

FOR LEASE

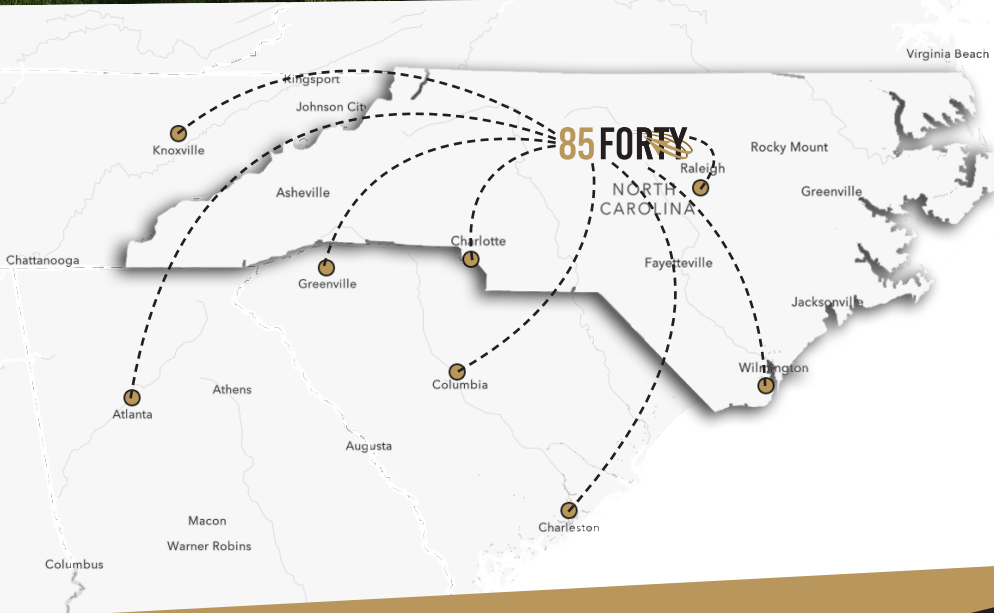
± 723,810 SF

MASTER PLANNED DEVELOPMENT

Efland, NC

85 FORTY
NORTH INDUSTRIAL CENTER

**DELIVERING
Q3 2024**



LOCATION

Durham, NC	± 17 miles
Greensboro, NC	± 36 miles
Raleigh, NC	± 41 miles
Charlotte, NC	± 127 miles
Wilmington, NC	± 169 miles
Columbia, SC	± 218 miles
Greenville, SC	± 224 miles
Knoxville, TN	± 309 miles
Atlanta, GA	± 367 miles

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PARK SPECIFICATIONS



BUILDING 1

Total SF / Available SF	±155,820 SF
Clear Height	32'
Sprinkler System	ESFR
Loading	Per Tenant Specifications
Building Dimensions	210' X 742'
Parking Positions	168 auto

