

FOR SALE

± 14.82 ACRES
HOLLY SPRINGS BUSINESS PARK

420 GREEN OAKS PKWY
HOLLY SPRINGS, NC 27540

420 GREEN OAKS PARKWAY



PHOENIX
COMMERCIAL PROPERTIES

SITE AVAILABLE

TOTAL ACREAGE

±14.82

ALLOWED ZONING

OFFICE, FLEX, LIFE SCIENCE

LOCATION

HOLLY SPRINGS BUSINESS PARK

UTILITIES

ALL UTILITIES AVAILABLE

SALES PRICE

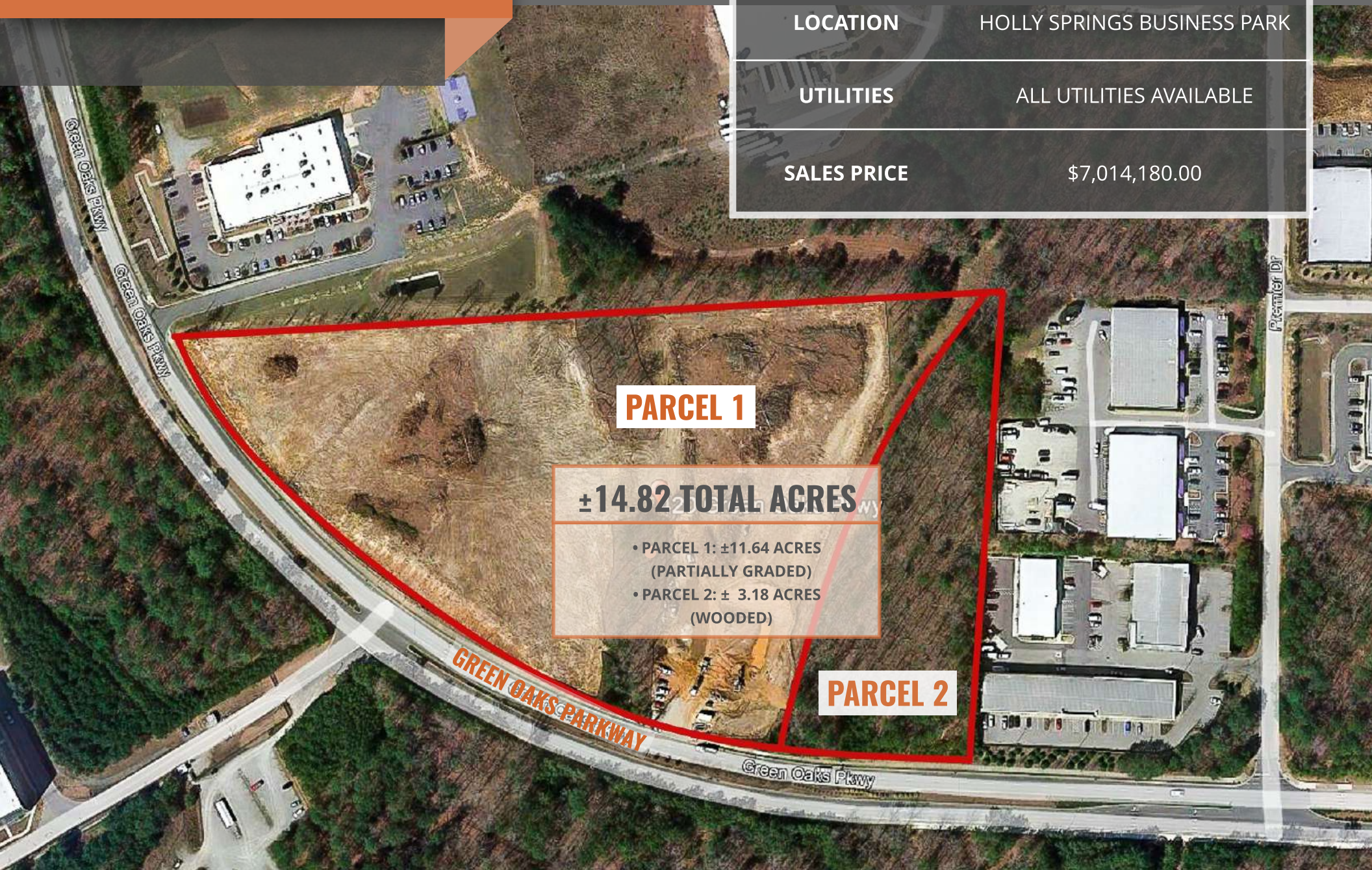
\$7,014,180.00

PARCEL 1

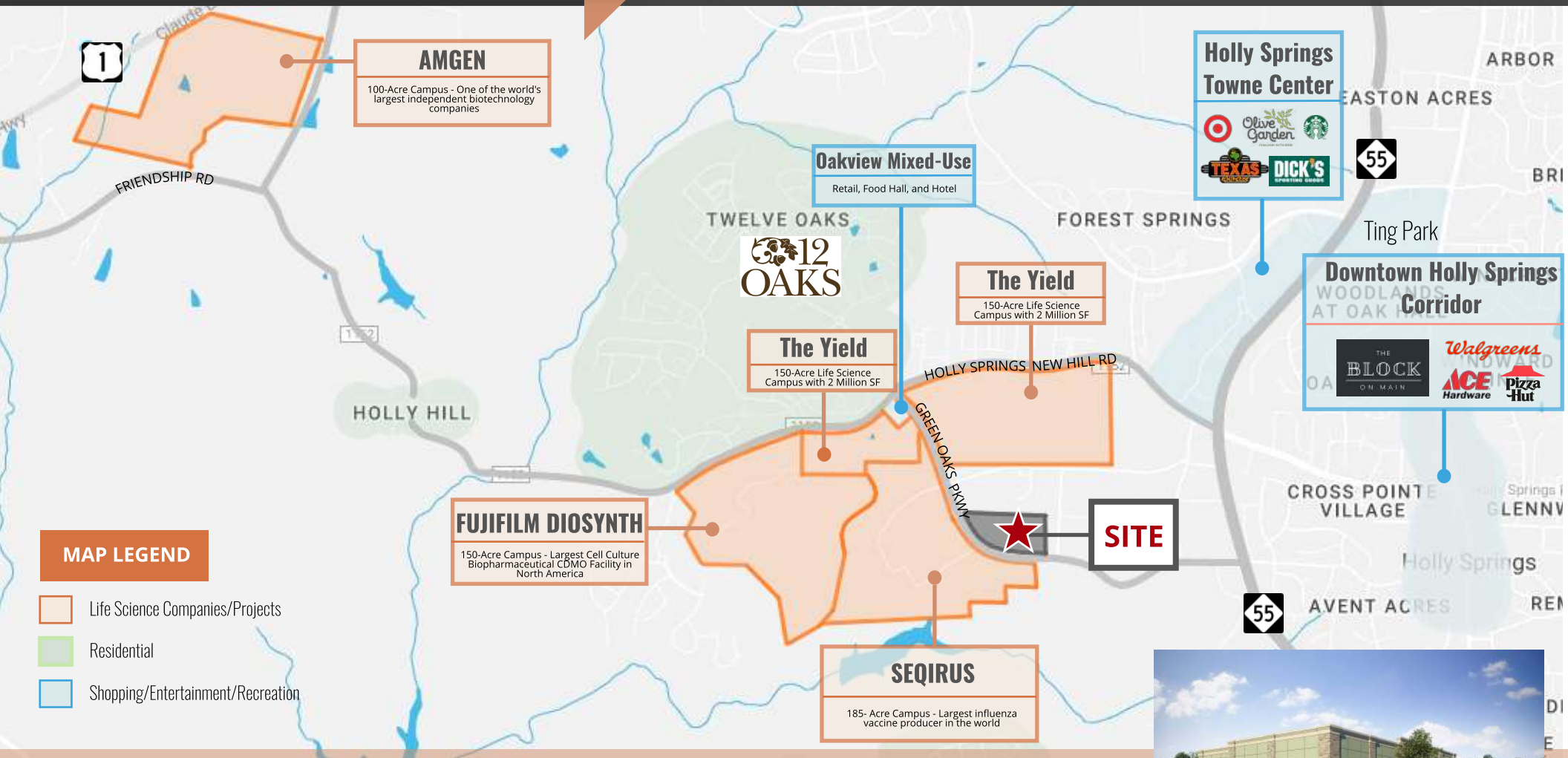
±14.82 TOTAL ACRES

- PARCEL 1: ±11.64 ACRES
(PARTIALLY GRADED)
- PARCEL 2: ± 3.18 ACRES
(WOODED)

