



7868 US 70 Bus

Clayton, North Carolina 27520

Property Highlights

- 6,000 SF to 16,000 SF Available
- Located less than 1 mile from Novo Nordisk, Grifols, Natvar, Hospira and Baker Thermal
- Zoned I-1 (see link below)
- ±1/3 acre asphalt parking area
- Suite 1 - 6,000 SF - Warehouse
- 3 hard wall offices with balance open warehouse
- 1 - 10'x10' roll up door (more could be added)
- 1 - 12'x12' roll up door accessed at loading dock
- Suite 2 - 10,000 SF - Office/Showroom
- 2 hard wall offices, breakroom, conference room, copy room, balance open office area
- Restrooms each with a shower, currently shared with adjacent tenant (may be able to eliminate)
- Suite 1 - 6,000 SF - \$3,500/month NNN
- Suite 2 - 10,000 SF - \$6,900/month NNN
- Suites 1 & 2 - 16,000 SF - \$10,400/month NNN
- TICAM ±\$0.80/SF



Google, Geological Survey, USDA Farm Service Agency

[I-1 Zoning Table of Permitted Uses](#)

For more information

Ed Brown, SIOR, CCIM

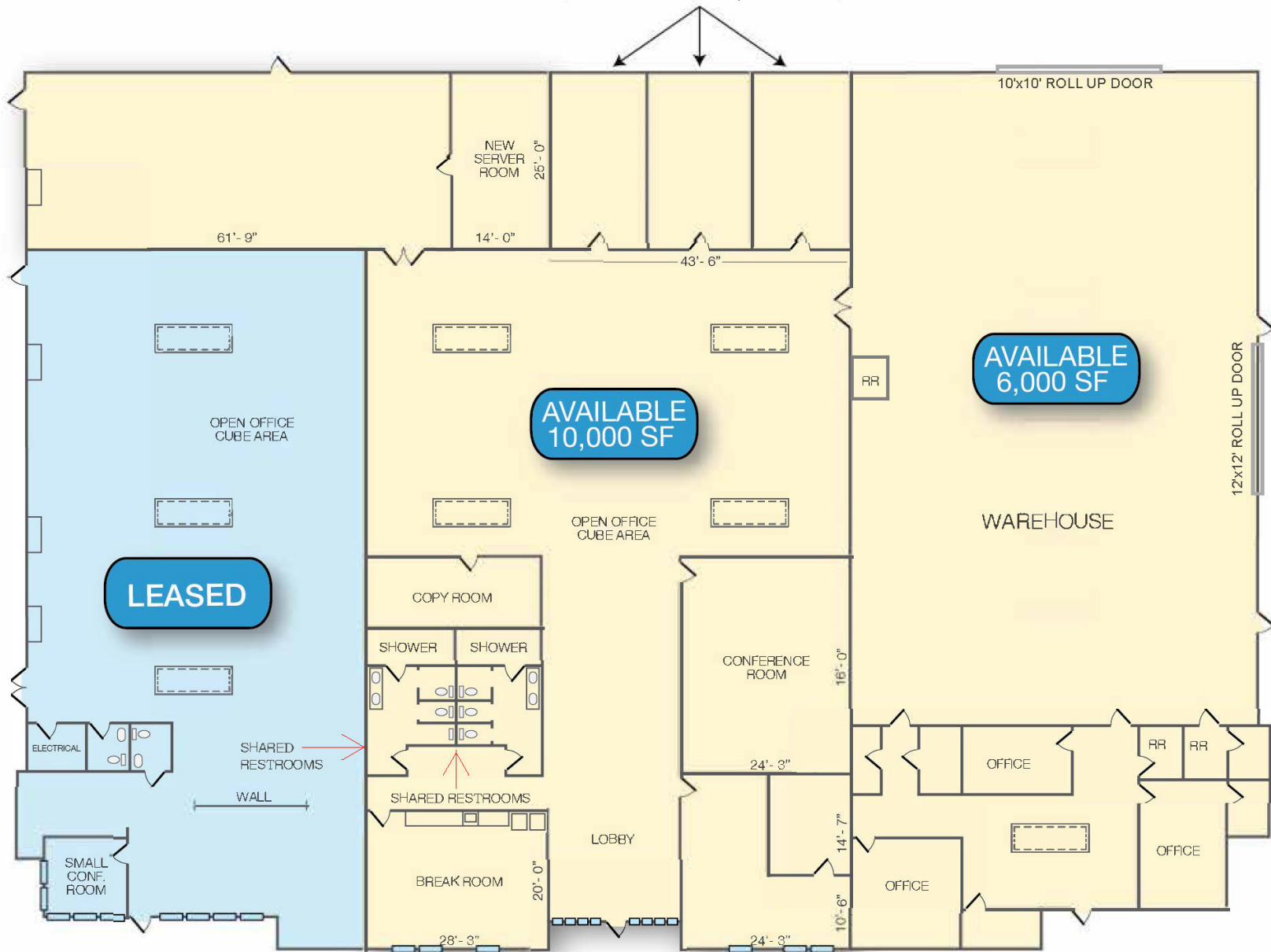
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ebrown@naicarolantic.com

