

42 WEST

BUSINESS PARK

3329-3335 Veterans Parkway
Clayton, NC 27520

SPEC SUITES AVAILABLE | Newly Constructed Flex/Light Industrial Park in Raleigh-Durham MSA



42 West Business Park

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For Lease

Project Highlights

42 West Business Park is a flex/light industrial development located on ±15 acres and will consist of two, single-story flex buildings totaling ±125,000 sq. ft. Building 1 will include ±25,000 sq. ft. and Building 2 will include ±100,000 sq. ft. Each building will have ample parking and loading options. Located in Johnston County, in Clayton, North Carolina, just 17 miles from Downtown Raleigh and 33 Miles from Raleigh-Durham International Airport.



Aerial Overview

240

Auto Parking Spaces

ESFR

Sprinkler Systems

\$2.65

PSF TICAM Rate

GB

General Business Zoning



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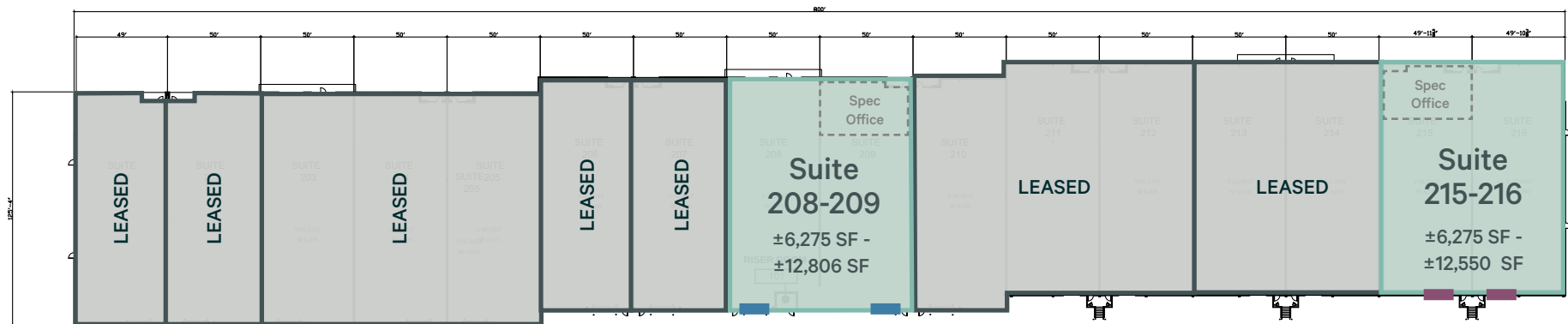
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Building 2



Address	3335 Veterans Parkway Clayton, NC 27520
Total Building SF	±100,000 SF
Available SF	±25,356 SF Total - Suite 208 - 209: ±12,806 SF (will subdivide to ±6,275 SF bays) – Includes ±1,500 SF Spec Office in Suite 209 - Suite 215 - 216: ±12,550 SF (will subdivide to ±6,275 SF bays) – Includes ±1,500 SF Spec Office in Suite 215
Ceiling Heights	20' - 24'
Loading Doors	Two (2) drive-in doors (Suite 208 - 209) Two (2) dock-high doors (Suites 215 - 216)
Sprinklers	ESFR
Timing	Available immediately Spec office space now delivered

