



FOR LEASE

6863 *NC-56*

74K SF Functional Industrial & Office Space  
with Outdoor Storage and Laydown Yard

WAREHOUSE / INDUSTRIAL FACILITY

Independent by Design.  
*Institutional* in Execution.



# Property Summary

**6863 NC 56 Highway** offers approximately 74,000 SF of functional industrial and office space with outdoor storage and a stand-alone laydown yard. The property consists of three primary buildings and an auxiliary structure, featuring 10 drive-in doors, flexible warehouse configurations, and 17–20 foot clear heights suitable for manufacturing, distribution, service, and contractor users.

The site provides a rare combination of warehouse, office, and yard space, allowing tenants to efficiently consolidate operations, equipment storage, fleet parking, and material staging within a single campus environment.

Strategically located in Franklinton, just 26 miles northeast of Raleigh and Durham, the property offers convenient access to US-1, NC-96, I-540, and the broader Triangle transportation network. Tenants benefit from connectivity to the Triangle's growing workforce and economy while maintaining a more cost-effective occupancy solution than many core Raleigh submarkets.



**74,365**  
Total SF



**19.39**  
Acres



**4**  
Buildings



**NNN**  
Lease Structure



**8K**  
VPD



**10**  
Drive-in Doors



**FCO**  
GB Zoning



**Franklin**  
County

## ADVISORY TEAM

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## Key Deal Points

- **Prime location** within the **Raleigh MSA** logistics growth corridor
- **10 Drive-in doors**
- **3 buildings + 1 auxiliary building** totaling 74,365 SF
- Large **19.39 acre** site



## OFFERING SNAPSHOT

|                  |                       |
|------------------|-----------------------|
| Address          | 6863 NC-56            |
| City, State      | Franklinton, NC 27525 |
| County           | Franklin              |
| Site Size        | 19.39 Acres           |
| Square Footage   | 74,365 SF             |
| Lease Structure  | NNN                   |
| Zoning           | FCO                   |
| Vehicles Per Day | 8,000                 |

# Property Summary

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| City, State      | Franklinton, NC |
| County           | Franklin        |
| Site Size        | 19.39 Acres     |
| Square Footage   | 74,365 SF       |
| # Buildings      | 4               |
| # Drive-in Doors | 10              |
| Zoning           | FCO GB          |

