

BROGDEN INDUSTRIAL

±129,100 SF REMAINING
FOR LEASE & READY
FOR TENANT UP-FIT!

*CLASS A INDUSTRIAL FACILITY
AVAILABLE ALONG I-95 IN
RALEIGH-DURHAM MSA*

834 BROGDEN ROAD | SMITHFIELD, NC



 **NEYER** **CBRE**
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BROGDEN INDUSTRIAL



PRIME
RALEIGH-DURHAM
MSA LOCATION



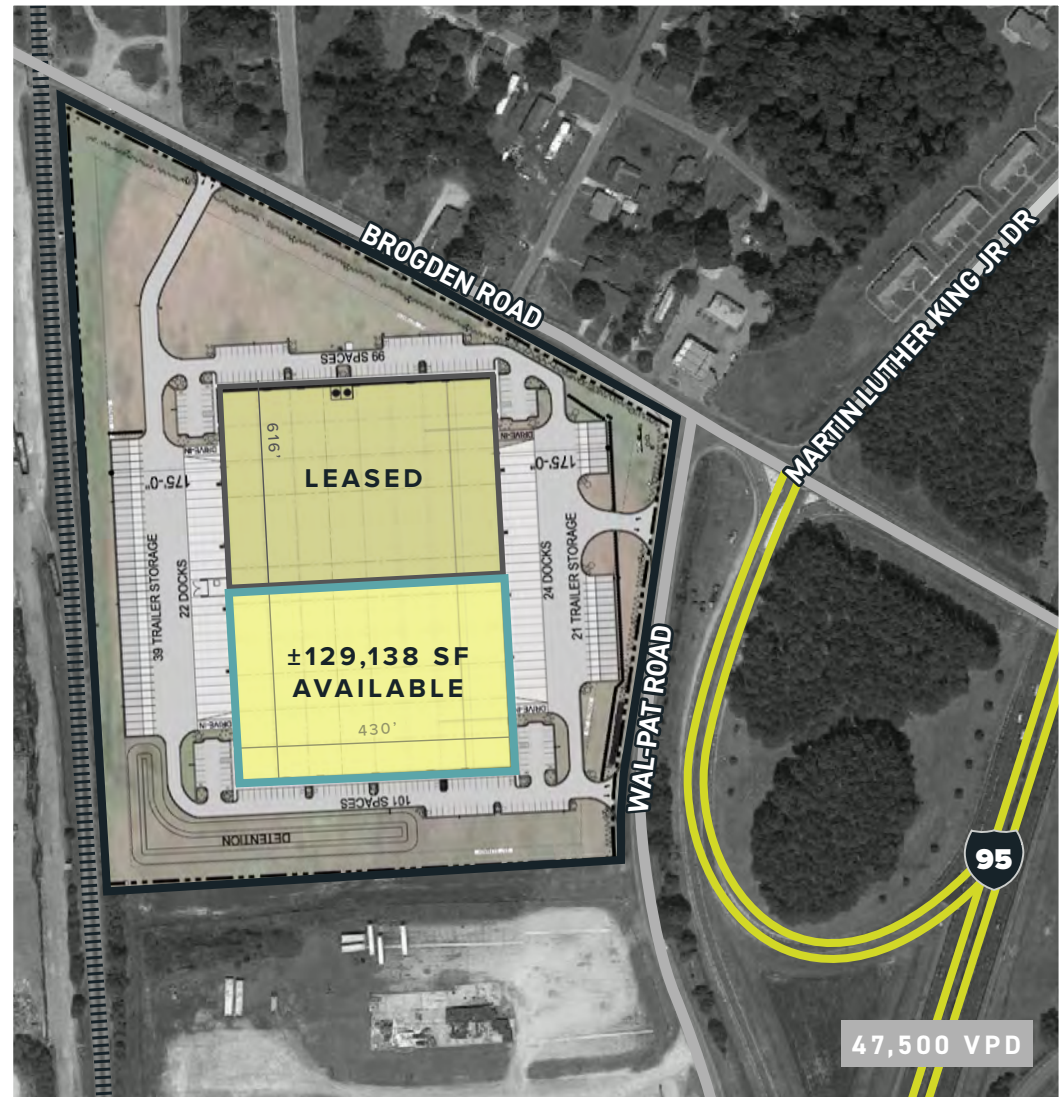
CLASS A
CROSS-DOCK
FACILITY



AMPLE
TRAILER &
AUTO PARKING

PROPERTY OVERVIEW

- ±129,138 SF shell industrial space available now
- 264,818 SF speculative, Class A, cross-dock manufacturing and industrial facility along Interstate 95 in Johnston County.
- Strategically located in Smithfield, North Carolina just 35 minutes from Downtown Raleigh.
- ±19-acre site with ample auto and trailer parking

