



EXCLUSIVE OFFERING

FLEX & INDUSTRIAL OUTDOOR STORAGE

129 Anna Drive
Clayton, North Carolina

3.56
+/- Acres

GB Zoning (General Business)

Established Flex Park

Off Veterans Parkway

Cleared / Graveled Yard

Municipal Utilities (verify)

Partial FEMA Zone AE

Adjoins Modern Flex / Warehouse

±1.1 mi to I-42

±2.4 mi to I-40

Call for Pricing

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Aerial over the site toward Veterans Parkway.

MARKET CATALYST

Clayton's growth engine. Off Veterans Parkway, the site sits 1.5 miles from the 69-acre Copper District mixed-use development and minutes from I-42 and I-40, while Novo Nordisk and Grifols' multibillion-dollar expansions anchor the county's life-science base. Demand for contractor yards, fleet storage, and flex-service space is scarce in this submarket, and this infill parcel is positioned to serve it.

PROPERTY OVERVIEW

129 Anna Drive is a 3.56 +/- acre infill parcel inside an established flex and industrial park off Veterans Parkway in Clayton, adjoining modern warehouse and flex product. The tract already carries a cleared, graveled staging area and an existing paved drive, and is used today for contractor equipment and vehicle storage.

Zoned GB, General Business, the site suits an outdoor-storage or contractor yard, fleet and trailer storage, or a flex-service building on the upland portion. A portion lies in FEMA Zone AE along Whiteoak Creek, which supports yard, buffer, and stormwater uses while the balance carries the build site. Municipal utilities serve the surrounding park.



STRATEGIC LOCATION & ACCESS

129 Anna Drive sits in an established flex and industrial park off Veterans Parkway in Clayton, at the I-42 and I-40 crossroads. The location puts service and industrial users on the interstate system within minutes: I-42 (US 70 Bypass) at ± 1.1 miles, I-40 at ± 2.4 miles, and I-540 at ± 4 miles, with the 69-acre Copper District mixed-use development and UNC Health Johnston's Clayton campus both under two miles away. Downtown Raleigh and the wider Research Triangle lie a short drive northwest, and I-95 and the East Coast distribution network are just south.

PROXIMITY

Destination	Distance
I-42 (US 70 Bypass)	± 1.1 mi
Copper District	± 1.5 mi
UNC Health Johnston – Clayton	± 1.9 mi
I-40	± 2.4 mi
I-540	± 4 mi
Clayton Boulevard	± 4.3 mi
Knapheide Center	± 7.5 mi
Amazon (Garner)	± 9.1 mi

ACCESS & SURROUNDING DEVELOPMENT

The parcel is reached by a paved public street, Anna Drive, off Veterans Parkway, inside a built-out business park that already hosts multiple flex and industrial tenants. Access, power, and municipal utilities are established in the park, and the adjoining tracts carry modern warehouse and flex buildings, an operating context that supports industrial-service and outdoor-storage use from day one.

The corridor is absorbing significant new industrial and flex product. Steel 70, a \$50 million, three-building, $\pm 346,000$ SF industrial campus by Blue Steel Development, broke ground in early 2026 along Clayton Boulevard, and Crossroads Trade Center is adding roughly 270,000 SF of industrial and flex space at the US 70 and I-40 interchange. The subject offers a rare infill yard within that fabric, next to institutional-quality product rather than on the market's edge.

Existing paved drive within the site.



THE SITE

The offering is a single 3.56 +/- acre parcel inside the Anna Drive flex park. It is partly wooded, with an existing cleared and graveled staging area and an old paved drive, and is used today for contractor vehicle and equipment storage.

PARCEL

Parcel	PIN	Acres
129 Anna Drive	APN 05I04203P	3.56 +/-

Source: Johnston County GIS / Tax Records.

SITE CHARACTERISTICS

Total area	3.56 +/- acres, single parcel
County / Municipality	Johnston County / Clayton
Access	Paved public street (Anna Drive), within an established flex park
Flood / Topography	Partly wooded, gently rolling; portion in FEMA Zone AE (Whiteoak Creek)
Current Zoning	GB (General Business)
Highest & Best Use	Outdoor storage / contractor yard / flex-service; upland build site

UTILITIES

Water	Municipal water serves the Anna Drive park; buyer to verify service and capacity to the site.
Sanitary Sewer	Municipal sewer serves the surrounding park; buyer to verify the connection point and capacity.
Electric / Gas / Fiber	Electric and fiber established along Anna Drive; natural gas in the corridor (verify).
Stormwater	Subject to Town of Clayton / Johnston County standards

ZONING & ENTITLEMENT

ZONING & USE

Current Zoning: GB, General Business. GB permits a broad range of commercial, office, and service uses and recognizes outdoor storage and contractor or service yards as defined uses, subject to screening and setback standards under the governing ordinance.

By-Right Thesis: The marketed outdoor-storage and flex-service use fits GB and the parcel's current contractor-yard use, so no rezoning is contemplated. Buyers should confirm the specific use and any secondary-use permit with the Planning Department.

Flood: A portion lies in FEMA Zone AE along Whiteoak Creek. Yard, storage, buffer, and stormwater uses suit the Zone AE area, while the upland balance carries any enclosed building.

Screening & Setback: Outdoor storage is subject to perimeter buffer, screening, and setback standards typical of the district; existing park landscaping and grades assist compliance.

Verification: All zoning, flood, utility, and acreage information is subject to buyer verification with the Town of Clayton, Johnston County, and FEMA.

IDEAL USES

- Contractor or trade yard with outdoor equipment and materials storage, the current use
- Vehicle, trailer, and fleet storage
- Lay-down yard serving nearby construction and industrial users
- Flex or light-industrial service building
- Landscaping, utility, or site-services operator base
- Complementary service use to the adjoining warehouse / flex park

A GROWTH MARKET

Johnston County is one of North Carolina's most dynamic growth corridors, propelled by major public and private investment and Triangle-region overflow demand.

BIOTECH & LIFE SCIENCES

- **Novo Nordisk:** \$4.1B expansion announced in 2024, on top of a \$2B investment completed in 2020.
- **Grifols:** \$300M expansion currently underway, the company's fourth in Johnston County.

ADVANCED MANUFACTURING

- **Caterpillar:** Long-established global construction / mining equipment manufacturing operation in Clayton.
- **Knapheide:** Work-truck body manufacturing and upfitting operation, roughly 7.5 miles from the site.

LOGISTICS & DISTRIBUTION

Strong trucking and logistics presence along the I-40 / I-95 / US 70 corridor, anchored by Amazon's Garner operations and a deep base of regional carriers. Johnston County markets itself as the "I-95 / I-40 Crossroads of America."

ADJACENT DEVELOPMENT

The subject adjoins a modern flex and warehouse park, institutional-quality product that has leased into Clayton's industrial demand. That adjacency validates the site's industrial-service character and supplies built-in demand for contractor yards and outdoor storage from neighboring operators. Infill yards of this size, inside an established park rather than on raw land, are scarce in the submarket.

CONTACT

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All information is from sources deemed reliable but subject to verification; eXp Commercial does not warrant its accuracy. Buyers should verify all zoning, use, flood, utility, and acreage information with Johnston County and FEMA. Parcel data from Johnston County GIS; flood data from FEMA. Distances are approximate.