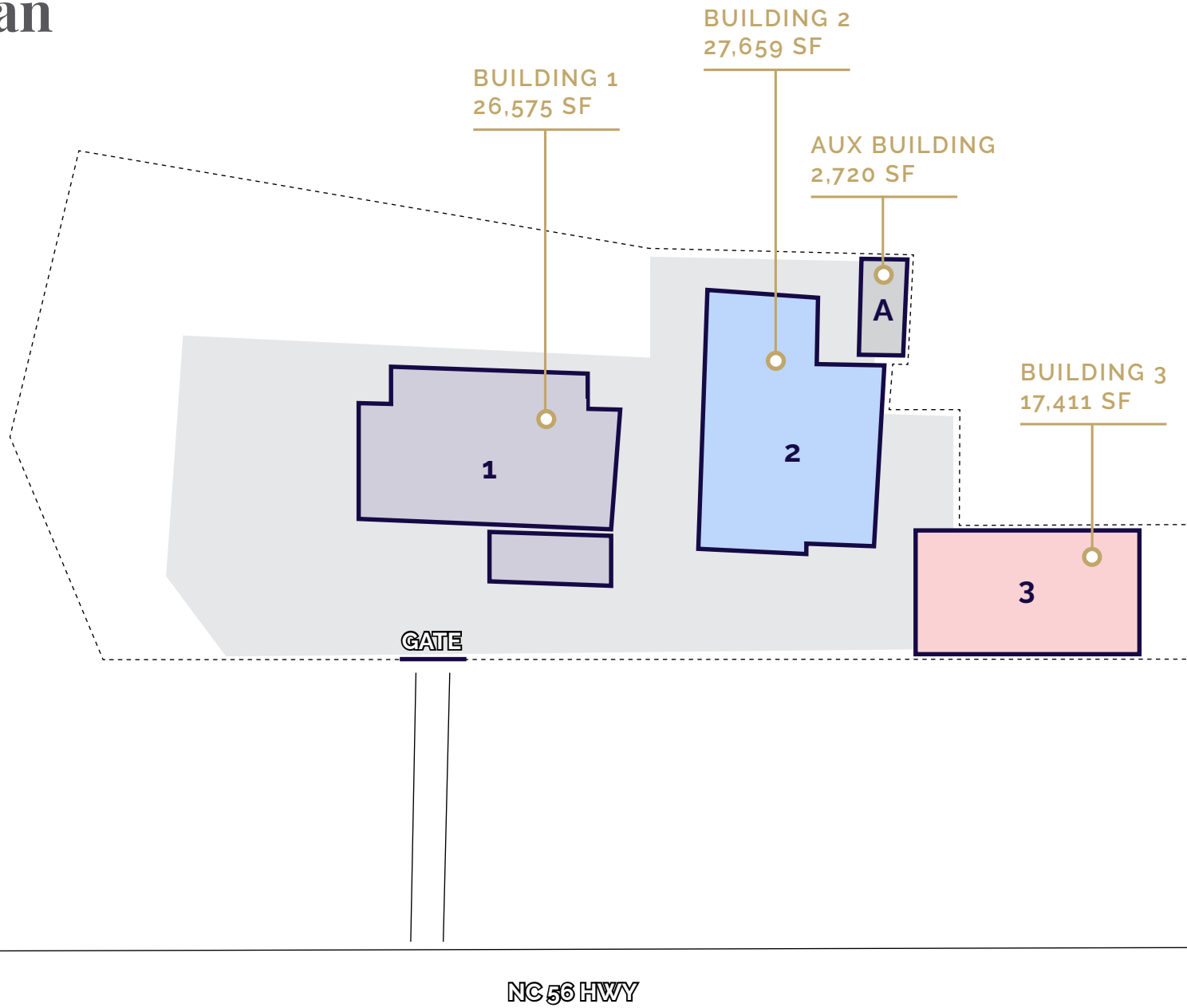


6863 NC-56

# 4 Total Buildings



# Site Plan



6863 NC-56

# Renovated Office Interiors



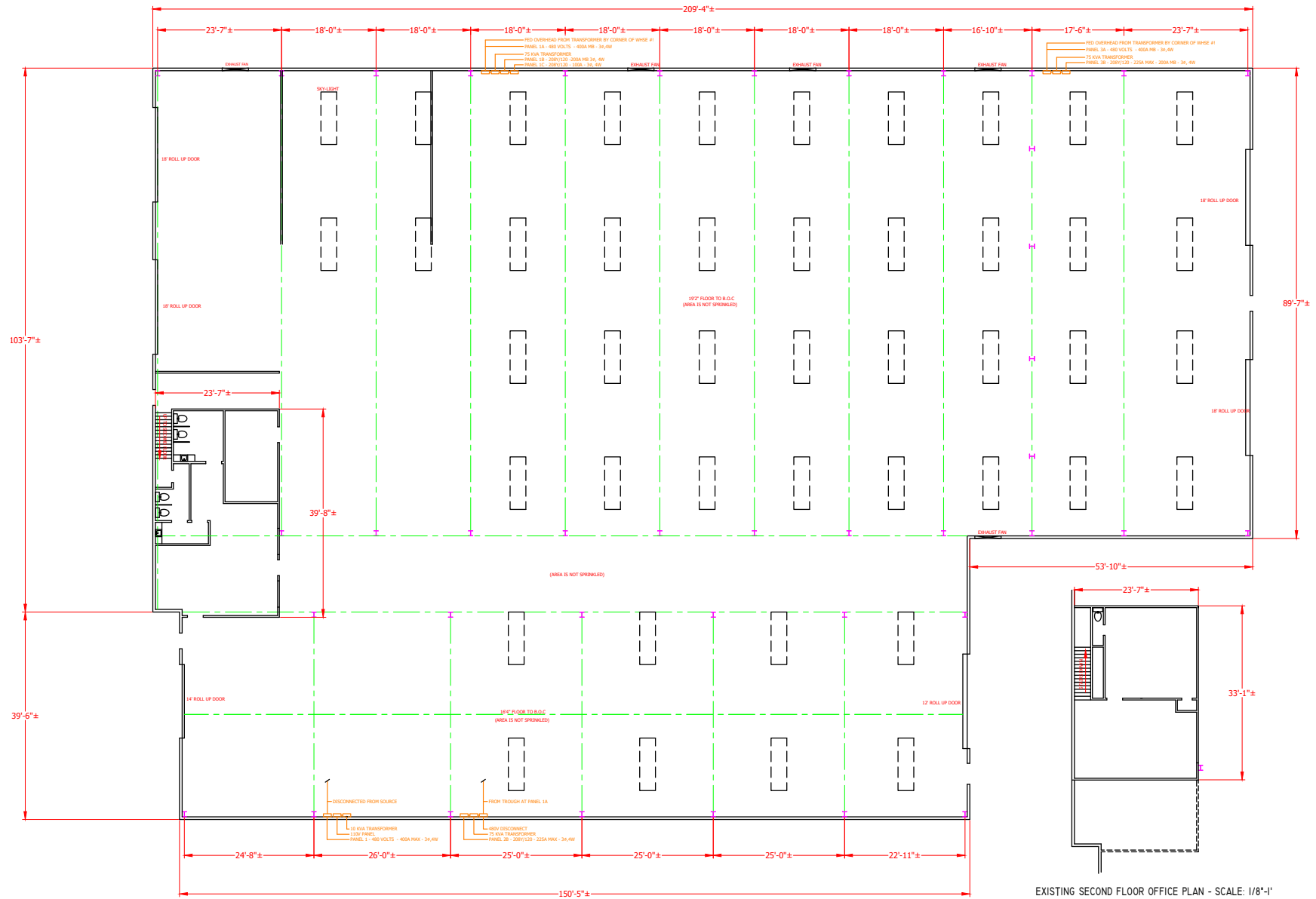
6863 NC-56

# Functional Warehouse Space

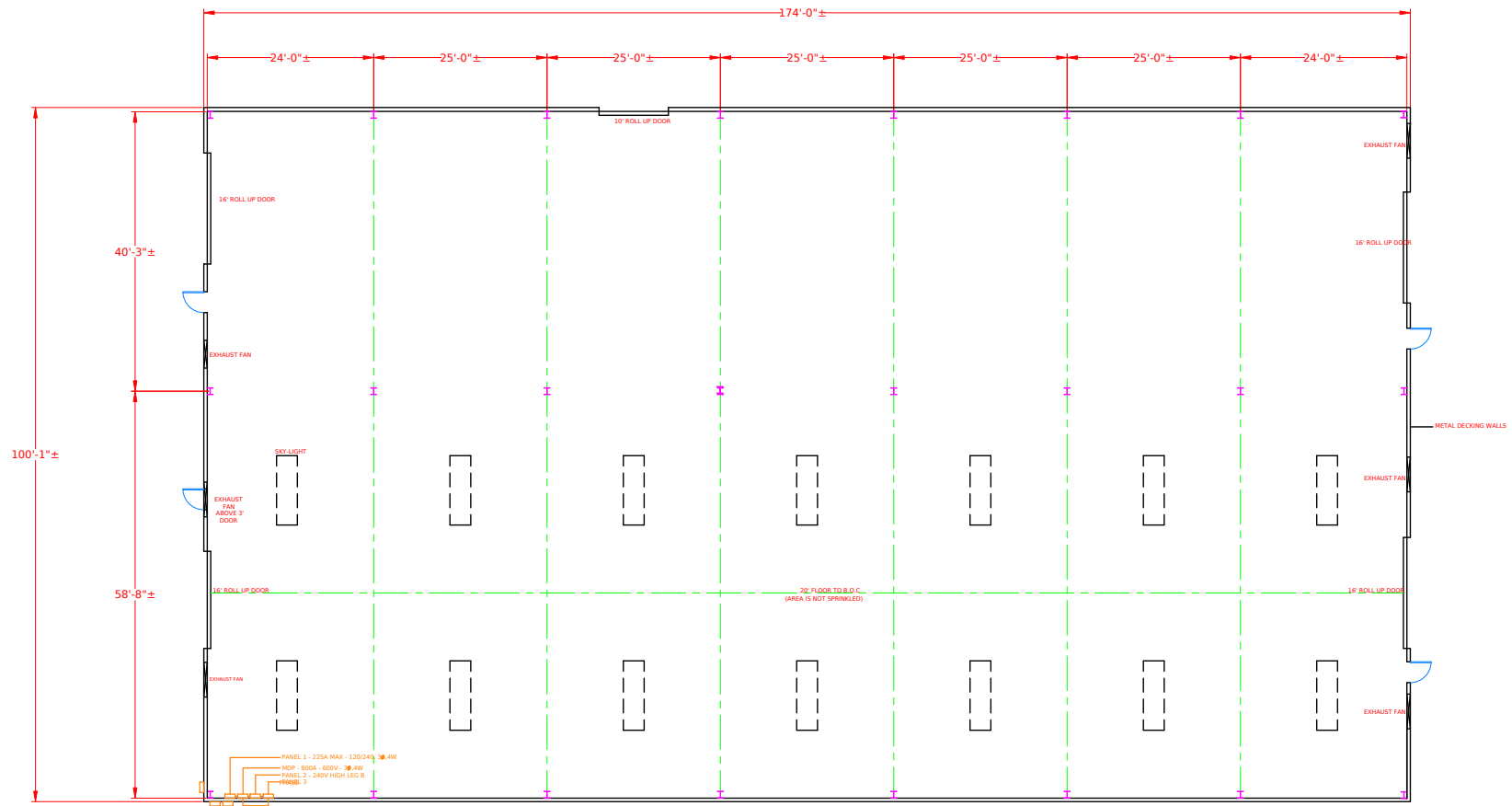




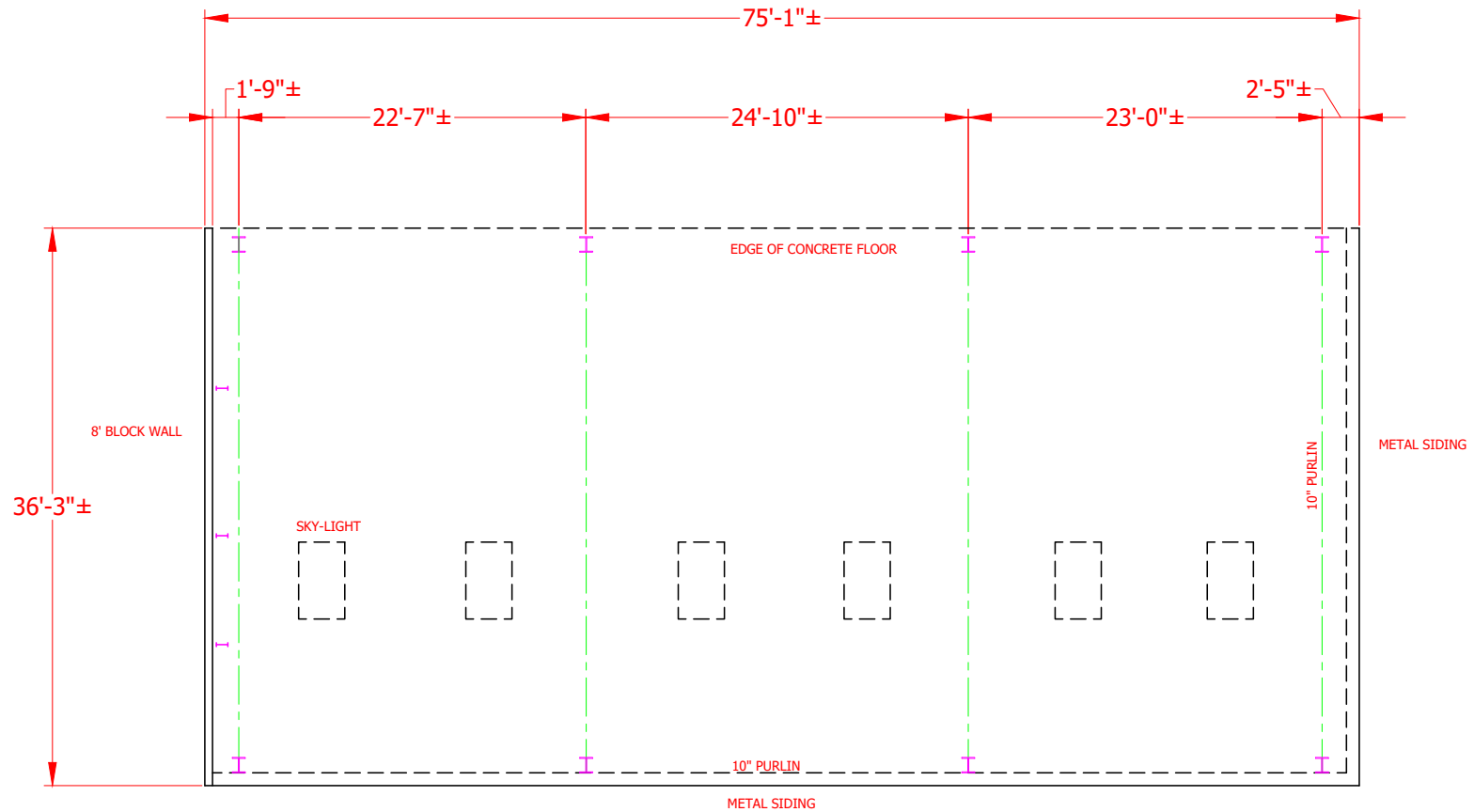
# Building 2 Floor Plan



# Building 3 Floor Plan



# Auxiliary Building Floor Plan



# Raleigh-Durham MSA Overview



## RALEIGH-DURHAM MSA HIGHLIGHTS

**95%+**  
Avg. Industrial  
Occupancy

**\$7.85**  
Avg. Asking  
Rent PSF

**180M+**  
SF Industrial Inventory

**24M+**  
SF Industrial Under  