PARCEL 2



LOCATION & MARKET OVERVIEW



20 MILES | 25 MINUTES

Drive time to RDU Airport from Holly Springs



NC 55: 1 Minute US HWY 1: 10 Minutes

NC 540: 5 Minutes I-40: 15 Minutes

Drive time from Holly Springs to Major Highways



RANKED ONE OF THE BEST PLACES TO LIVE IN NC (HomeSnacks, 2021)

Holly Springs is in the heart of one of the fastest growing and safest regions in NC. The town offers a low cost of doing business, great access to major highways, and some of the biggest research companies call it home.



APPROVED PLAN OFFICE | LIFE SCIENCE CAMPUS



BUILDING 3

FLEX, LAB
±12,370 SF AVAILABLE

BUILDING 4

FLEX, LAB
±14,400 SF AVAILABLE

BUILDING 5

FLEX, LAB
±14,400 SF AVAILABLE

BUILDING 1

OFFICE, LAB, R&D
±25,331 SF

BUILDING 2

OFFICE, LAB, R&D
±25,331 SF

GREEN OAKS PARKWAY

OFFICE FEATURES & SPECIFICATIONS



CONSTRUCTION TYPE

Brick Masonry & Reveal Panel Construction

ZONING

PUD-03

DIVISIBILITY

To approximately 3,000 SF

CEILING HEIGHT

14' Floor to Floor

UTILITIES

Electric - Duke Energy
Water - Town of Holly Springs
Natural Gas - Dominion Energy

BUILDING SIZE

±25,331 SF (12,665 SF Floorplates)

PARKING

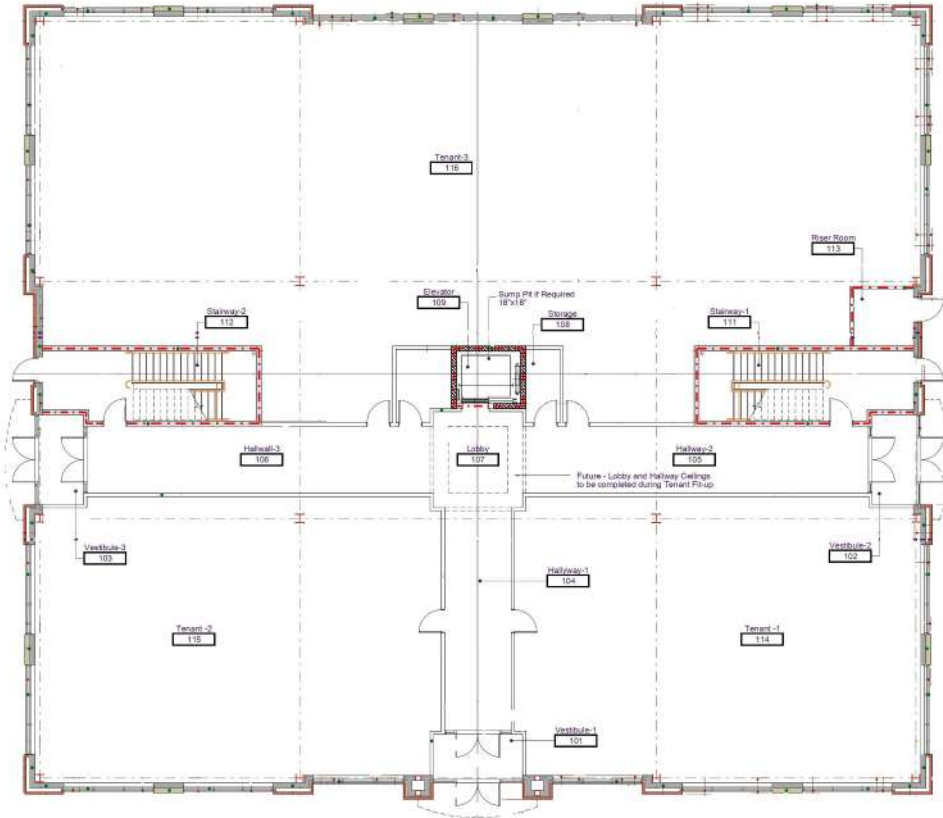
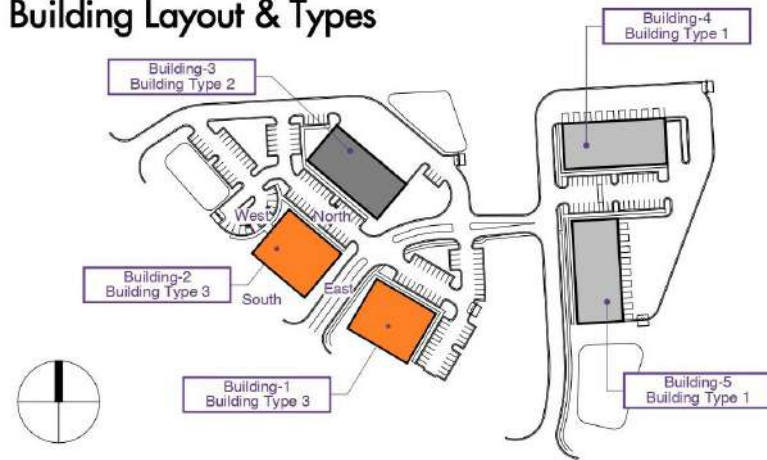
2.0 spaces per 1,000 SF - Bldg 1
3.5 spaces per 1,000 SF - Bldg 2

