

FOUNDRY  
COMMERCIAL



# WEST SMITHFIELD BUSINESS PARK

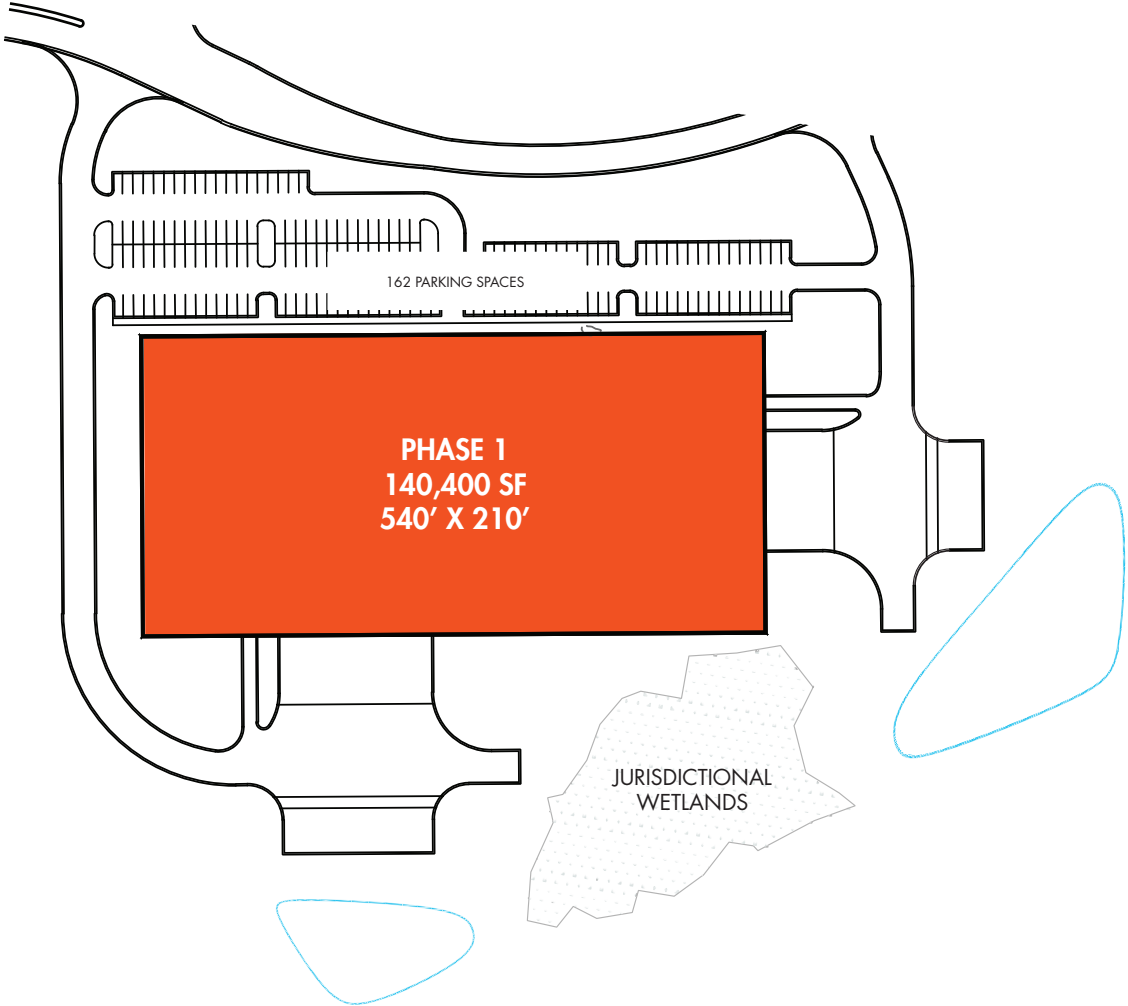
2100 WEST MARKET STREET  
SMITHFIELD, NC 27577