BUILDING 2

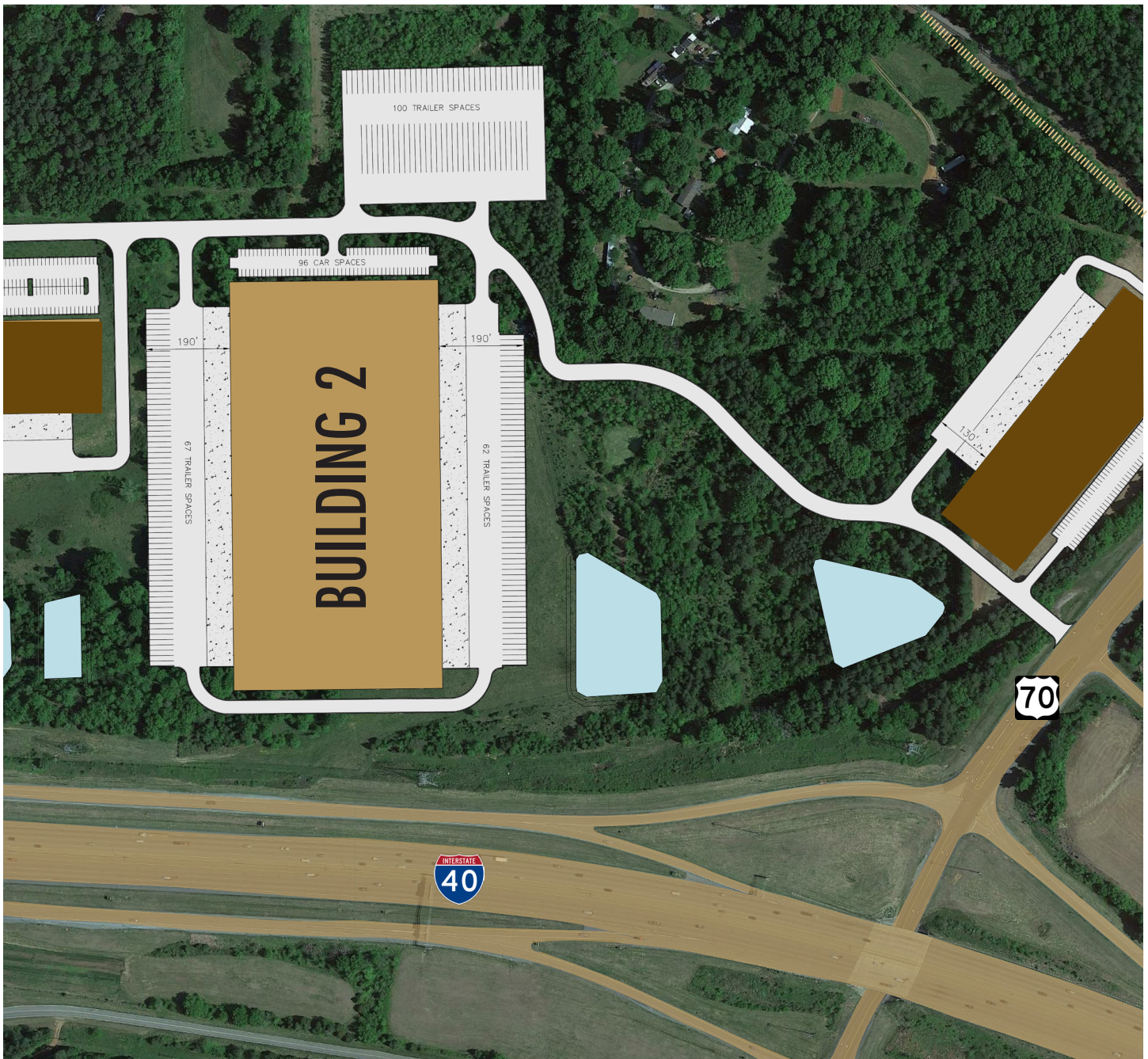
Total SF / Available SF	±431,460 SF
Clear Height	36' - 40'
Sprinkler System	ESFR
Loading Configuration	Cross Dock
Loading	Per Tenant Specifications
Building Dimensions	470' X 918'
Auto Parking	96 positions
Trailer Parking	229 positions
Truck Court depth	190'

BUILDING 3

Total SF / Available SF	±136,500 SF
Clear Height	32'
Sprinkler System	ESFR
Loading	Per Tenant Specifications
Building Dimensions	210' X 600'
Parking Positions	120 auto