AVAILABLE SPACE

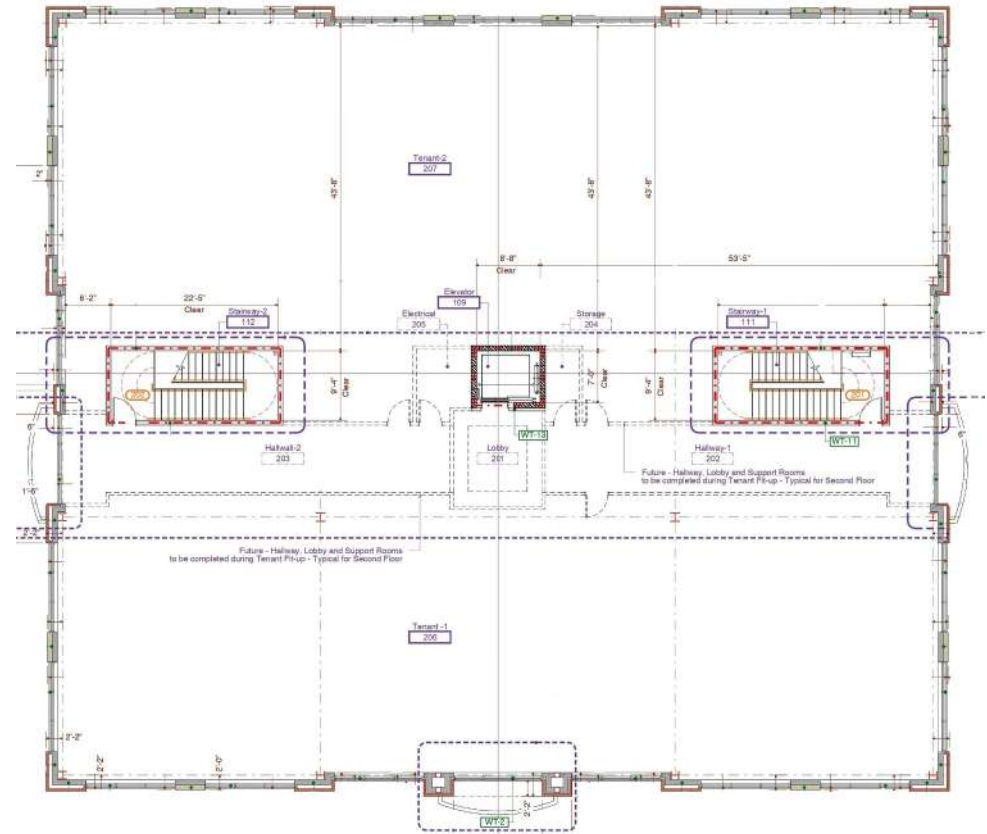
Building 1 (Office, Lab, R&D) - ±25,331 SF
Building 2 (Office, Lab, R&D) - ±25,331 SF

