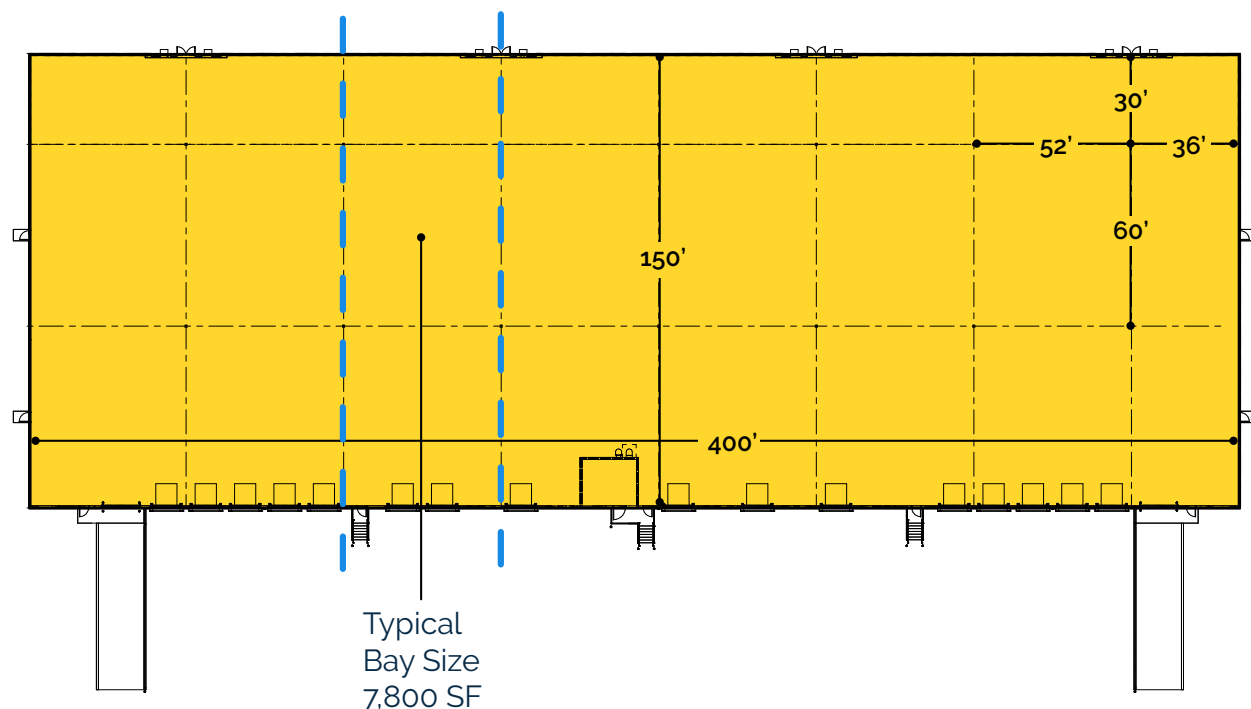
PHASE I

Flex Building I 60,000 SF

Date Available	Immediately
Lease Rate	Call for pricing
Tax Parcel ID	PIN: 166808-78-6185
Zoning	I-2
Building Size	60,000 SF
Building Dimensions	400' x 150'
Column Spacing	52' wide x 60' deep
Typical Bay Size	7,800 SF
Exterior Wall Material	Tilt-up concrete
Roofing Material	R20 insulation over 45 mil TPO or PVC
Paved Parking	121 auto spaces
Trailer Parking	Available
Truck Court Depth	120'
Ceiling Height	24'
Lighting	1 high bay per single row of structural bays in center of building

Slab Design	6"
Fire Protection	ESFR
Dock Doors	(16) 9'x10' manual doors
Drive-In Doors	(2) 12'x14'
Electrical Capacity	2,000A, 480V 3-phase

Natural Gas Provider	Dominion Energy
Water Line	3" overhead domestic water line
Sewer Line	8" underground sanitary line
Water Main	12" water main
Electrical Provider	Clayton Public Power