Construction

## High Barriers to Entry & Strong Fundamentals

The Raleigh-Durham MSA industrial market is one of the strongest in the Southeast, driven by sustained population growth, corporate expansion, and its strategic position along the East Coast distribution corridor. The region benefits from direct access to I-40, I-85, I-95, and Raleigh-Durham International Airport, providing efficient connectivity to major consumer markets, logistics hubs, and global supply chains.

Demand for industrial space remains robust across distribution, manufacturing, flex, and last-mile logistics sectors, fueled by continued e-commerce growth, supply chain reshoring, and expanding investment in life sciences and advanced manufacturing. The market continues to experience strong leasing velocity, limited vacancy, and steady rent growth across both shallow-bay and bulk warehouse product.

The Triangle's pro-business environment, highly educated workforce, and ongoing infrastructure investment position the region for long-term industrial expansion. Continued in-migration, strong employment growth, and expanding institutional investment continue to support tenant demand and reinforce Raleigh-Durham's position as one of the Southeast's premier industrial and warehouse markets.



# Franklin County: #2 Fastest-Growing County in NC



Franklin County has emerged as one of the state's fastest-growing counties and is projected to remain among North Carolina's leaders in population growth over the coming years.

## Home to Novonesis North American HQ

Global biotechnology leader Novonesis operates its North American headquarters, R&D operations, and enzyme manufacturing campus in Franklin County, underscoring the area's importance within the life sciences and advanced manufacturing sectors.