OFFICE FLOORPLAN

Building Layout & Types



1ST FLOOR



2ND FLOOR

FLEX & LAB FEATURES & SPECIFICATIONS



CONSTRUCTION TYPE

Brick Masonry & Reveal Panel Construction

ZONING

PUD-03

BAY DEPTHS

Optimal Bay depth 25' x 81'
Easily divisible into lab space

CLEAR HEIGHT

16-18' Allowing for flexibility in spaces that include biomanufacturing, laboratory, office, and warehouse

UTILITIES

Electric - Duke Energy
Water - Town of Holly Springs
Natural Gas - Dominion Energy

PARKING

Bldg 3: 3.5 spaces per 1,000 SF
Bldg 5: 3.0 spaces per 1,000 SF

DRIVE-IN DOORS

Bldg 3: Six (6)
Bldg 4: Seven (7)
Bldg 5: Seven (7)

AVAILABLE SPACE

Building 3 (Flex, Lab) - ±12,370 SF
Building 4 (Flex, Lab) - ±14,400 SF
Building 5 (Flex, Lab) - ±14,400 SF

ROOF & FLOOR

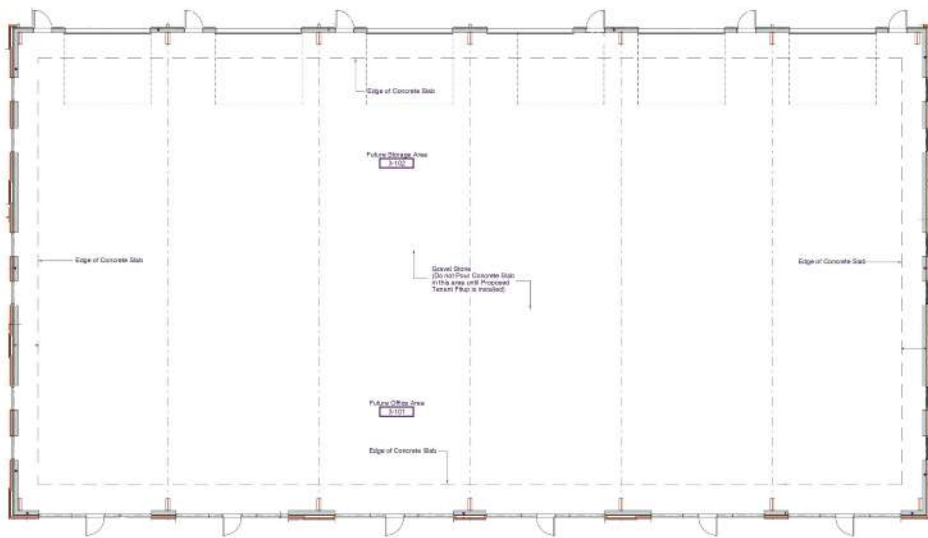
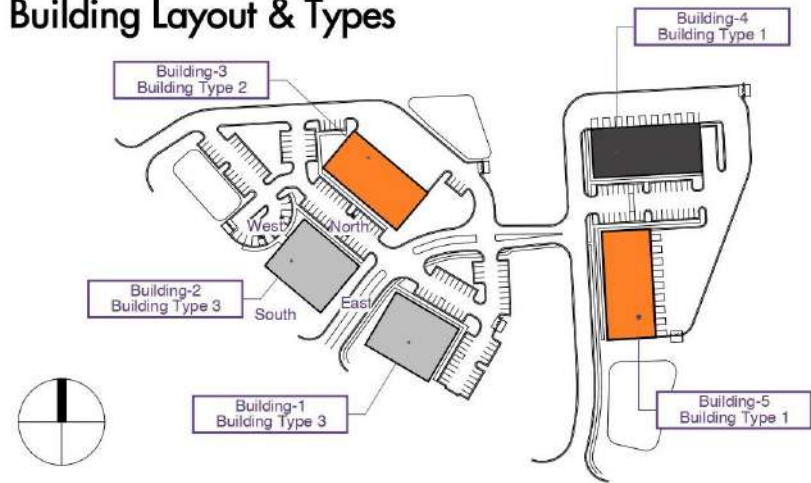
Insulated EPDM Metal Roof
6" Reinforced Concrete