LOCATION OVERVIEW

Proximity to major MSAs and ports



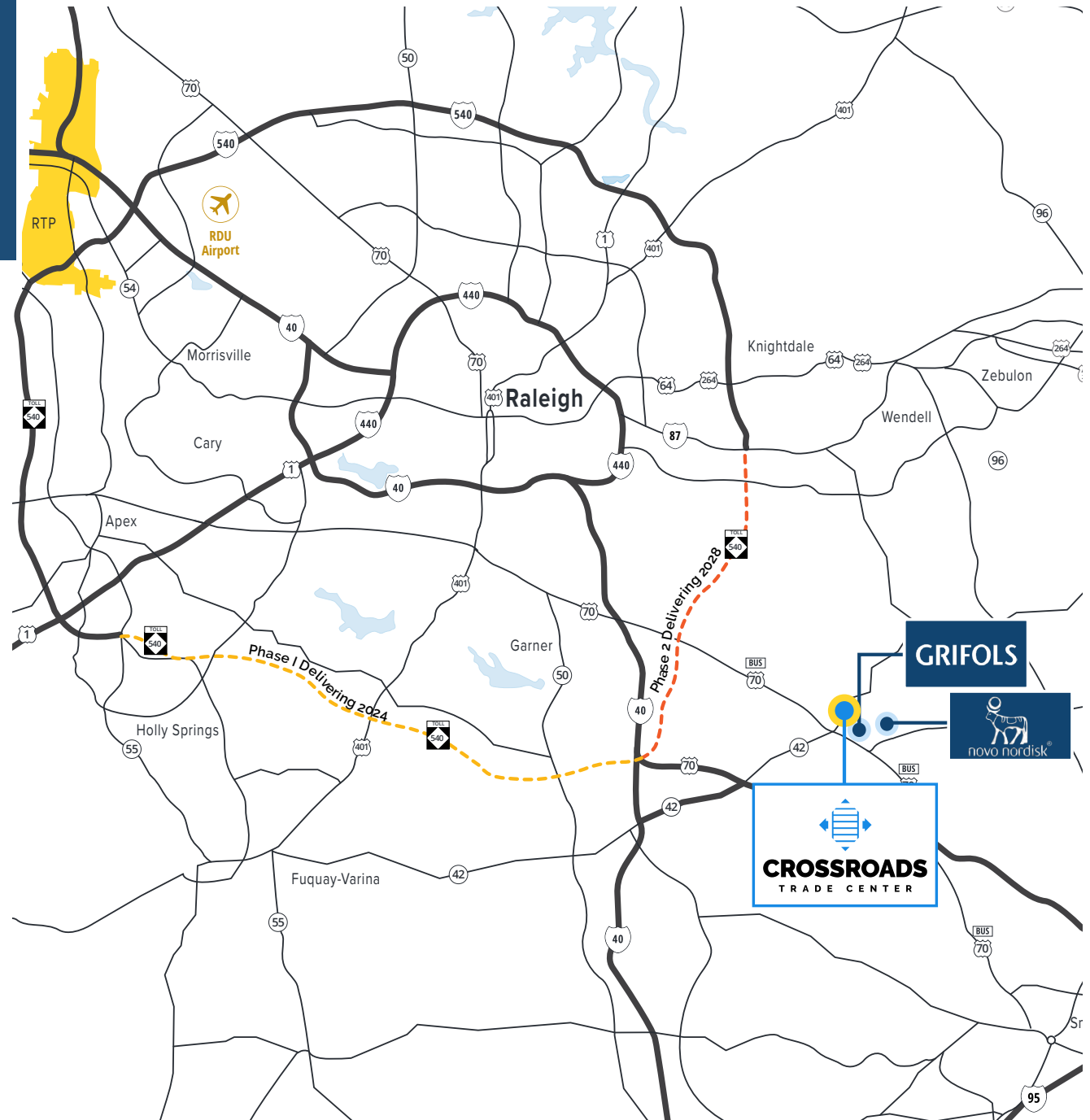
Airports

- | | | |
|---|---------------------------------|-----------|
| 1 | Johnston Regional Airport | 7 miles |
| 2 | Raleigh-Durham International | 32 miles |
| 3 | Fayetteville Regional | 64 miles |
| 4 | Charlotte Douglas International | 188 miles |



Ports

- | | | |
|---|-------------------|-----------|
| 1 | Norfolk, VA | 180 miles |
| 2 | Morehead City, NC | 132 miles |
| 3 | Wilmington, NC | 118 miles |
| 4 | Charleston, SC | 272 miles |
| 5 | Savannah, GA | 316 miles |
| 6 | Jacksonville, FL | 447 miles |



STRATEGIC LOCATION



North Carolina has earned the

Platinum Shovel Award

.....
for Economic
Development Excellence

for the second year in a row, which recognizes states that went above and beyond the gold standard for investment and job creation.



