

FOUNDRY
COMMERCIAL



WEST SMITHFIELD BUSINESS PARK

2100 WEST MARKET STREET
SMITHFIELD, NC 27577

CLASS A INDUSTRIAL SPACE FOR LEASE OR BUILD-TO-SUIT
±210,600 - 741,400 SF AVAILABLE

WEST SMITHFIELD BUSINESS PARK

INDUSTRIAL SPACE FOR LEASE

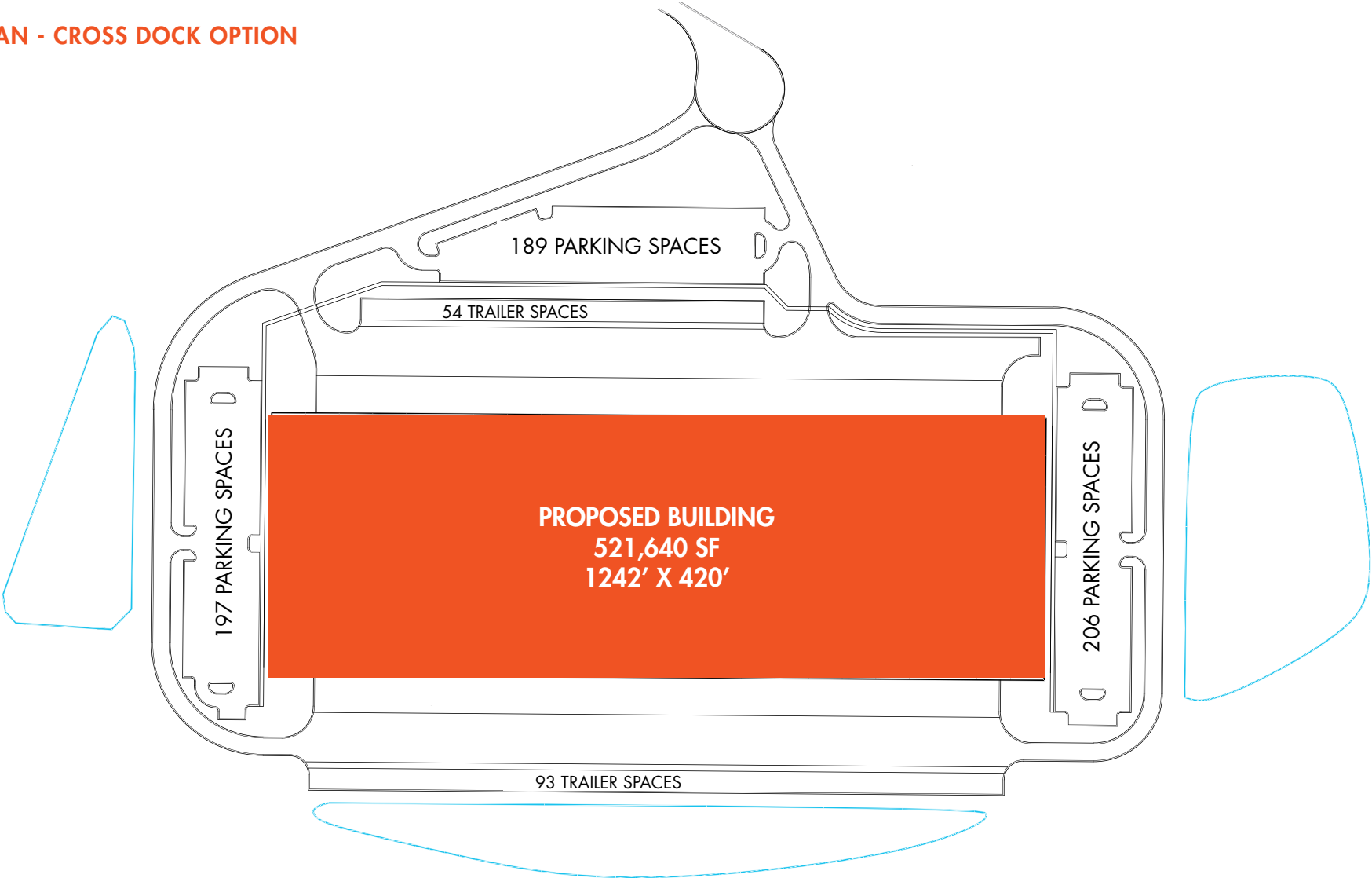
BUILDING FEATURES - REAR LOAD OPTION

ADDRESS	2100 West Market Street Smithfield, NC 27577
COUNTY	Johnston
DATE AVAILABLE	Approximately 12 - 14 months from lease execution
LEASE RATE	Call for pricing
TICAM	TBD
NCPIN	168519-61-6073
ZONING	Light Industrial (LI) ZONING INFO
NO. OF ACRES	±23.35 acres
BUILDING DIMENSIONS	2 buildings 810' x 260'
PARK TOTAL SF	±521,640 SF
AVAILABLE SF	±521,640 SF (Divisible)
BAY SIZE	Build-To-Suit
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	Per tenant's specifications
FLOOR THICKNESS	Per tenant's specifications
CEILING HEIGHT	Per tenant's specifications

COLUMN SPACING	Per tenant's specifications
SPRINKLER SYSTEM/TYPE	Per tenant's specifications
SECURITY	Per tenant's specifications
LOADING DOCK	Per tenant's specifications
PAVED PARKING	326 parking spaces per building
TRAILER PARKING/OUTSIDE STORAGE	62 trailer parking spaces per building