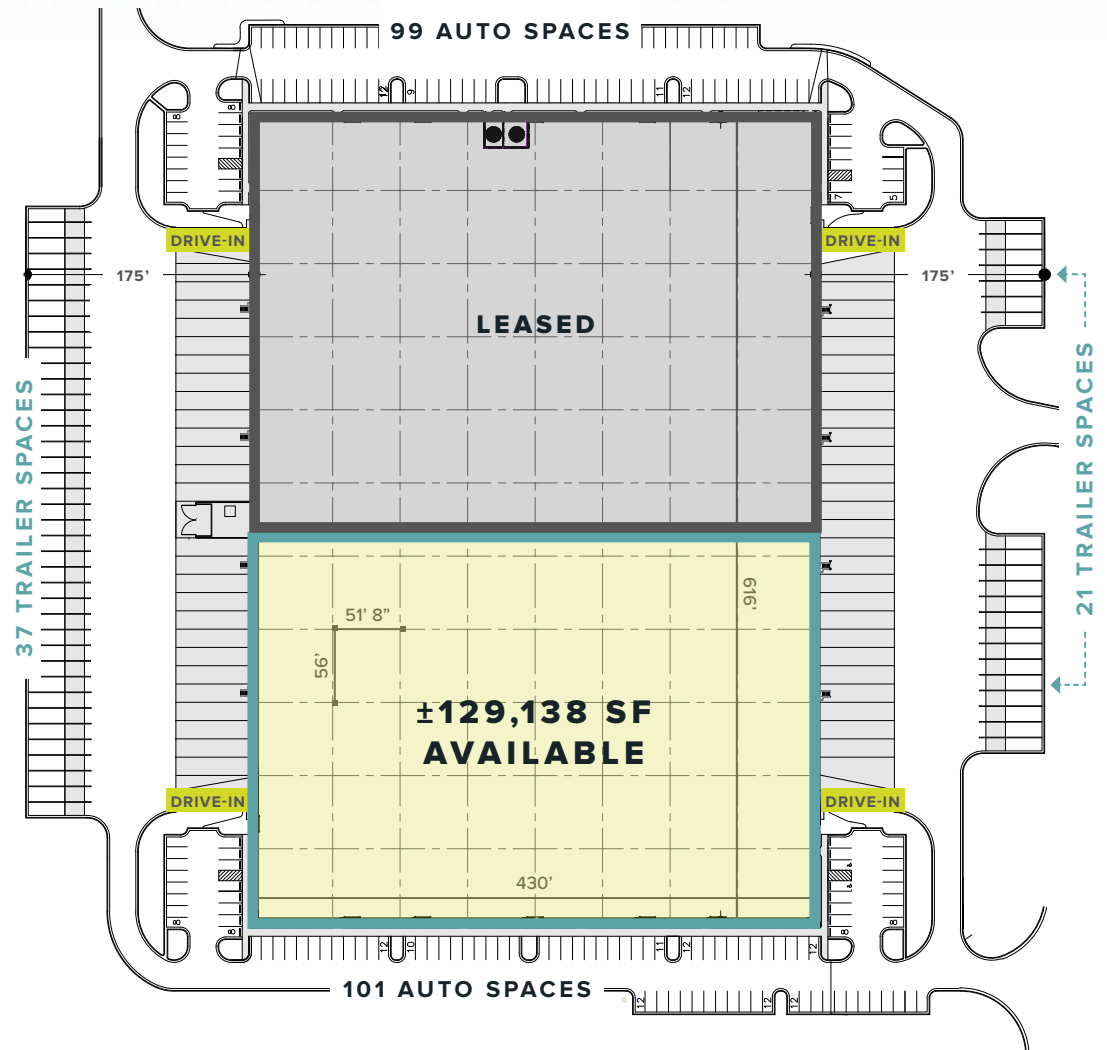


BROGDEN INDUSTRIAL

PROPERTY OVERVIEW

BUILDING SPECS

ADDRESS	834 Brogden Road Smithfield NC, 27577
AVAILABLE SF	±129,138 SF
BUILDING SF	264,818 SF
OFFICE SF	Build to Suit
CLEAR HEIGHT	32'
DOCK DOORS	Fourteen (14) dock-high doors Eight (8) knockouts
DRIVE-IN DOORS	Two (2)
DIMENSIONS	430' x 616'
COLUMN SPACING	56' x 51' 8" (typ.)
POWER	One (1) 1,600-amp, 480/277-volt, 3 phase, 4-wire service, with ability to upgrade
ACREAGE	±19.0 acres