For Lease

Office/Showroom & Warehouse

Conference Rooms
(with removable partitions)



For Lease

Office/Showroom & Warehouse



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey

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5121 Kingdom Way, Suite 200
Raleigh, NC 27607
919.832.0594
<https://naicarolantic.com>

For Lease

Office/Showroom & Warehouse



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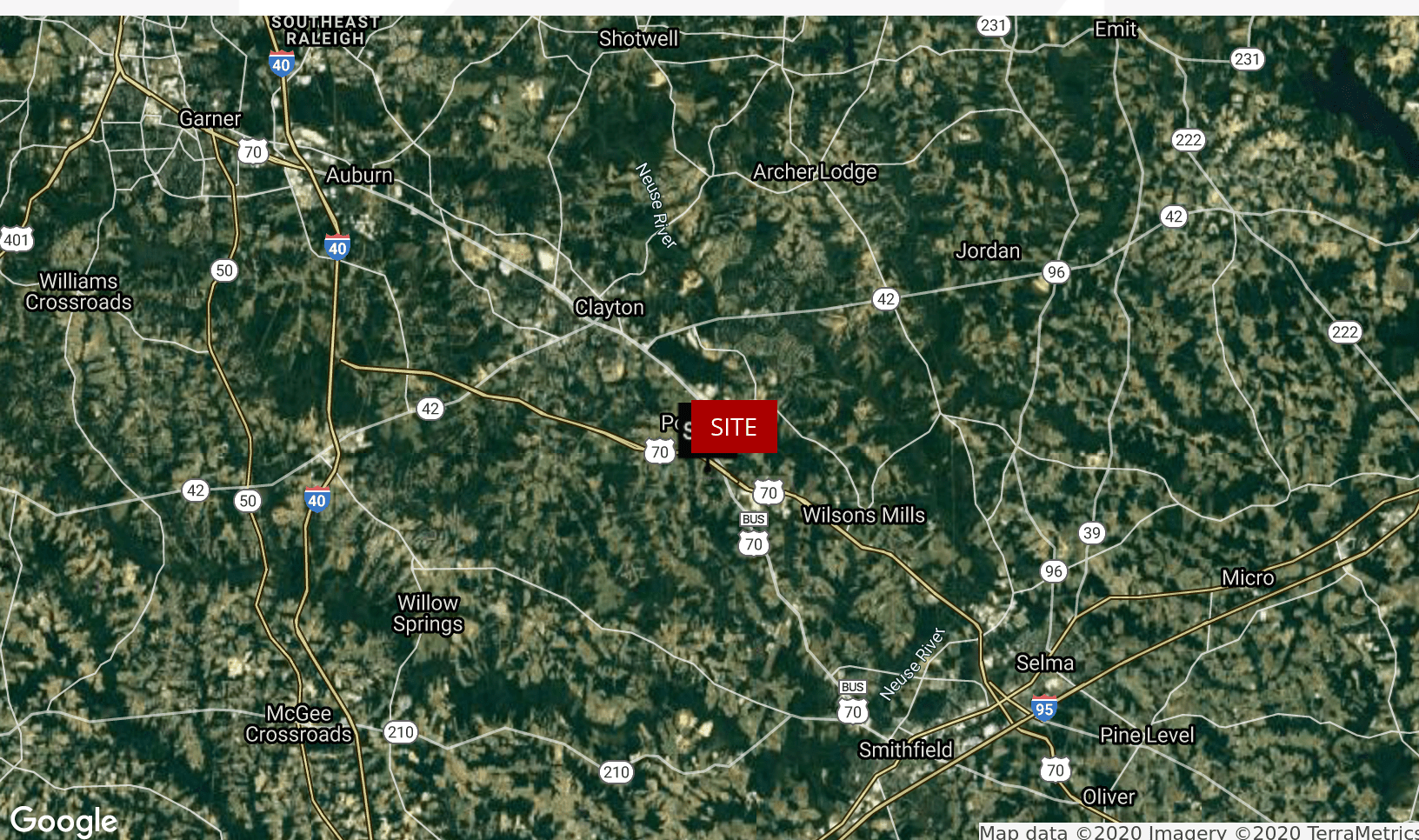
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For Lease

Office/Showroom & Warehouse



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	1 Mile	5 Miles	10 Miles
Population			
Total Population	1,230	31,417	109,422
Median Age	36.3	35.6	35.9
Median Age (Male)	33.5	33.2	34.5
Median Age (Female)	36.8	36.6	36.9
Households & Income			
Total Households	426	10,964	39,567
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$62,664	\$65,444	\$65,280
Average House Value	\$201,172	\$198,326	\$186,105

* Demographic data derived from 2010 US Census