TRUCK COURT DEPTH	TBD
LIGHTING	Per tenant's specifications
ELECTRICAL CAPACITY	TBD
ELECTRICAL PROVIDER	Town of Smithfield Public Utilities
NATURAL GAS SERVICE PROVIDER	PSNC
WATER AND SEWER PROVIDER	Town of Smithfield Public Utilities
TELECOM PROVIDER	CenturyLink
HVAC	Per tenant's specifications
FANS AIR CHANGES	Per tenant's specifications

WEST SMITHFIELD BUSINESS PARK
INDUSTRIAL SPACE FOR LEASE

SITE PLAN - CROSS DOCK OPTION



WEST SMITHFIELD BUSINESS PARK

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES - CROSS DOCK OPTION

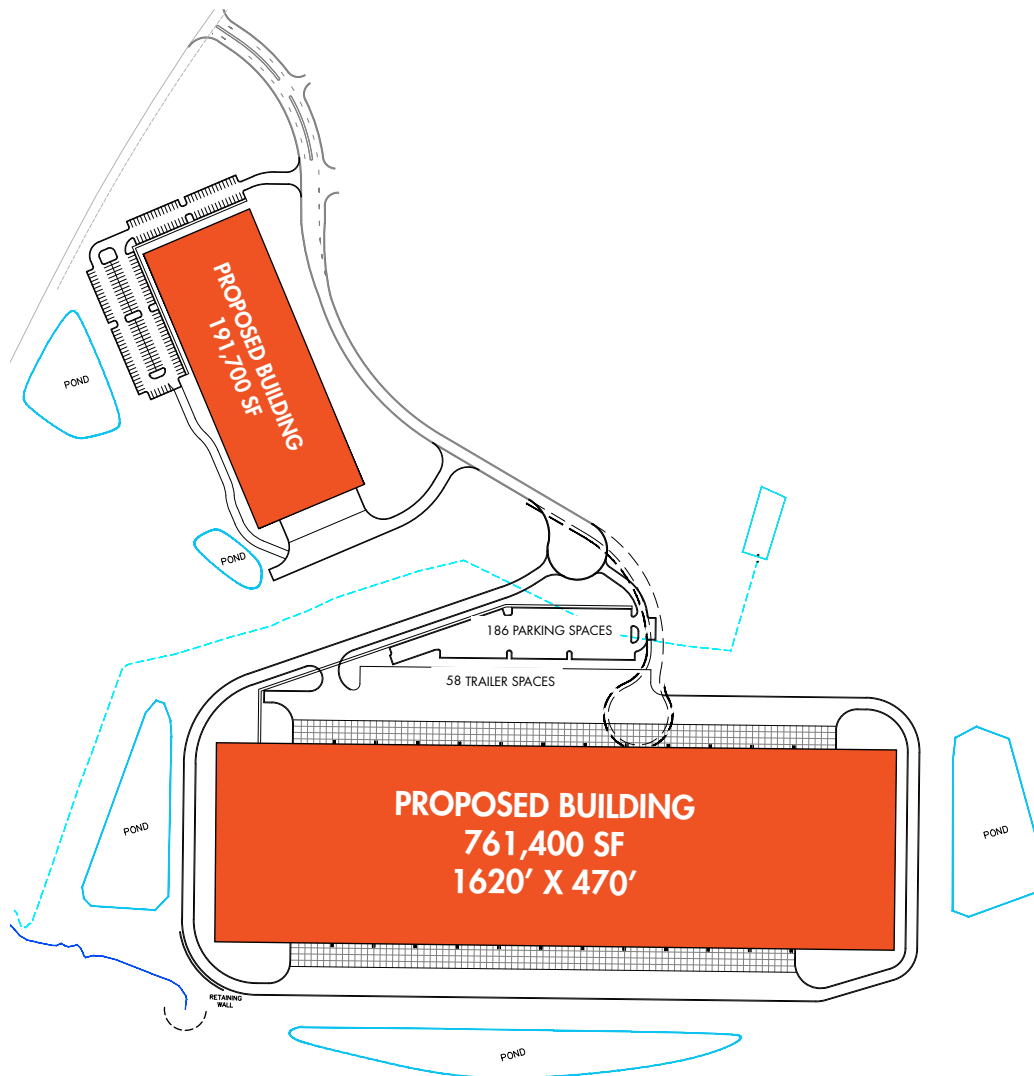
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COUNTY	Johnston
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LEASE RATE	Call for pricing
TICAM	TBD
NCPIN	168519-61-6073
ZONING	Light Industrial (LI) ZONING INFO
NO. OF ACRES	±23.35 acres
BUILDING DIMENSIONS	1242' x 420'
PARK TOTAL SF	±521,640 SF
AVAILABLE SF	±521,640 SF (Divisible)
BAY SIZE	Build-To-Suit
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	Per tenant's specifications
FLOOR THICKNESS	Per tenant's specifications
CEILING HEIGHT	Per tenant's specifications
COLUMN SPACING	Per tenant's specifications