Accessibility

Situated at the intersection of NC Hwy 42 and Bus. US-70, Crossroads Trade Center offers direct access to both highways and is within 5 minutes access to US-70, I-40 and the future extension of I-540.



NC Manufacturers account for
\$102+ Billion
of the state's total yearly output.



Our manufacturing industry generates
17%
of NC's gross state product.

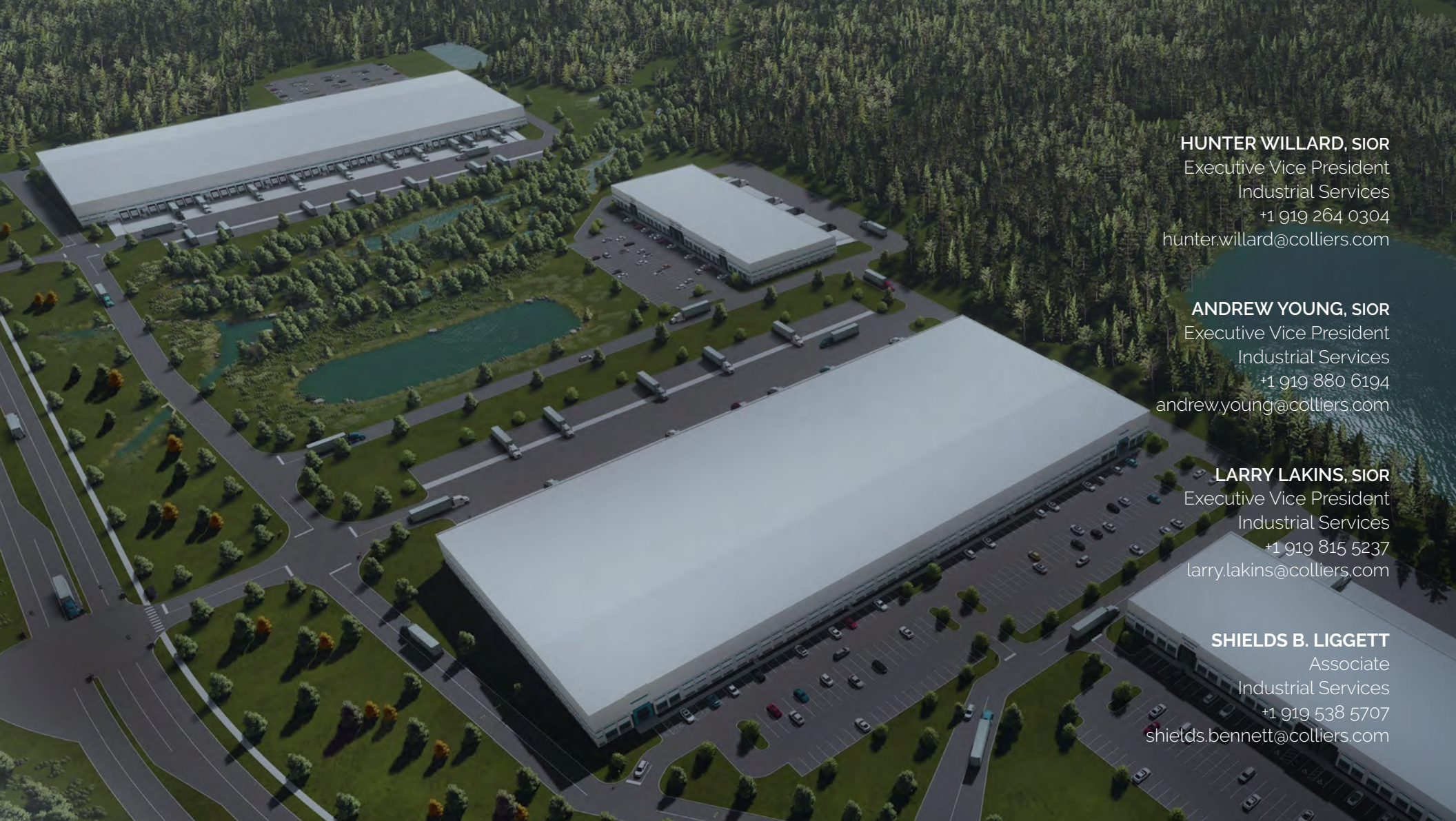


Johnston County Earns Highest Credit Ratings

"Positive momentum and budgetary performance, supported by comprehensive fiscal practices and very strong reserves."

Moody's upgraded
Johnston Co. from
Aa1 to Aaa.

Standard & Poor's
upgraded Johnston
Co. from AA+ to AAA.



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