ZONING	Industrial (H-I) Town of Smithfield
PARKING	200 Auto Spaces 60 Trailer Spaces
RAIL	CSX rail spur available with modified site plan
ROADWAY IMPROVEMENTS	Brogden Road will be widened and a left turn lane to building entrance will be added
PIN NUMBER	2000138810
TIMING	Shell delivered & available now
TICAM	\$1.50/SF (est.)
LEASE RATE	Call for pricing



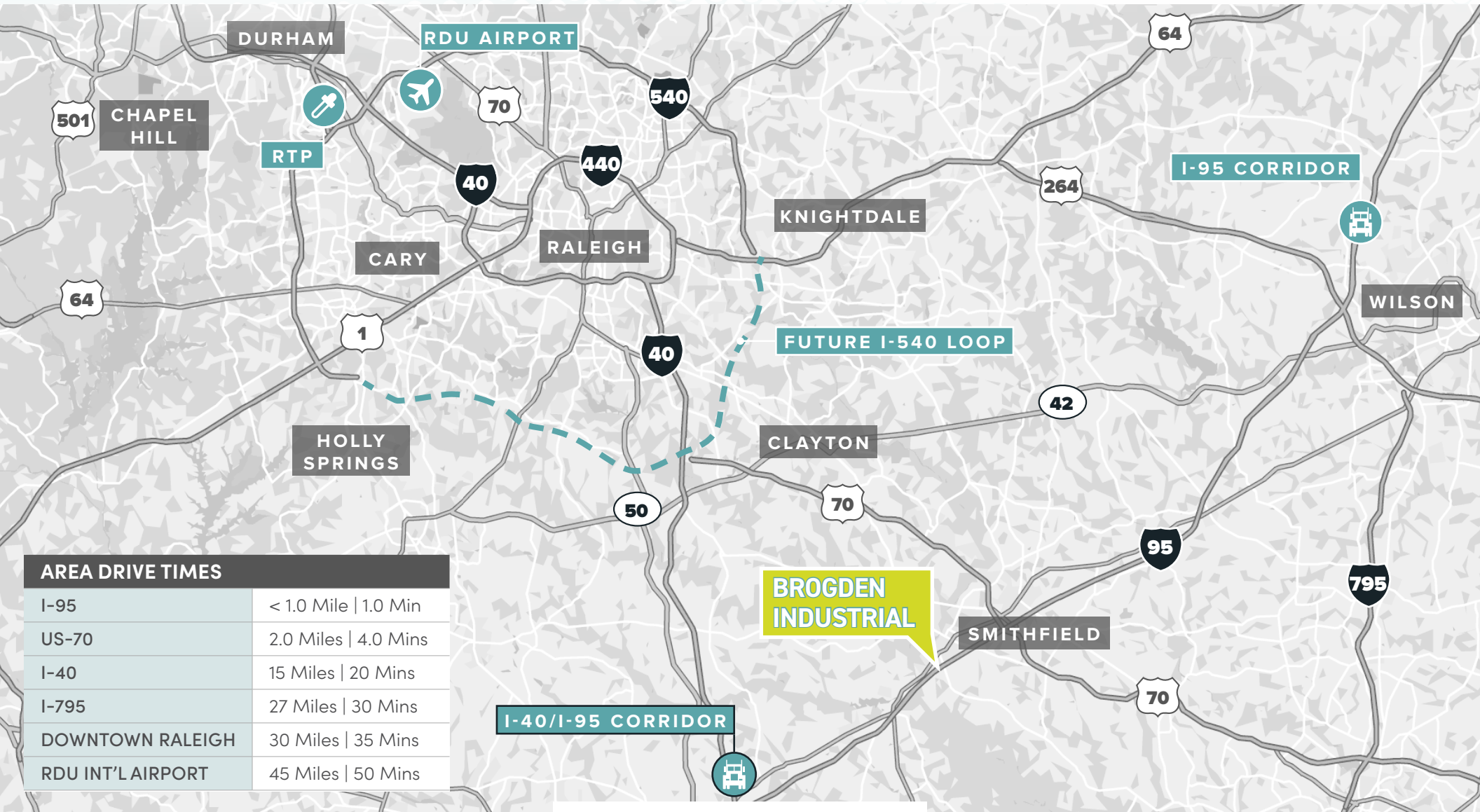
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BUILDING SHELL DELIVERED



