



HARNETT 95

INDUSTRIAL CENTER

 **SAMET**

CBRE

±807,300 SF Class A
Industrial Development

US-301 Highway & Arrowhead Road
Dunn, NC 28334





PREMIER INDUSTRIAL DEVELOPMENT IN HARNETT COUNTY

HIGHLIGHTS



FLEXIBILITY

±65 acres available for build-to-suit opportunities



ACCESS

Adjacent to US-301 & one half miles from Interstate 95



UTILITIES

Prioritizing investments to infrastructure improvements



RAIL

Situated along CSX Rail Line with 2,000 feet of rail frontage

SITE PLAN

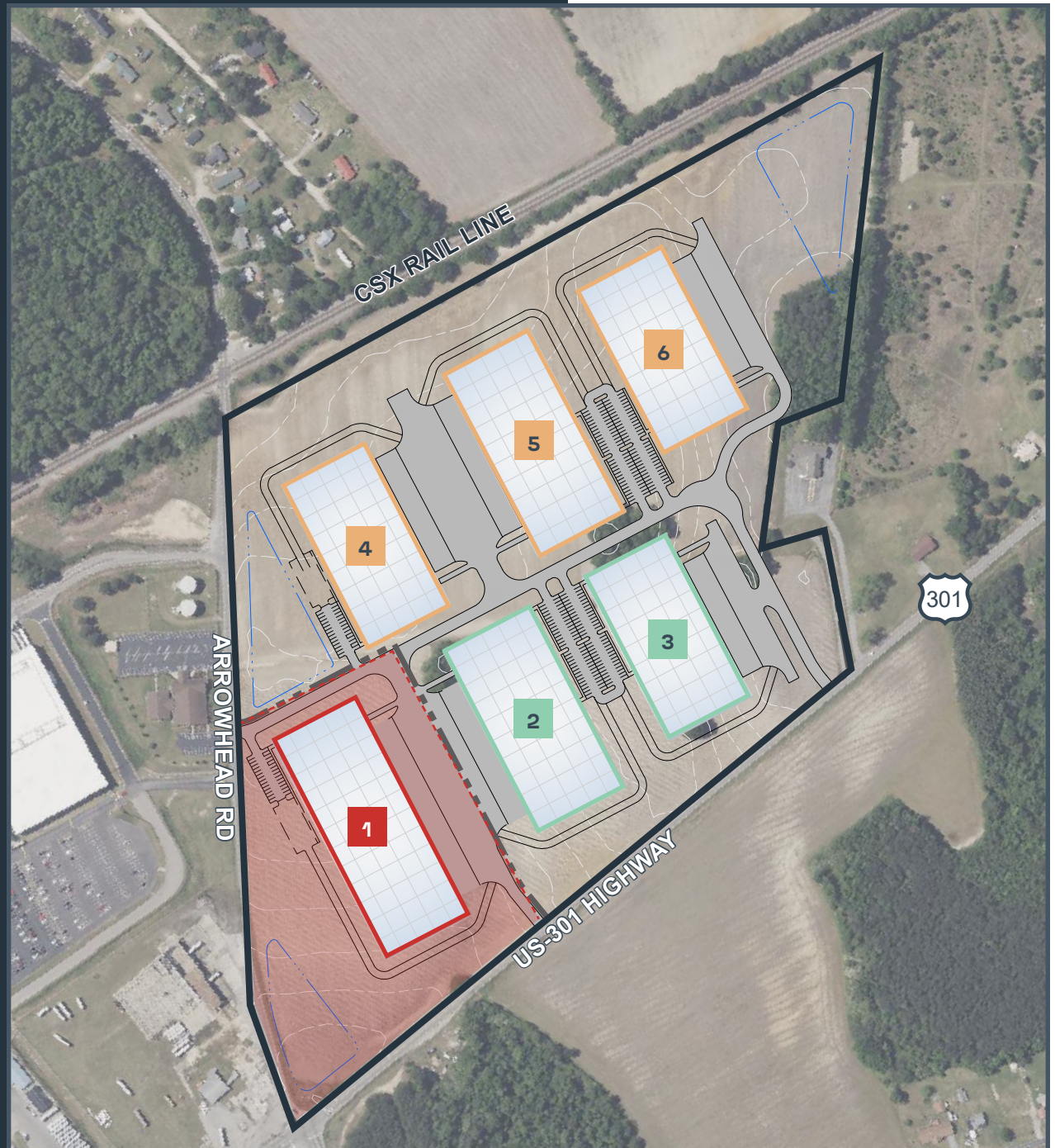
Option 1

±65 Acre

Master-Planned
Development

Multiple Site Plan Options
Provide Flexibility to Users
Ranging from ±28,000 SF
up to ±621,000 SF