SPRINKLER SYSTEM/TYPE	Per tenant's specifications
SECURITY	Per tenant's specifications
LOADING DOCK	Per tenant's specifications
PAVED PARKING	592 parking spaces
TRAILER PARKING/OUTSIDE STORAGE	147 trailer parking spaces
TRUCK COURT DEPTH	TBD
LIGHTING	Per tenant's specifications
ELECTRICAL CAPACITY	TBD
ELECTRICAL PROVIDER	Town of Smithfield Public Utilities
NATURAL GAS SERVICE PROVIDER	PSNC
WATER AND SEWER PROVIDER	Town of Smithfield Public Utilities
TELECOM PROVIDER	CenturyLink
HVAC	Per tenant's specifications
FANS AIR CHANGES	Per tenant's specifications

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INDUSTRIAL SPACE FOR LEASE

SITE PLAN - CROSS DOCK OPTION



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BUILDING FEATURES - CROSS DOCK OPTION

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DATE AVAILABLE	Approximately 12 - 14 months from lease execution
LEASE RATE	Call for pricing
TICAM	TBD
NCPIN	168519-61-6073
ZONING	Light Industrial (LI) ZONING INFO
NO. OF ACRES	±23.35 acres
BUILDING DIMENSIONS	1620' x 470'
PARK TOTAL SF	±953,100 SF
AVAILABLE SF	±953,100 SF (Divisible)
BAY SIZE	Build-To-Suit
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	Per tenant's specifications
FLOOR THICKNESS	Per tenant's specifications
CEILING HEIGHT	Per tenant's specifications
COLUMN SPACING	Per tenant's specifications

SPRINKLER SYSTEM/TYPE	Per tenant's specifications
SECURITY	Per tenant's specifications
LOADING DOCK	Per tenant's specifications
PAVED PARKING	186 parking spaces
TRAILER PARKING/OUTSIDE STORAGE	58 trailer parking spaces
TRUCK COURT DEPTH	TBD
LIGHTING	Per tenant's specifications
ELECTRICAL CAPACITY	TBD
ELECTRICAL PROVIDER	Town of Smithfield Public Utilities
NATURAL GAS SERVICE PROVIDER	PSNC
WATER AND SEWER PROVIDER	Town of Smithfield Public Utilities
TELECOM PROVIDER	CenturyLink
HVAC	Per tenant's specifications
FANS AIR CHANGES	Per tenant's specifications