## GATEWAY TO THE RESEARCH TRIANGLE

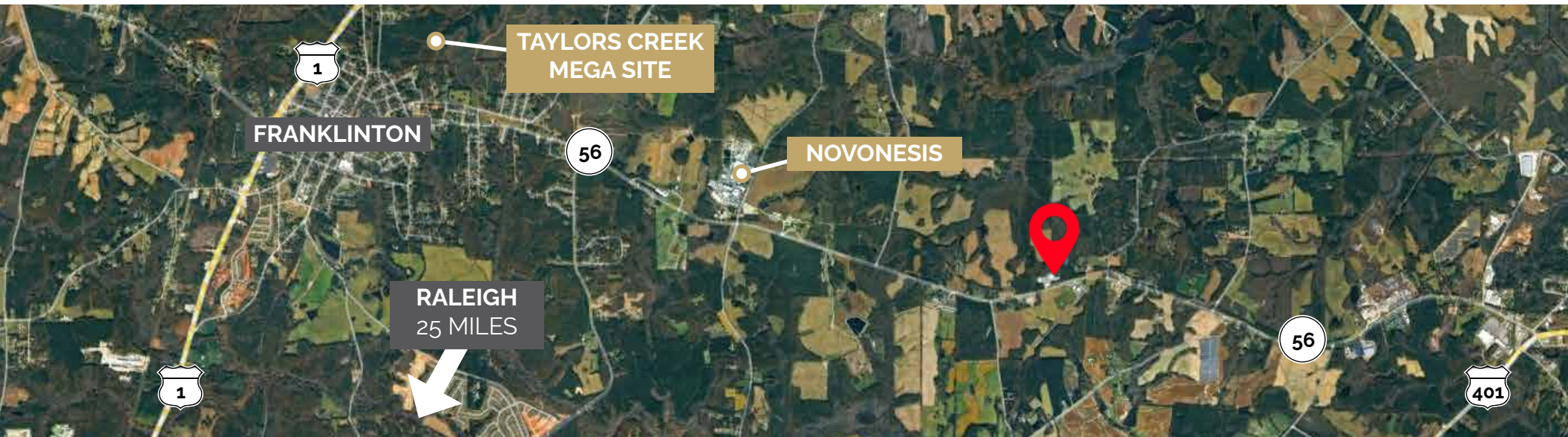
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NOVONESIS NORTH AMERICAN HQ

## NEARLY 1,000 ACRES OF FUTURE INDUSTRIAL DEVELOPMENT

The proposed Taylors Creek Mega Site represents 1,000 acres of future industrial development along US-1, positioning the county for continued corporate investment.



# Robust Economic Foundation

The Raleigh-Durham-Cary-Chapel Hill CSA is home to 2.4M residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the country. The region boasts a diverse, innovation-focused economy anchored by world-class universities and colleges, efficient state and local governments, and a multitude of the nation's leading technology, pharmaceutical, and healthcare companies.



FUJIFILM



## RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS

| COMPANY        | JOBS  | INVESTMENT |
|----------------|-------|------------|
| VinFast        | 7,500 | \$4B       |
| Apple          | 3,000 | \$2B       |
| Wolfspeed Inc. | 1,800 | \$5B       |
| Bandwidth      | 1,165 | \$2B       |
| Novo Nordisk   | 1,000 | \$4.1B     |
| Fujifilm Corp. | 680   | \$188M     |
| Apixect        | 650   | \$900M     |
| Thermo Fisher  | 500   | \$500M     |
| Eli Lilly      | 460   | \$474M     |



### #1

US City for  
Economic Growth  
(Milken Institute)

### #1

Best State for  
Business  
(CNBC)

### #2

Fastest Growing  
Large US City  
(US Census)

### #2

Top 10 Cities for  
Tech Jobs  
(Fast Company)

# Transportation & Market Accessibility

## RDU INTERNATIONAL AIRPORT

RDU generates roughly \$15.1 billion in economic activity yearly between supporting businesses, tourism, and trade.

The fifth fastest-growing airport in the U.S., increasing traffic by over 40% in the last decade. Non-Stop access to 50+ destinations, including London, Toronto, and Paris.

Over 14.2 million passengers and roughly 95,500 tons of cargo transported yearly.

## REGIONAL PORTS

Located less than three hours of two deep water ports being the Port of Wilmington and Port of Morehead City.