- 1** Building 1
±162,000 SF
Speculative
- 2** Building 2
±140,400 SF
Proposed
- 3** Building 3
±121,500
Proposed
- 4** Building 4
±121,500 SF
Build-to-Suit
- 5** Building 5
±140,400 SF
Build-to-Suit
- 6** Building 6
±121,500 SF
Build-to-Suit



SITE PLAN

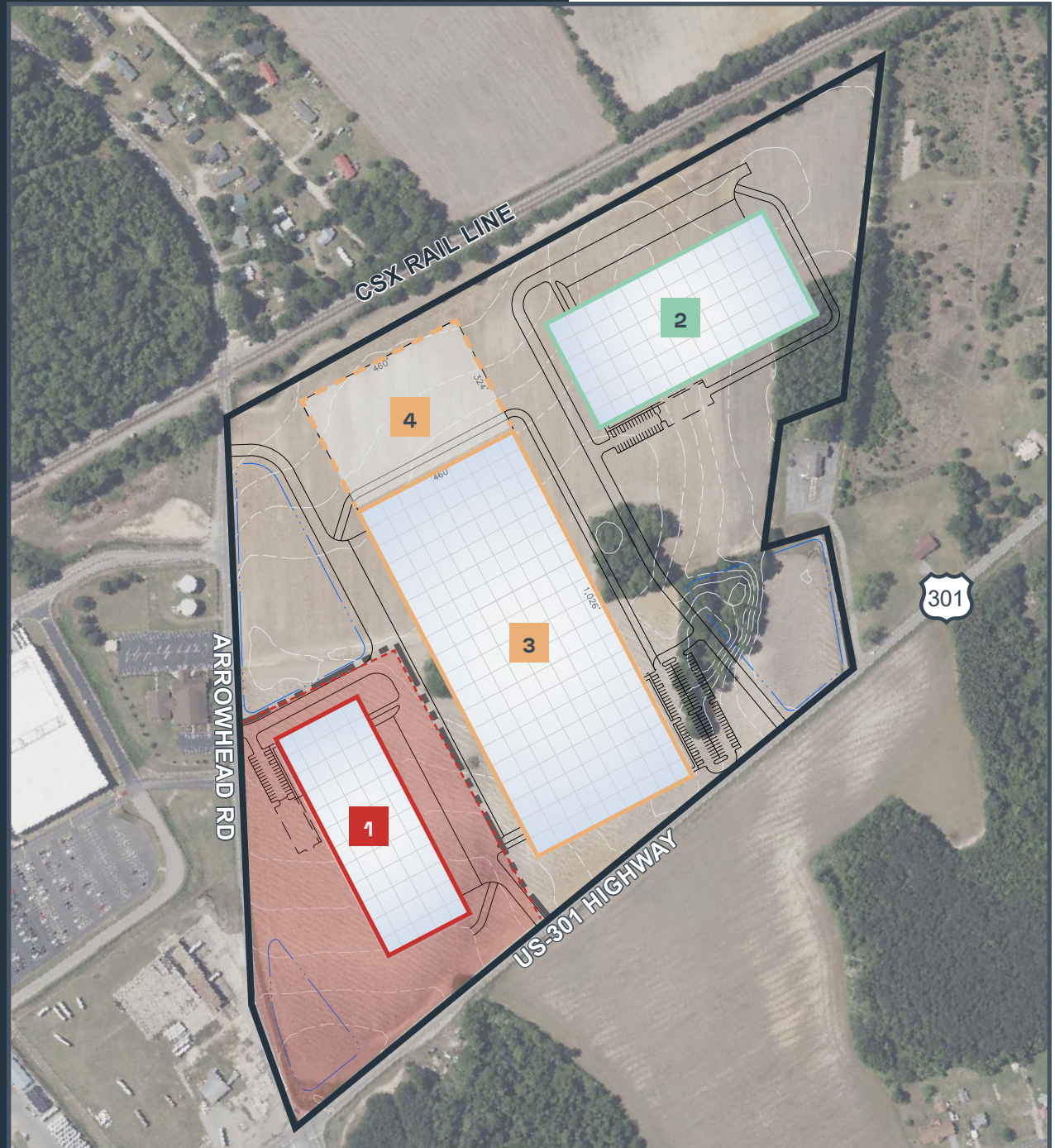
Option 2

±65 Acre

Master-Planned
Development

Multiple Site Plan Options
Provide Flexibility to Users
Ranging from ±28,000 SF
up to ±621,000 SF

- 1** Building 1
±162,000 SF
Speculative
- 2** Building 2
±200,880 SF
Proposed
- 3** Building 3
±471,960 SF
Build-to-Suit
- 4** Building 3
±149,040 SF
Expansion
Opportunity



BUILDING SPECIFICATIONS

±162,000 SF Speculative Industrial Facility

BUILDING 1

Address	US-301 S & Arrowhead Road Dunn, NC 28334
Building Size	±162,000 SF
Available SF	±162,000 SF
Minimum Divisible	±28,000 SF - 42,000 SF
Office Space	Build to suit
Building Dimensions	260' x 623'
Bay Size	±14,040 SF (typ.)
Column Spacing	54' x 50'
Clear Height	32'
Sprinkler System	ESFR
Dock-High Doors	Thirty-one (31)
Drive-in Doors	One (1) 12' x 14' with Ramp One (1) knock-out
Auto Parking	Thirty (30) spaces Expandable to 150 spaces
Exterior Construction	Tilt concrete
Site Size	±13 acres Building 1
Zoning	I-100, Heavy Industrial Harnett County
Anticipated Delivery	Q4 2025 Q1 2025 Ground breaking