CLASS A INDUSTRIAL SPACE FOR LEASE OR BUILD-TO-SUIT  
±140,400 SF AVAILABLE

# WEST SMITHFIELD BUSINESS PARK

## INDUSTRIAL SPACE FOR LEASE

### SITE PLAN - REAR LOAD OPTION



# WEST SMITHFIELD BUSINESS PARK

## INDUSTRIAL SPACE FOR LEASE

### BUILDING FEATURES

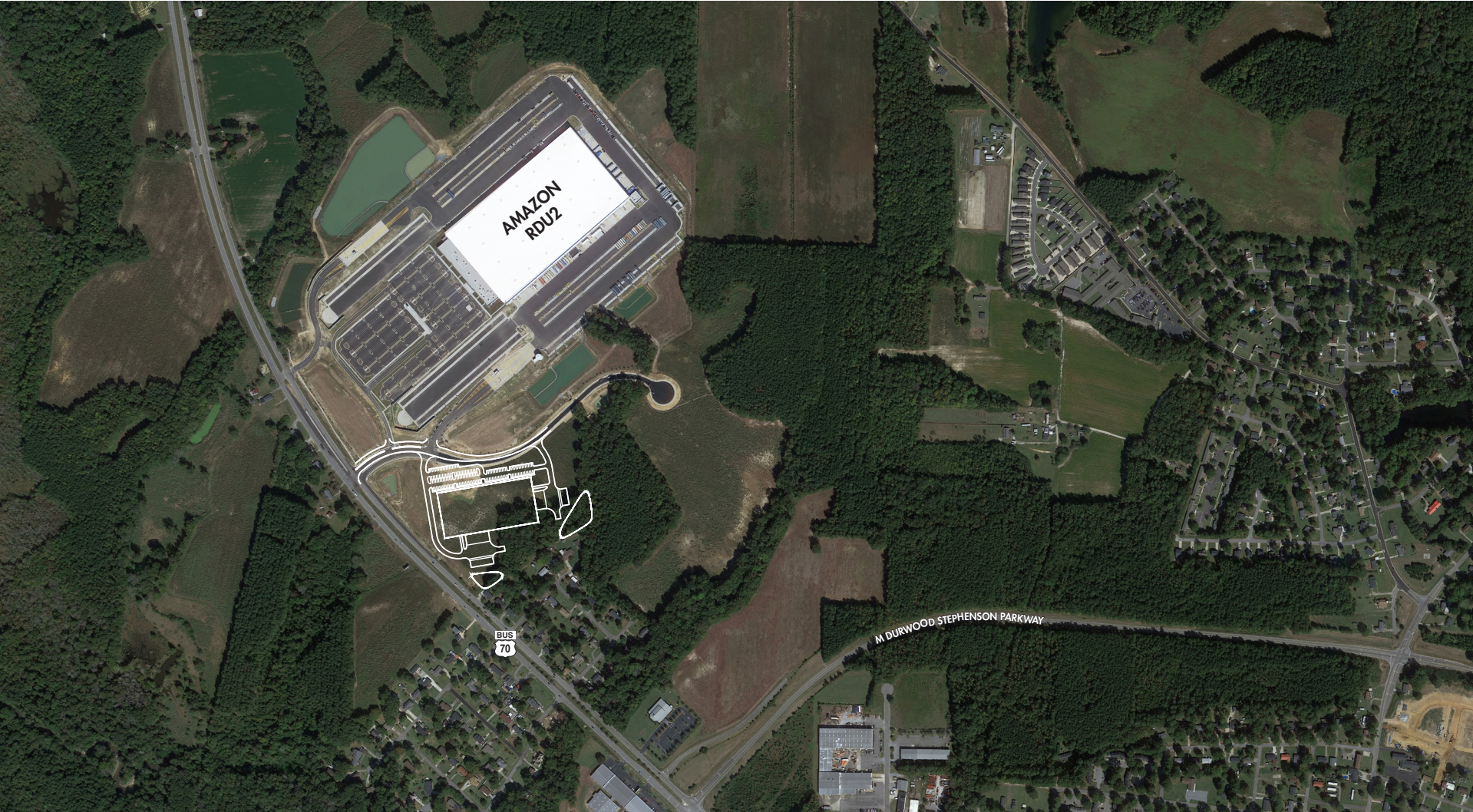
<b>ADDRESS</b>	2100 West Market Street Smithfield, NC 27577
<b>COUNTY</b>	Johnston
<b>DATE AVAILABLE</b>	Approximately 12 - 14 months from lease execution
<b>LEASE RATE</b>	Call for pricing
<b>TICAM</b>	TBD
<b>NCPIN</b>	168519-61-6073
<b>ZONING</b>	Light Industrial (LI) <a href="#">ZONING INFO</a>
<b>NO. OF ACRES</b>	±23.35 acres
<b>BUILDING DIMENSIONS</b>	540' x 210'
<b>PARK TOTAL SF</b>	±561,640 SF
<b>AVAILABLE SF</b>	±140,400 SF (Divisible)
<b>BAY SIZE</b>	Build-To-Suit
<b>EXTERIOR WALL MATERIAL</b>	Concrete tilt-wall construction
<b>ROOFING MATERIAL</b>	Per tenant's specifications
<b>FLOOR THICKNESS</b>	Per tenant's specifications
<b>CEILING HEIGHT</b>	Per tenant's specifications
<b>COLUMN SPACING</b>	Per tenant's specifications
<b>SPRINKLER SYSTEM/TYPE</b>	Per tenant's specifications