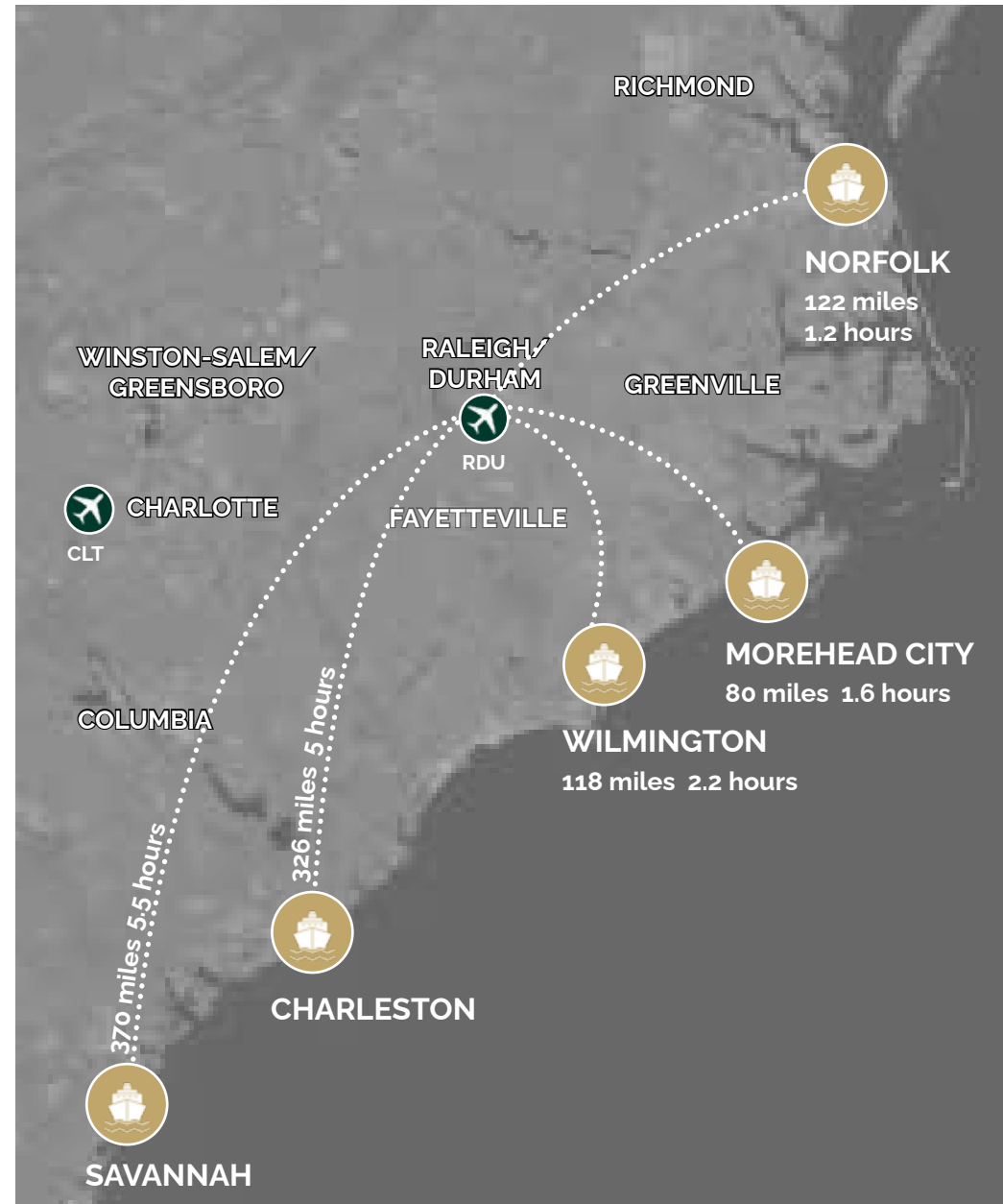
Recent announcements of growing infrastructure investments have been made recently, including a \$200 million expansion project at the Port of Wilmington. With access to I-95, Raleigh-Durham is also within 200 and 300 miles of the Port of Virginia and Port of Charleston.

## RAIL ACCESS

2,000+ rail car movements happen daily within the region.

Raleigh-Durham is strategically positioned with two major rail corridors: CSX Transportation and Norfolk Southern.

Located centrally in the state, the region is connected to major freight rail hubs in Charlotte and the Port of Wilmington.



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