SITE UTILITIES

Power Capacity
5+ Mega Watts

Electricity
Duke Energy

Natural Gas
Piedmont Natural Gas

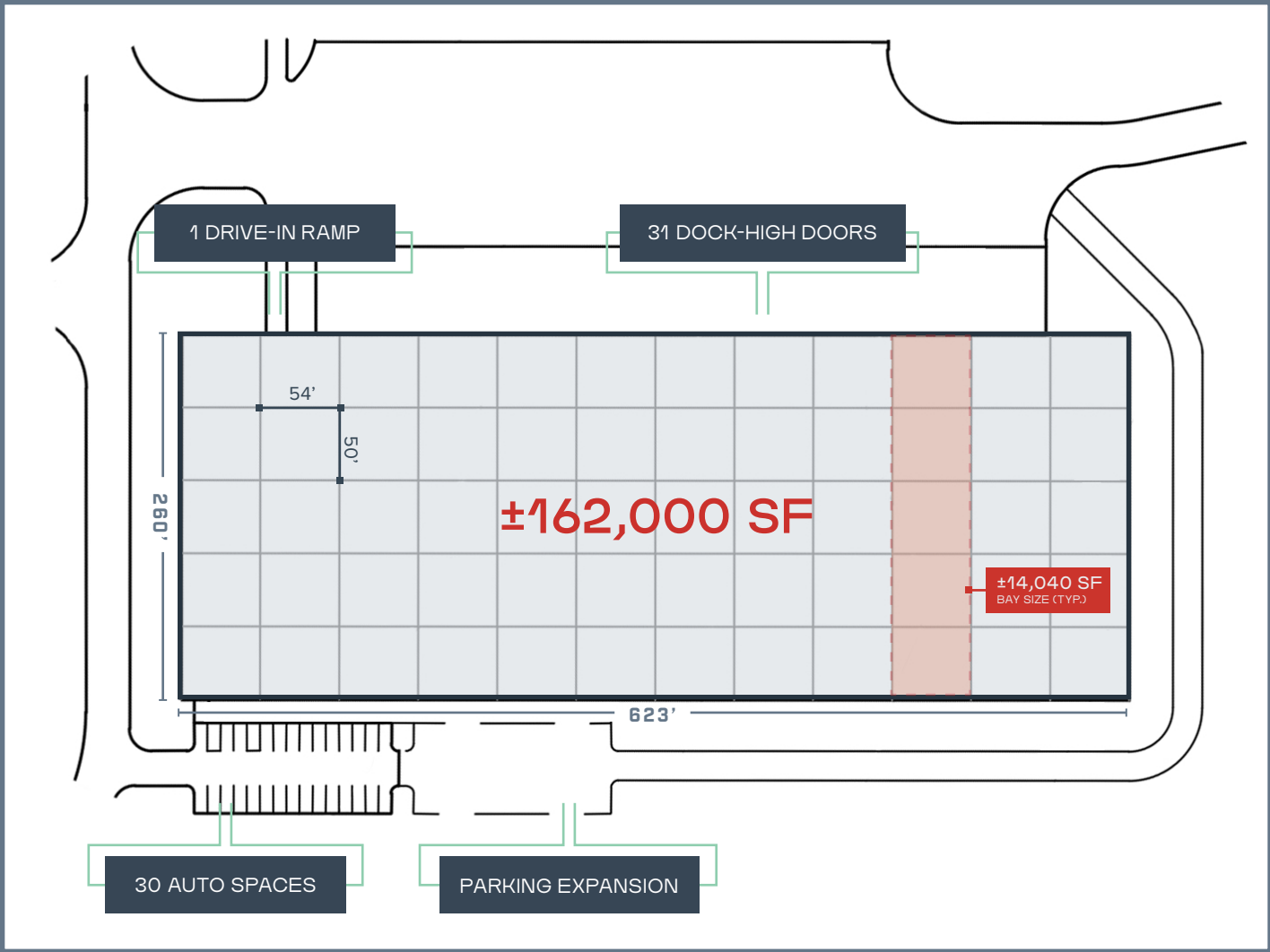
Water
Dunn Public Utility

Wastewater/Sewer
Dunn Public Utility

Telecommunication
Brightspeed

FLOOR PLAN

±162,000 SF Speculative Industrial Facility



Total Available
±162,000 SF

Minimum Divisible
±28,000 SF

Clear Height
32'