Floor Plan

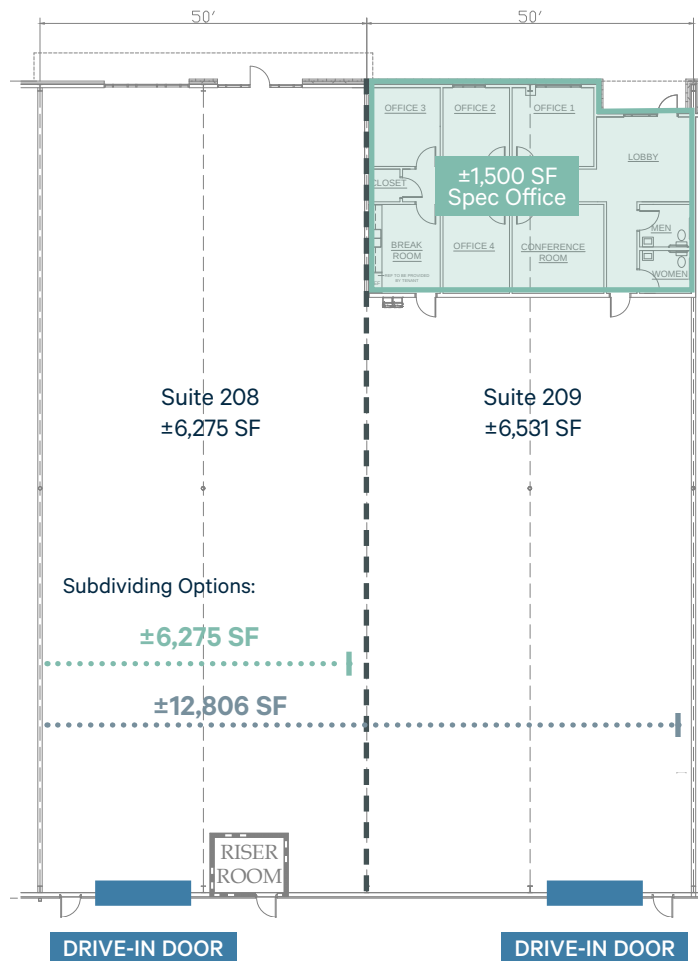


2 DRIVE-IN DOORS

2 DOCK-HIGH DOORS

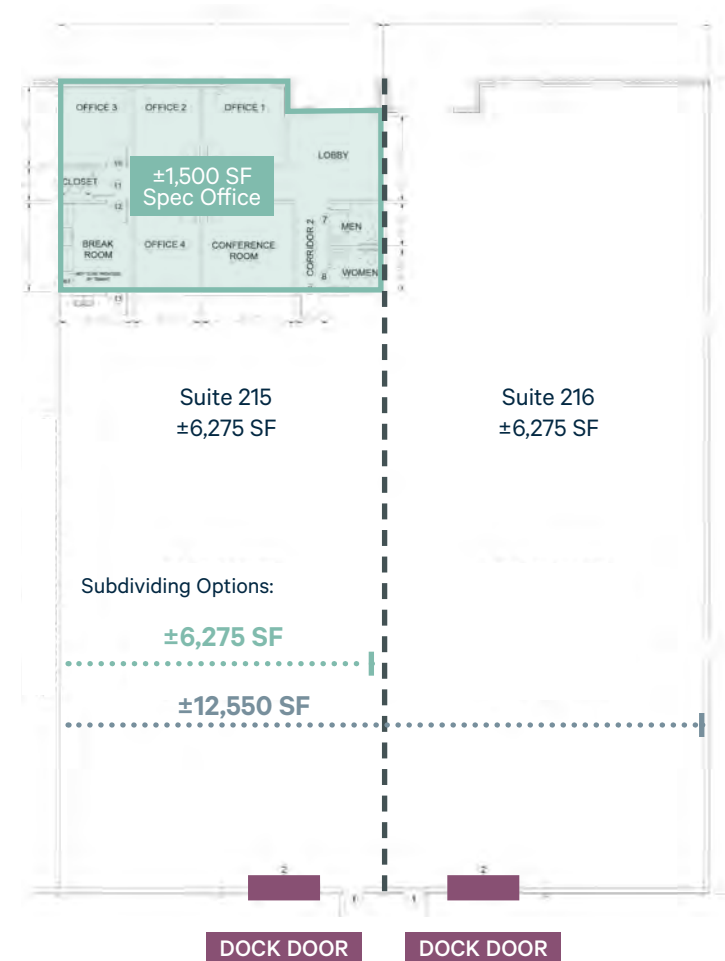
Suites 208 - 209

±6,275 SF - 12,806 SF AVAILABLE | BUILDING 2



Suites 215 - 216

±6,275 SF - ±12,550 SF AVAILABLE | BUILDING 2



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Spec Office Photos

SUITE 209 & 215

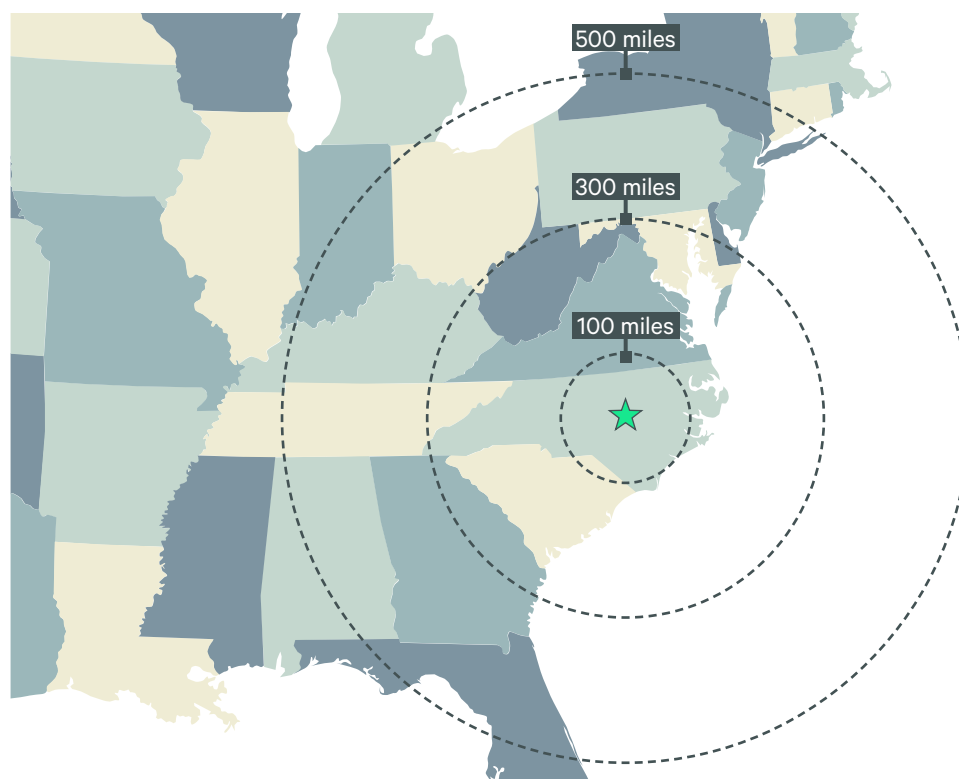
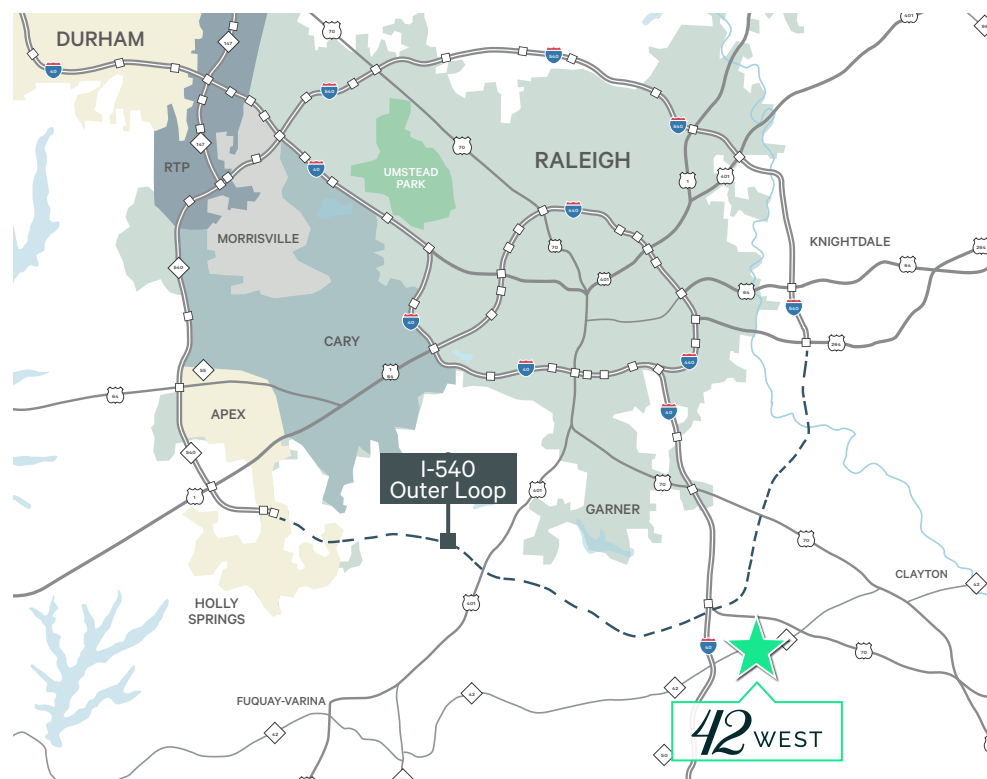


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Prime Location & Access



Interstates	Miles
+ NC-42 Highway	Adjacent
+ US-70 Byp/Future I-42	1.5 Miles
+ Interstate 40	2.5 Miles
+ Interstate 540 Outer Loop	5.0 Miles

Airports	Miles
+ Raleigh-Durham International	33 Miles
+ Piedmont Triad International	109 Miles
+ Charlotte Douglas International	189 Miles

Sea Ports	Miles
+ Wilmington, NC	122 Miles
+ Morehead City, NC	135 Miles
+ Norfolk, VA	196 Miles
+ Charleston, SC	268 Miles



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