SAFETY

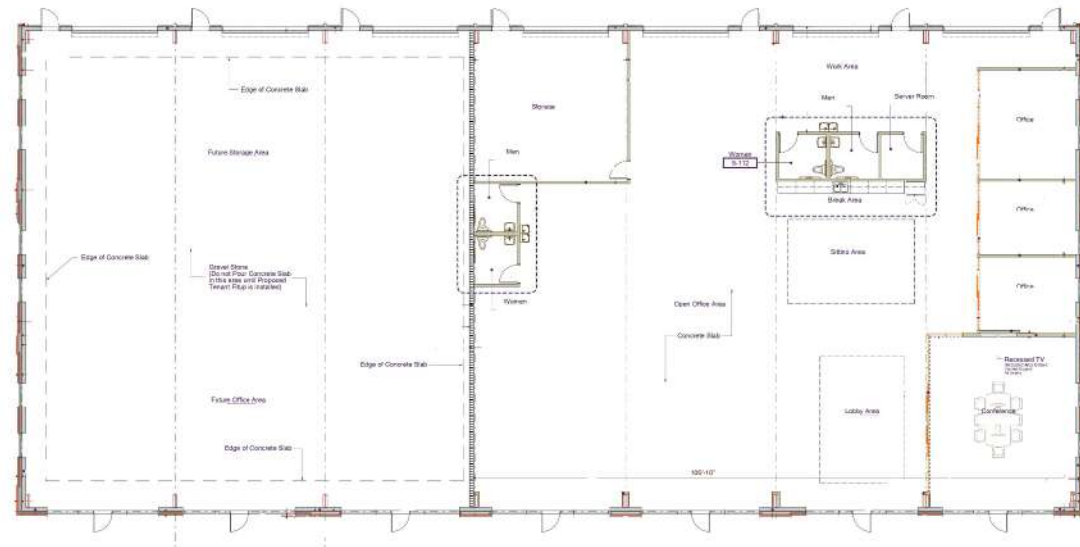
ESFR sprinkler system

FLEX & LAB FLOORPLAN

Building Layout & Types

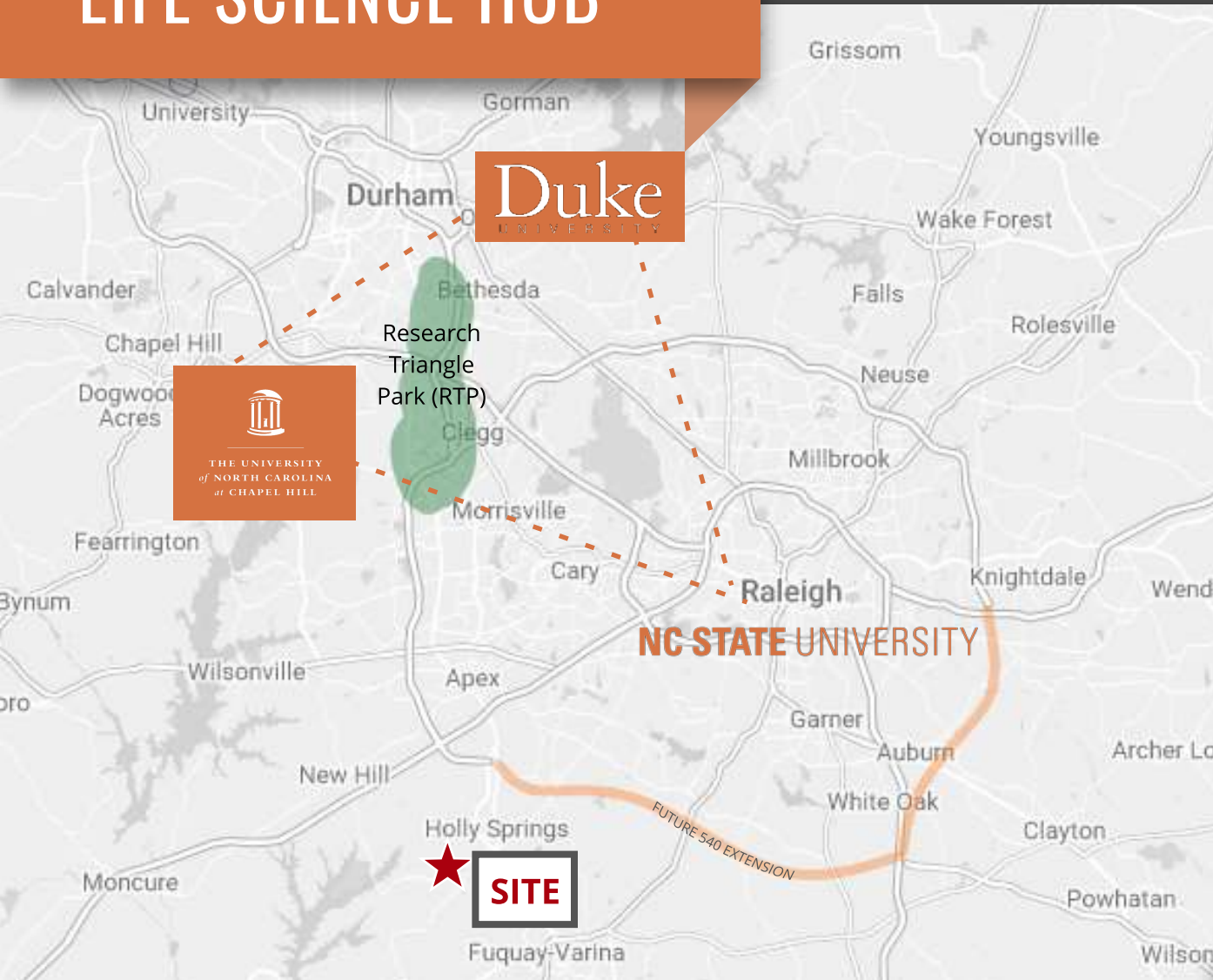


BUILDING 3



BUILDINGS 4 & 5

HOLLY SPRINGS LIFE SCIENCE HUB



**HOLLY SPRINGS, NC
NAMED LEADING SITE
FOR LIFE SCIENCE
GROWTH IN THE
COUNTRY**

-WAKEGOV.COM, 2021

Holly Springs is located in the Research Triangle Region life science cluster which has access to 12 universities, including 3 tier-one research universities supplying highly skilled talent to the region. The town of Holly Springs has partnered with these universities and other organizations and has invested over \$2.7 Billion dollars to create the premier life science hub that it is today.

DEMOGRAPHICS

RALEIGH-DURHAM REGION

**STRONG GROWTH. TOP MARKET.
GLOBAL LIFE SCIENCE HUB.**

44,555



HOLLY SPRINGS POPULATION
2022

6%



ANNUAL GROWTH OVER
THE PAST 10 YEARS

2.31%

ANNUAL PROJECTED
POPULATION GROWTH
OVER THE NEXT 5
YEARS

#1

**Strongest Life Science Job
Growth in the Southeast**

U.S. Life Sciences Trends, 2021

#2

**Top Real Estate Market to
Watch**

PWC US, 2021

#3

**Most popular Zip Code in
Triangle**

Zillow, 2021

#4

**Top Life Science Market in
North America**

The Global Innovation Index, 2021

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PHOENIX
COMMERCIAL PROPERTIES

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