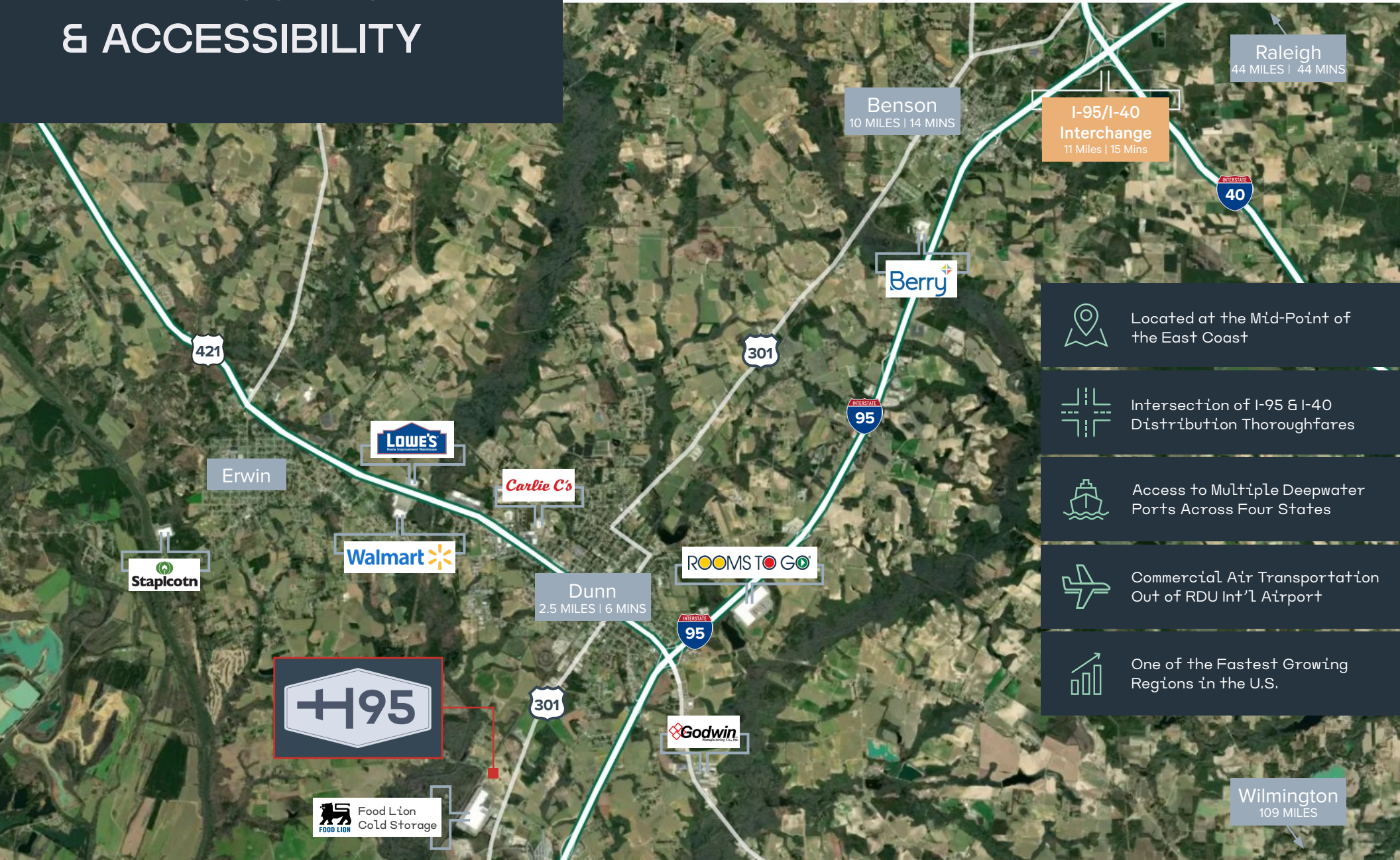
Sprinkler System
ESFR

Dock-High Doors
31 Doors