<b>SECURITY</b>	Per tenant's specifications
<b>LOADING DOCK</b>	Per tenant's specifications
<b>PAVED PARKING</b>	162 parking spaces
<b>TRUCK COURT DEPTH</b>	TBD
<b>LIGHTING</b>	Per tenant's specifications
<b>ELECTRICAL CAPACITY</b>	TBD
<b>ELECTRICAL PROVIDER</b>	Town of Smithfield Public Utilities
<b>NATURAL GAS SERVICE PROVIDER</b>	PSNC
<b>WATER AND SEWER PROVIDER</b>	Town of Smithfield Public Utilities
<b>TELECOM PROVIDER</b>	CenturyLink
<b>HVAC</b>	Per tenant's specifications
<b>FANS AIR CHANGES</b>	Per tenant's specifications

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## INDUSTRIAL SPACE FOR LEASE

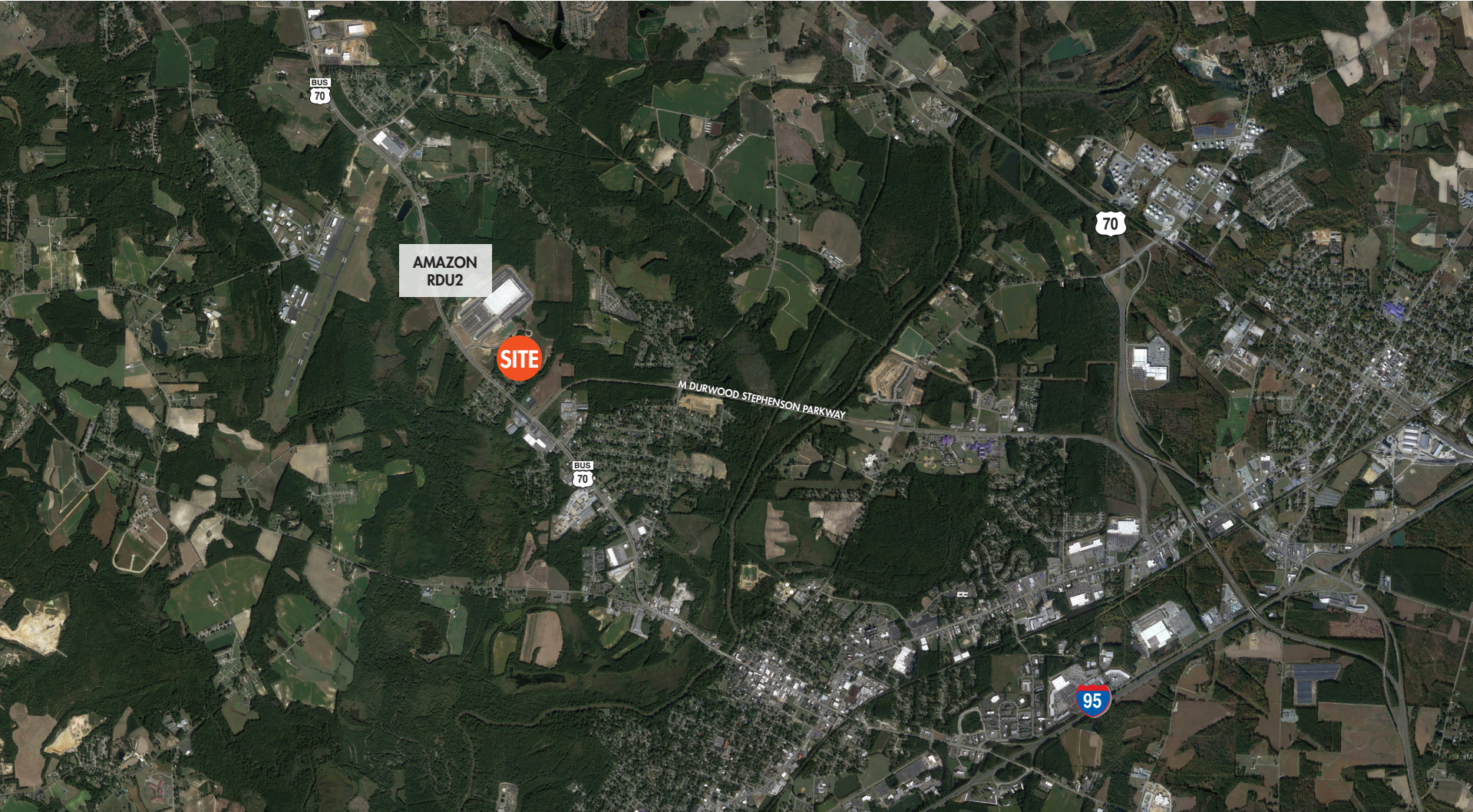
### AERIAL



# WEST SMITHFIELD BUSINESS PARK

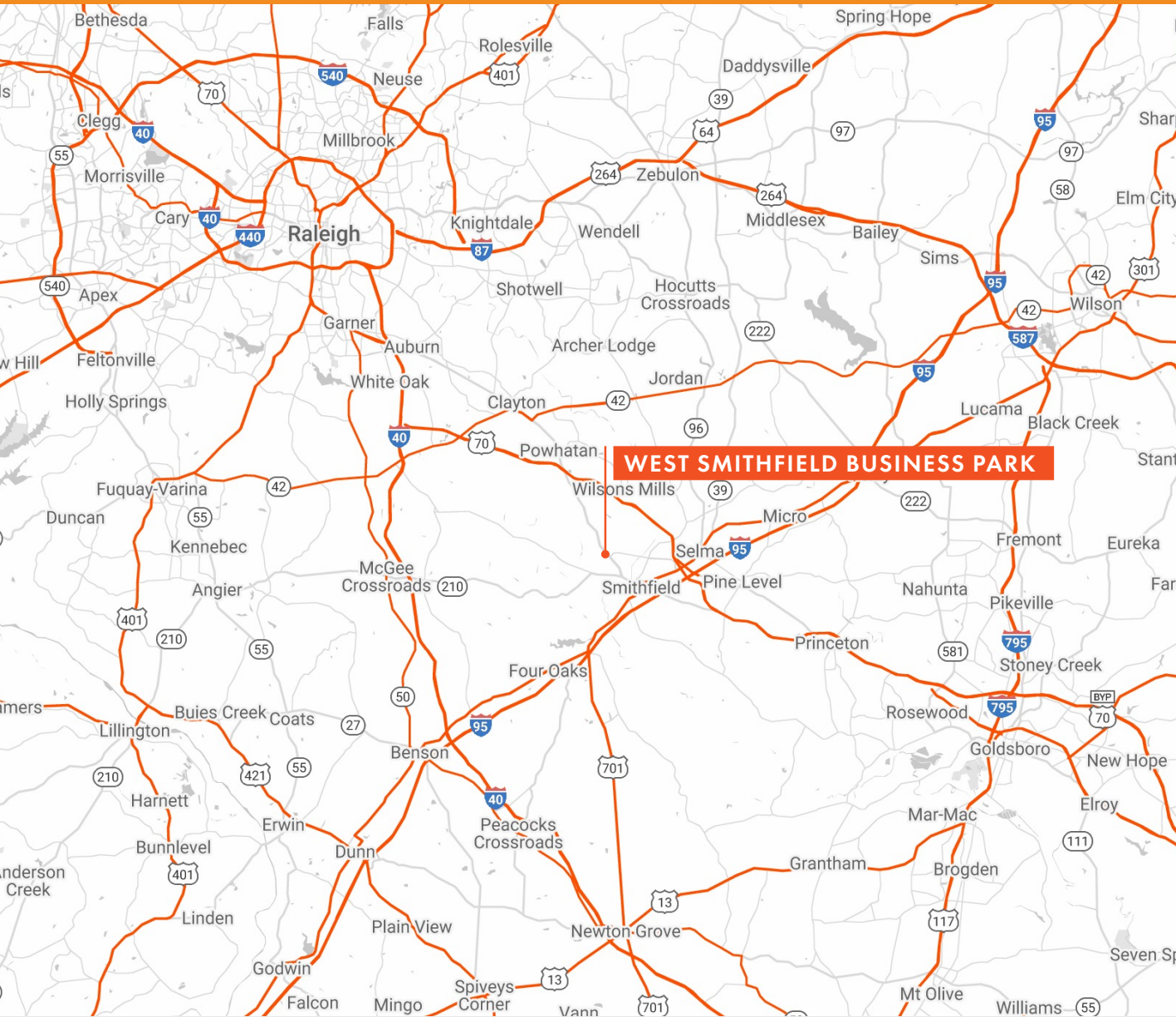
## INDUSTRIAL SPACE FOR LEASE

### AERIAL



# WEST SMITHFIELD BUSINESS PARK

## INDUSTRIAL SPACE FOR LEASE



### LOCATION & ACCESS

#### INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 95	4 miles
	US Highway 70	4 miles
	Interstate 540	22 miles
	Interstate 440	23 miles
	Interstate 40	13 miles
	US Highway 1	30 miles
	Interstate 85	53 miles
	NC Highway 87	58 miles