BUILDING SPECIFICATIONS



DELIVERING
FIRST

BUILDING 2
Q3 2024



CLEAR
HEIGHT



DOCK
DOORS



TRAILER
POSITIONS

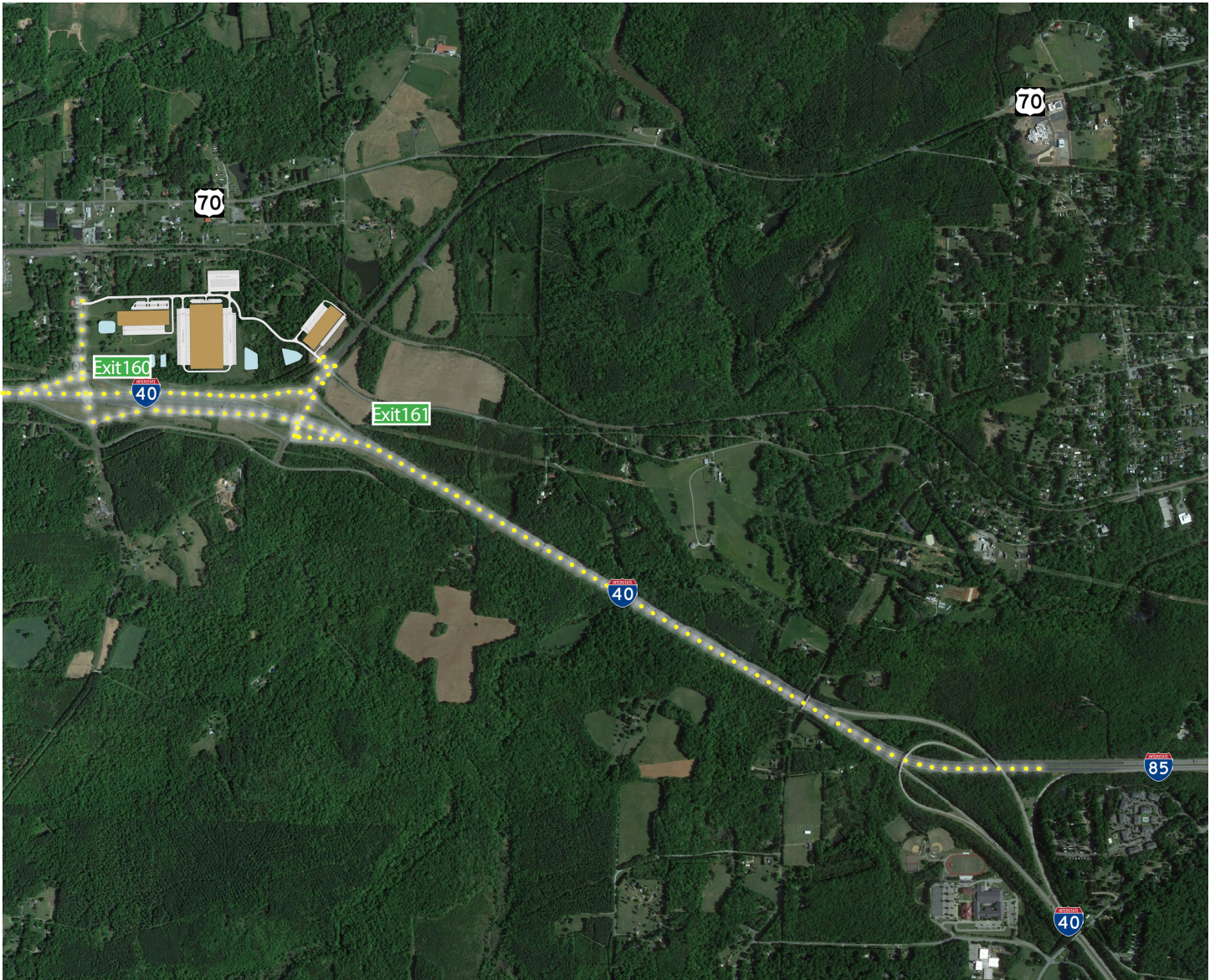


AUTO
POSITIONS



DRIVE IN
DOORS

IMMEDIATE ACCESS TO I-85



SURROUNDING AREA



±0.5 Miles



±55 Miles



±2.3 Miles



±84 Miles



±0.4 Miles



±97 Miles



RDU ±29 Miles

PTI ±50 Miles

CLT ±130 Miles

GSP ±212 Miles

AVL ±220 Miles



Port of Wilmington ±174 Miles

Port of Norfolk ±198 Miles

Inland Greer ±211 Miles

Port of Charleston ±320 Miles

Port of Savannah ±352 Miles

Port of Jacksonville ±495 Miles