Drive-in Doors
1 Ramp

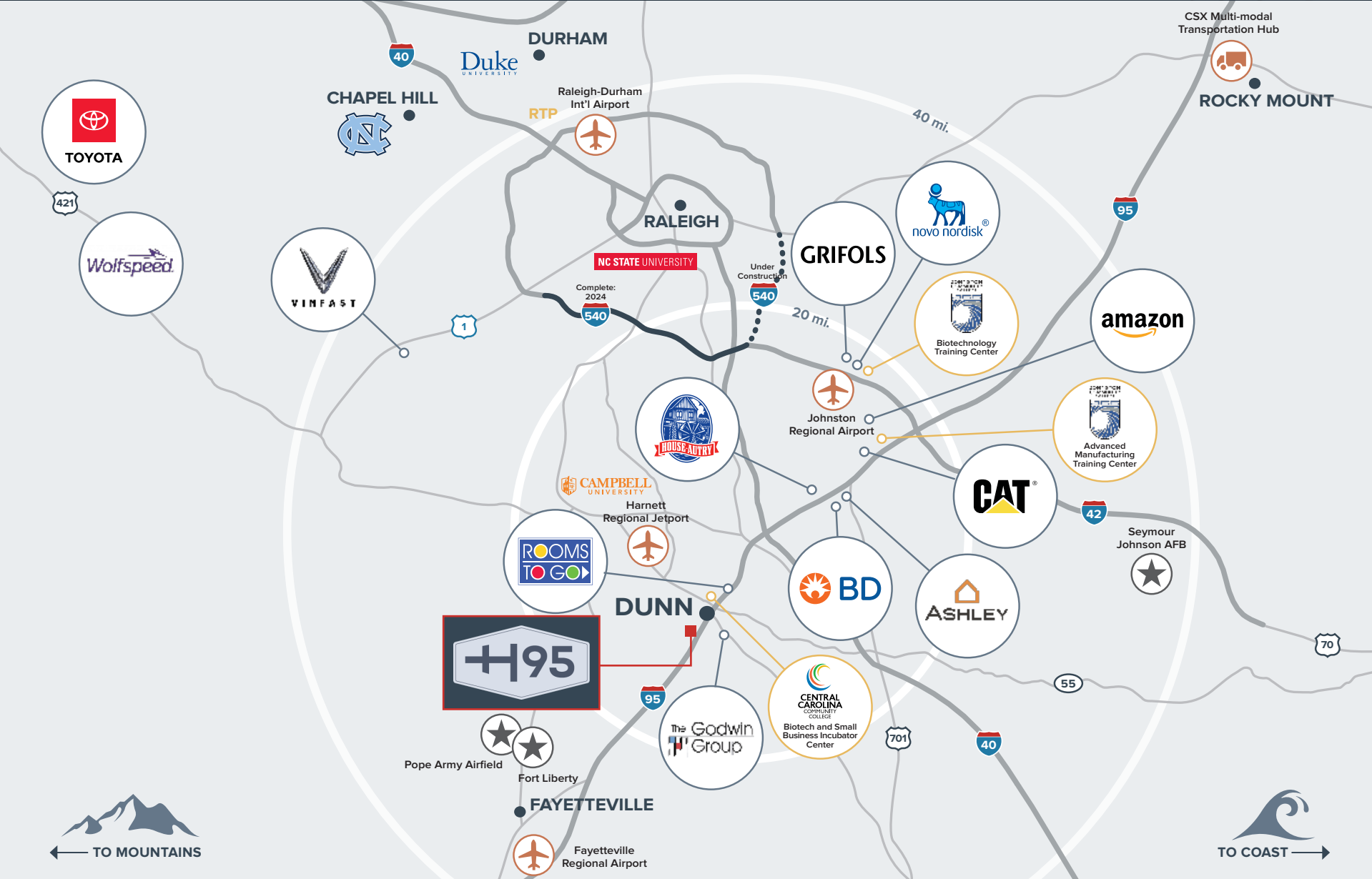
Column Spacing
54' x 50'