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LOCATION & ACCESS

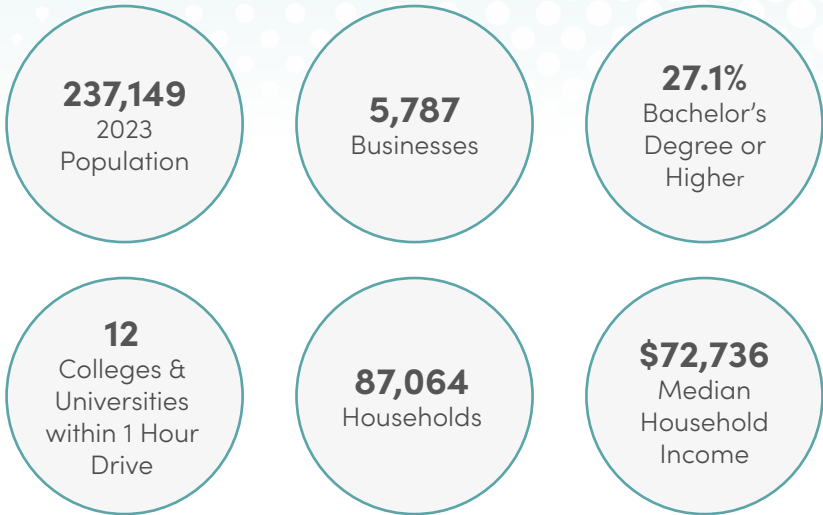


BROGDEN INDUSTRIAL

STRATEGICALLY LOCATED



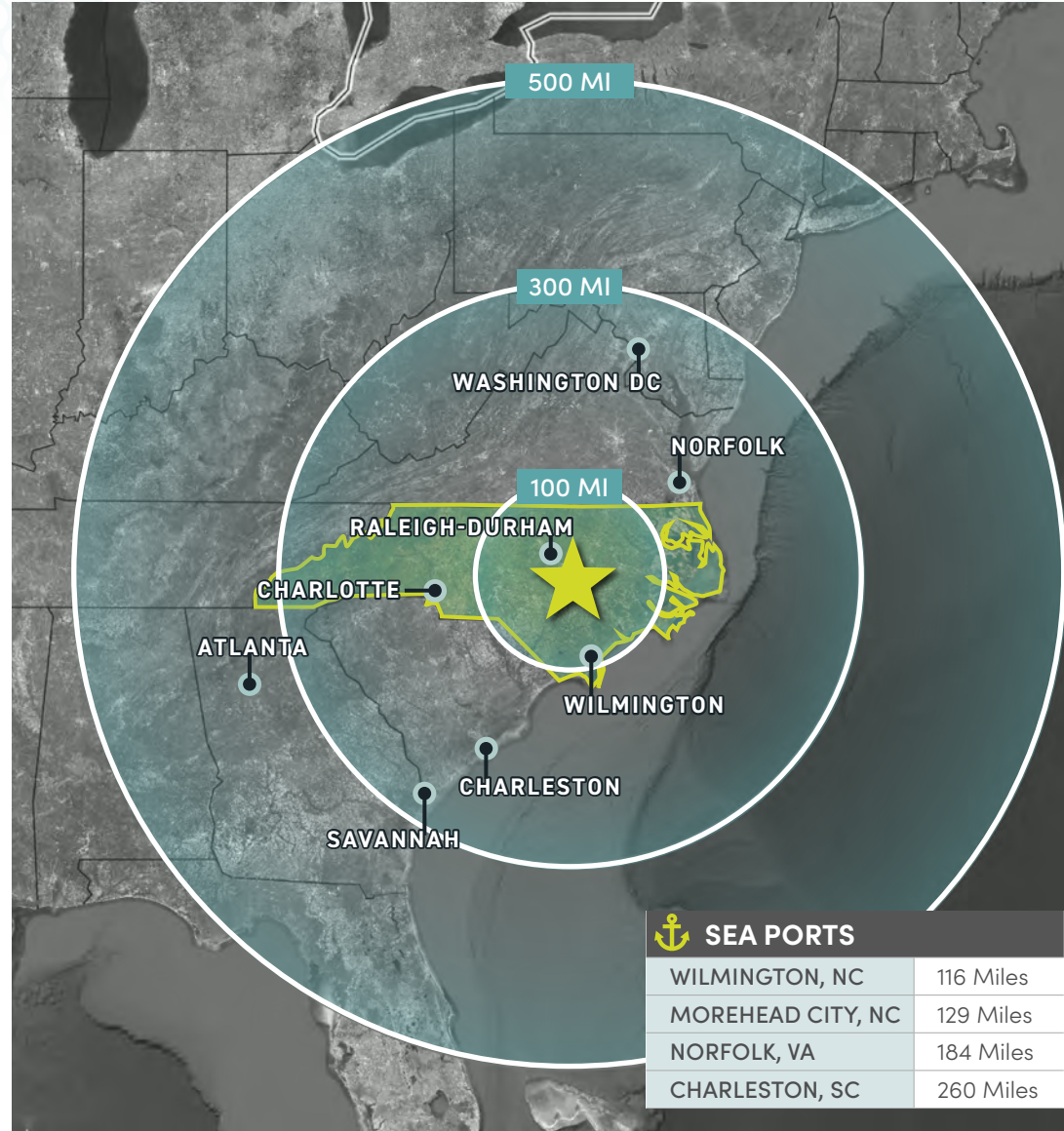
JOHNSTON COUNTY OVERVIEW



Johnston County sits just minutes from the Research Triangle Region of North Carolina. Its location and pro-business climate positions it to be one of the fastest growing counties, in one of the nation's fastest growing regions. The county is a dynamic and diverse destination thanks to many recent business expansions and relocations, along with an expanding transportation network, which provides easy access to jobs, educational opportunities, and quality of life amenities.

The largest industry sectors in the county are manufacturing, retail trade, education, and health services. These four sectors combine to employ almost 25,000 people. Johnston County is located in the eastern half of North Carolina, approximately midway between New York and Florida. This puts businesses within a two-day truck drive of more than 200 million U.S. and Canadian consumers.

- growwithjoco.com



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