# WEST SMITHFIELD BUSINESS PARK

## INDUSTRIAL SPACE FOR LEASE

### LOCATION & ACCESS



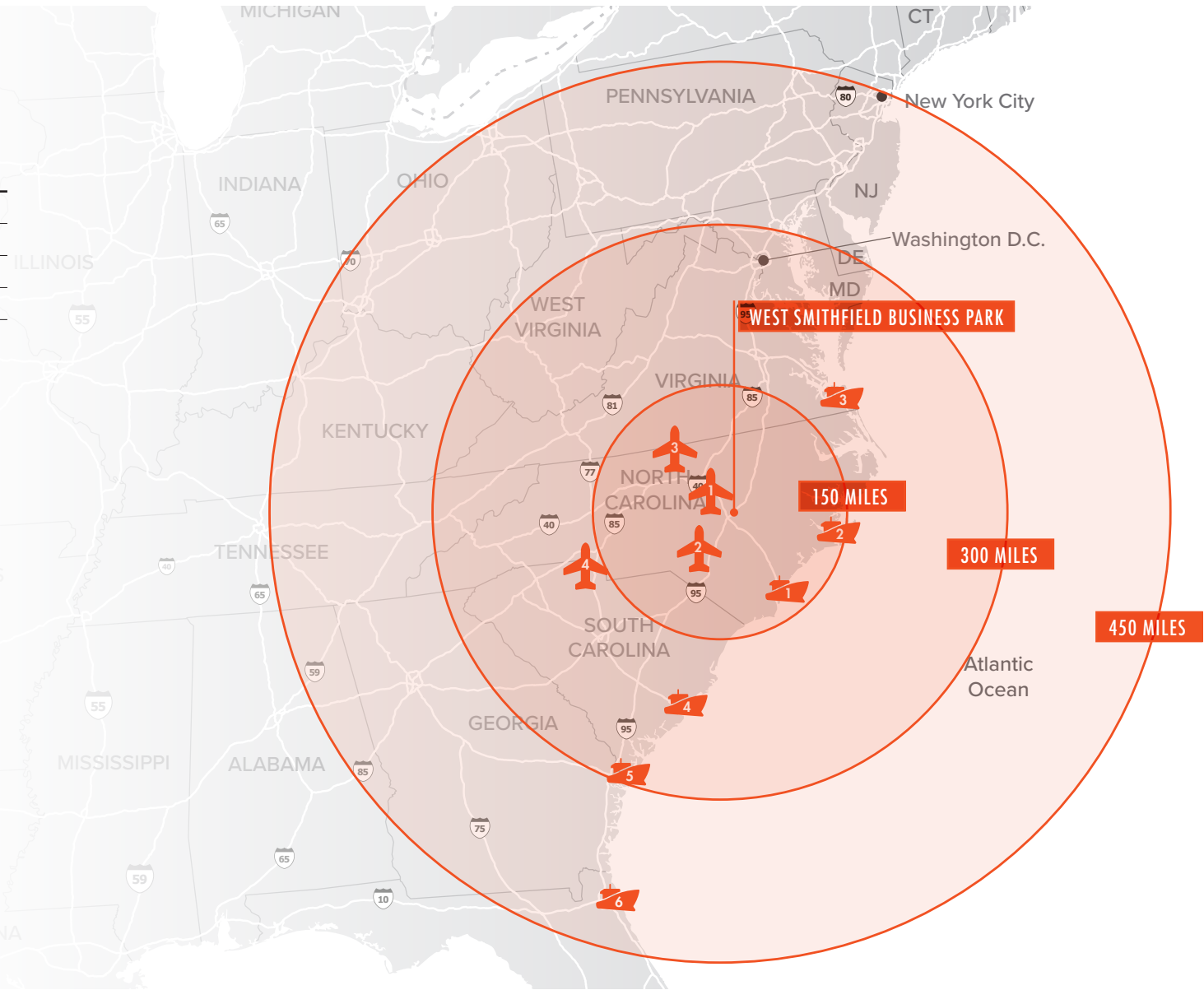
#### AIRPORTS

1	Raleigh-Durham International	<b>41 miles</b>
2	Fayetteville Regional	<b>57 miles</b>
3	Piedmont Triad International	<b>118 miles</b>
4	Charlotte Douglas International	<b>198 miles</b>



#### SEAPORTS

1	Wilmington, NC	<b>110 miles</b>
2	Morehead City, NC	<b>121 miles</b>
3	Norfolk, VA	<b>179 miles</b>
4	Charleston, SC	<b>262 miles</b>
5	Savannah, GA	<b>303 miles</b>
6	Jacksonville, FL	<b>437 miles</b>



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