PRIME LOCATION & ACCESSIBILITY

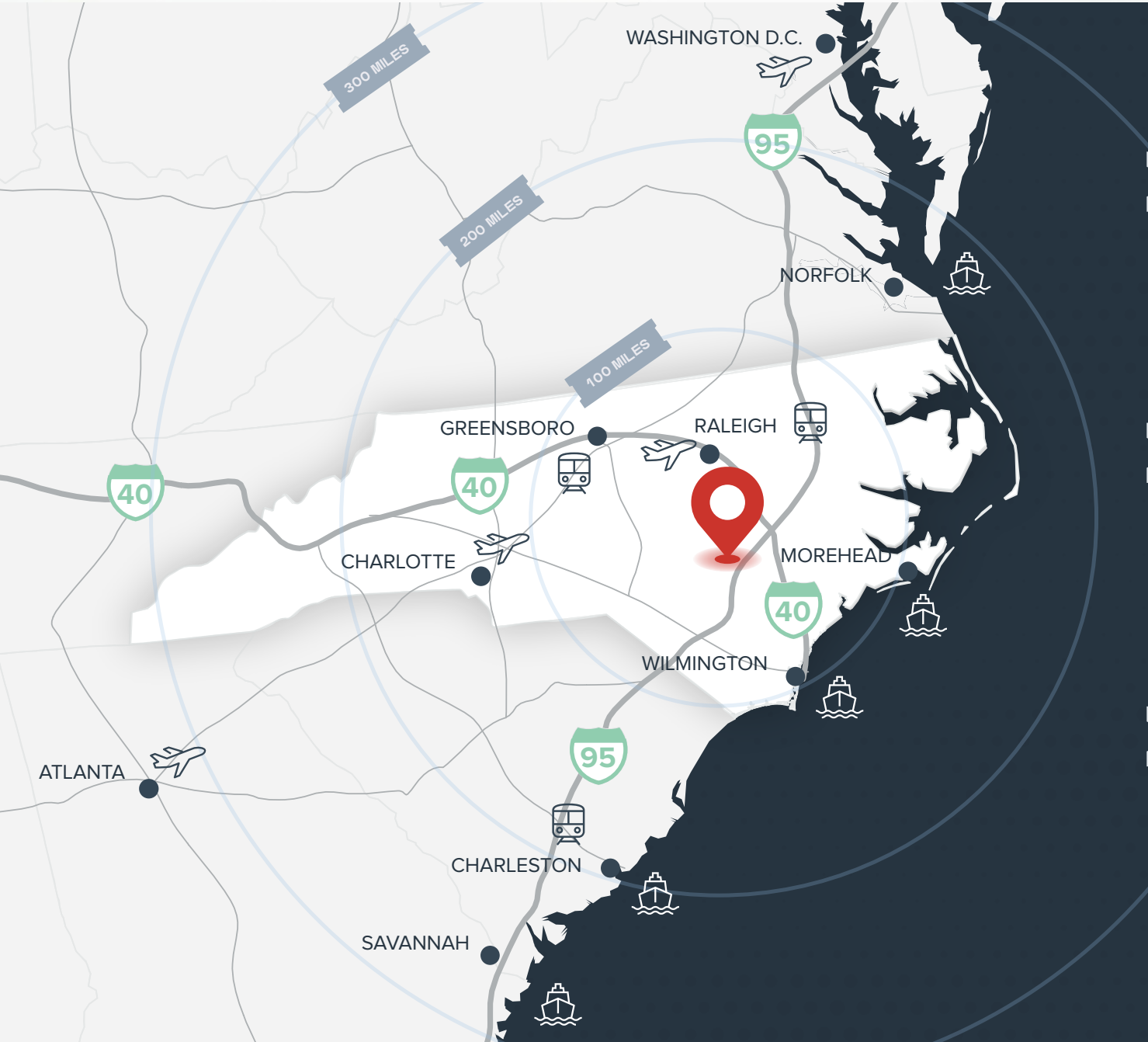


-  Located at the Mid-Point of the East Coast
-  Intersection of I-95 & I-40 Distribution Thoroughfares
-  Access to Multiple Deepwater Ports Across Four States
-  Commercial Air Transportation Out of RDU Int'l Airport
-  One of the Fastest Growing Regions in the U.S.

LOCATION & ACCESS



EAST COAST CONNECTIVITY



Total Population of 32.4 Million
Within a 300-Mile Radius



AIRPORTS

Raleigh-Durham International	57 Miles
Piedmont Triad International	108 Miles
Charlotte Douglas International	184 Miles
Washington Dulles International	306 Miles
Hartsfield-Jackson Atlanta	399 Miles



SEAPORTS

Wilmington, NC	92 Miles
Morehead City, NC	145 Miles
Norfolk, VA	207 Miles
Charleston, SC	239 Miles
Savannah, GA	281 Miles



RAIL LINES

CSX Intermodal Rocky Mount, NC	82 Miles
Norfolk Southern Intermodal Greensboro, NC	101 Miles
Norfolk Southern Intermodal Charleston, SC	232 Miles



North Carolina has been ranked one of the Best States in America for Business by CNBC (2022-2024)

Harnett County fosters a pro-business environment, providing incentives for companies locating or expanding within our county. Companies that are constructing, renovating, or expanding a facility, while also creating new full-time jobs, may be eligible. Incentives are considered based on a number of factors including capital investment, job creation, and above average wages.

