

CENTURY 21

Triangle Group



SALE/LEASE

**SMITHFIELD
FLYER
230 N Equity Dr
Smithfield, NC 27577**

- 15,616 SF Class B office building on 2.42 acres — former Johnston County Board of Education facility
- Directly adjacent to Carolina Premium Outlets & Smithfield Cinemas on US-301; immediate I-95 access (Exit 95)
- 71 parking spaces at 4.5/1,000 SF — one of the strongest ratios in the corridor
- Circle drive, multiple private suites, large open floor areas, one roll-up door
- Blank canvas interior — ideal for build-to-suit event, retail, medical/professional office, training, or flex use
- 10+ national-brand hotels within walking distance (Hampton Inn, Tru by Hilton, Fairfield Marriott, Holiday Inn Express, Country Inn & Suites, and more)
- Dense restaurant corridor
- Johnston County: 47.9% population growth since 2010 — outpacing Wake, Durham & Orange counties

**PURCHASE PRICE:
\$1,950,000.00**

**LEASE PRICE:
\$18 /Sq Ft**

**Land Size: 2.42 Acres
Property Size: 15,616 Sq. Ft.**

Contacts:

919-230-1525

MICHELLE WAITE
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910-890-0353

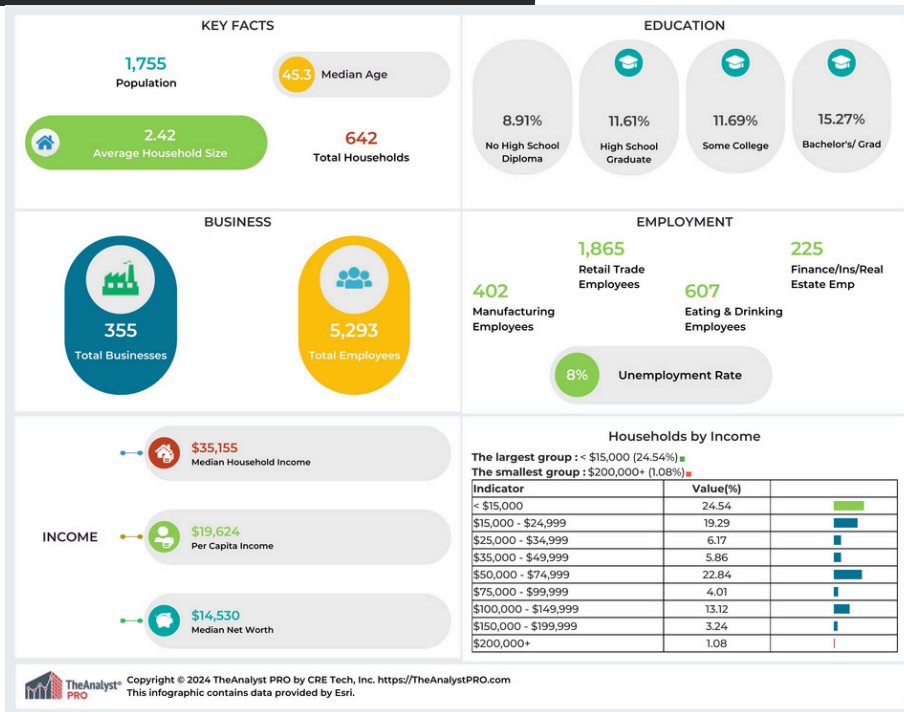
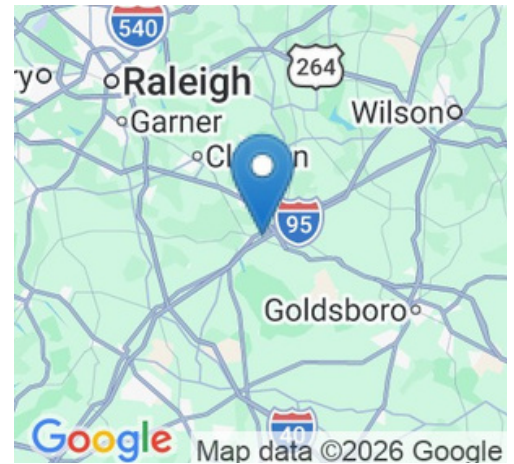
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