Businesses looking to locate and expand on the East Coast, Southeast United States, or in North Carolina will find many reasons to consider Harnett County including it's strategic location, competitive property tax rates, skilled workforce, low cost of living, and investment in utilities and infrastructure.

WHY HARNETT COUNTY?

(Harnett County + Six Contiguous Counties)

2.15M

Current Population

8.1%

Population Increase Since 2018

\$76.3K

Median Household Income

1.05M

Labor Force

62.3%

Labor Force Participation Rate

43.5%

Bachelor's or Graduate Degree

7

Colleges and Universities

14.8K

2023 Graduates 4-year +

6

Community Colleges

Source: Harnett County EDC & Lightcast 2024 Q2



DEMOGRAPHICS

Demographic Comprehensive	15 MILE	30 MILES	45 MILES
Population			
2024 Population	99,889	943,489	2,301,984
2029 Population - Projection	104,483	992,120	2,434,434
2024-2029 Annual Population Growth	0.90%	1.01%	1.13%
Generations			
Generation Alpha	9,300	99,032	227,179
Generation Z	24,010	236,426	564,426
Millennials	21,728	229,467	587,019
Generation X	20,091	184,165	456,840
Baby Boomers	20,206	160,955	382,715
Greatest Generations	4,553	33,444	83,805
Household Income			
Average Household Income	\$84,252	\$99,854	\$113,298
Median Household Income	\$60,187	\$73,538	\$80,807
Housing Value			
Median Home Price	\$256,080	\$305,157	\$359,452
Average Home Price	\$283,804	\$351,885	\$416,120
Housing Units			
Owner-Occupied Housing	38,353	353,786	892,205
2024-2029 Household Growth	1.10%	1.16%	1.30%



HARNETT 95

INDUSTRIAL CENTER



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