WEST SMITHFIELD BUSINESS PARK

INDUSTRIAL SPACE FOR LEASE

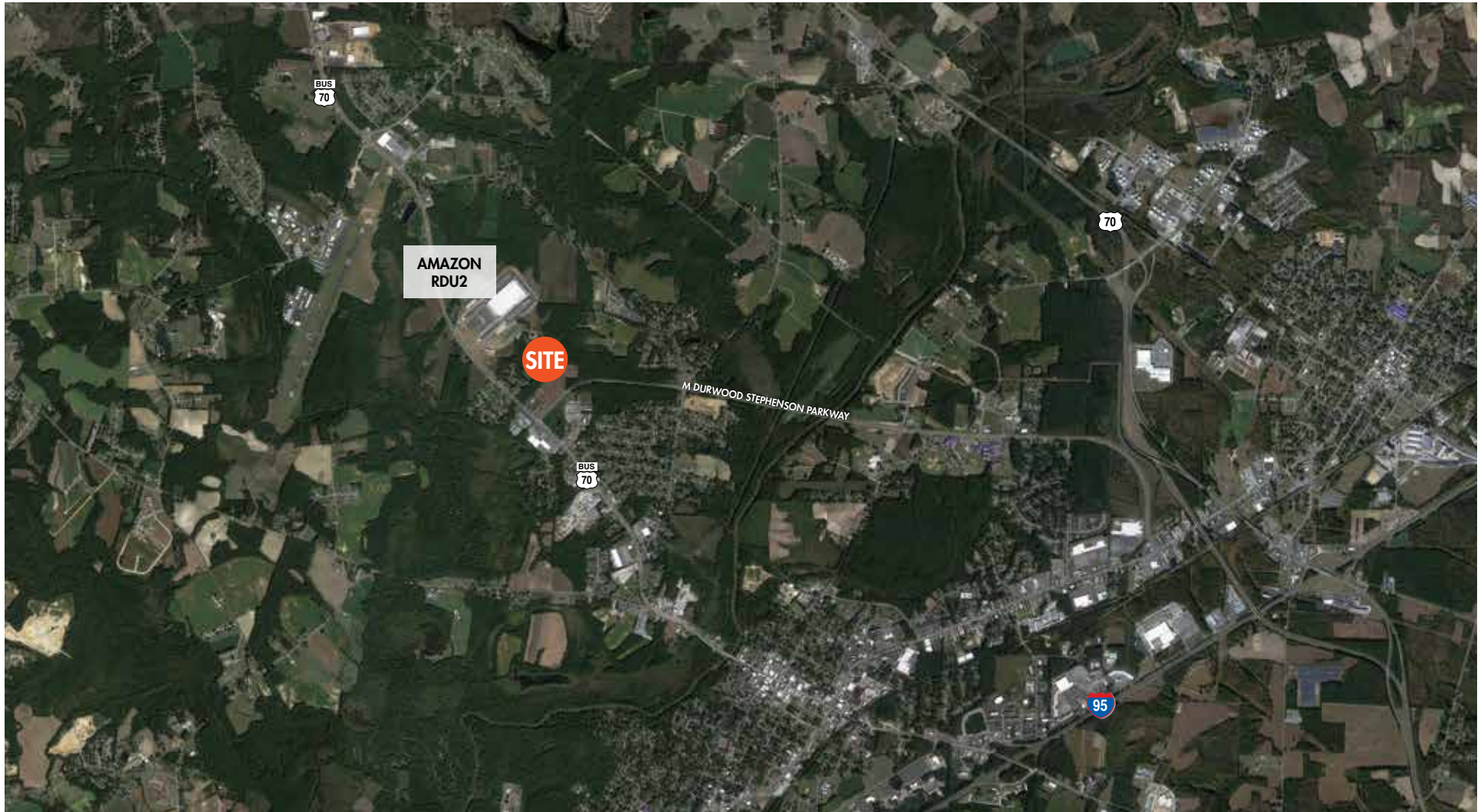
AERIAL



WEST SMITHFIELD BUSINESS PARK

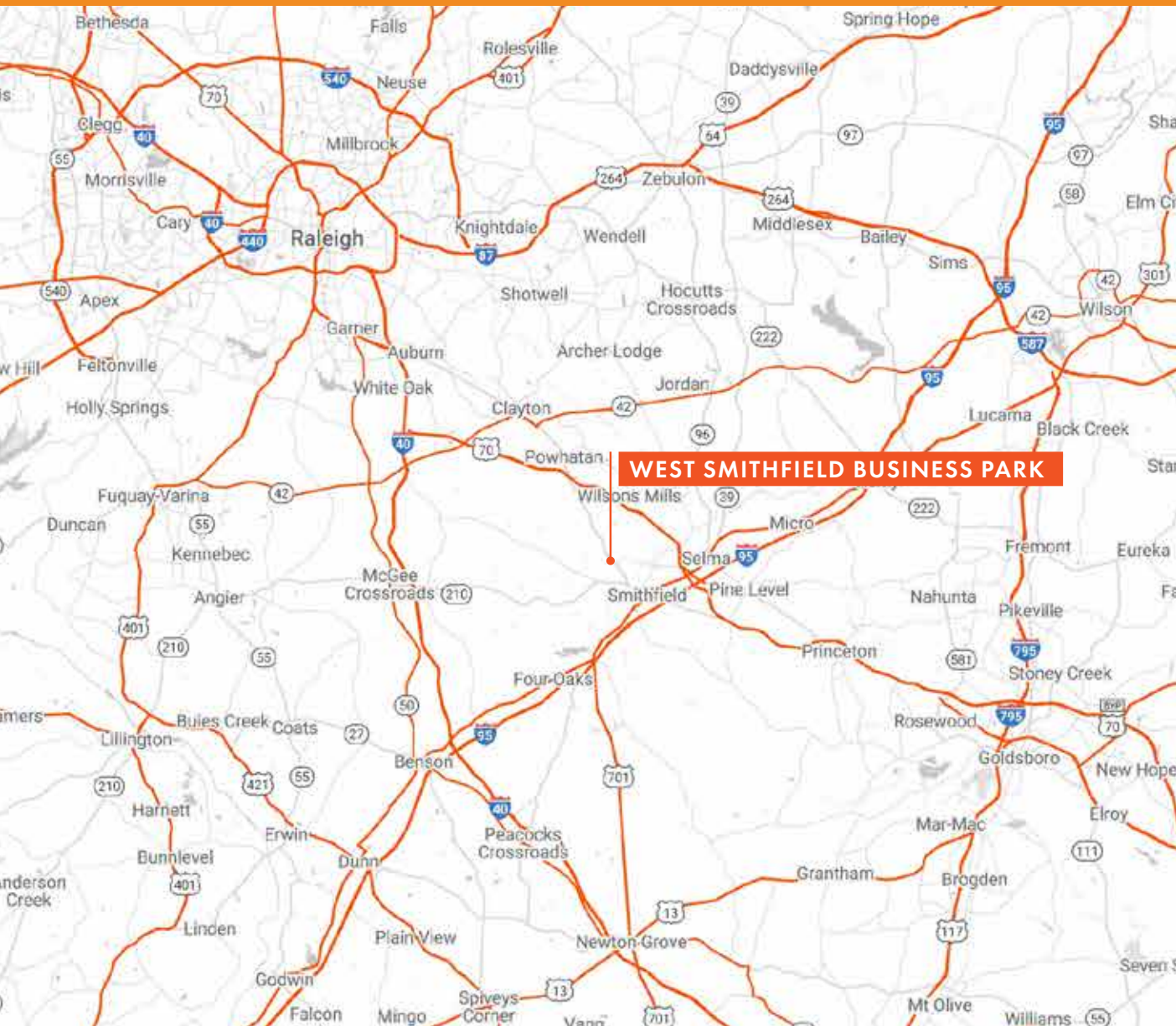
INDUSTRIAL SPACE FOR LEASE

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

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INDUSTRIAL SPACE FOR LEASE

LOCATION & ACCESS



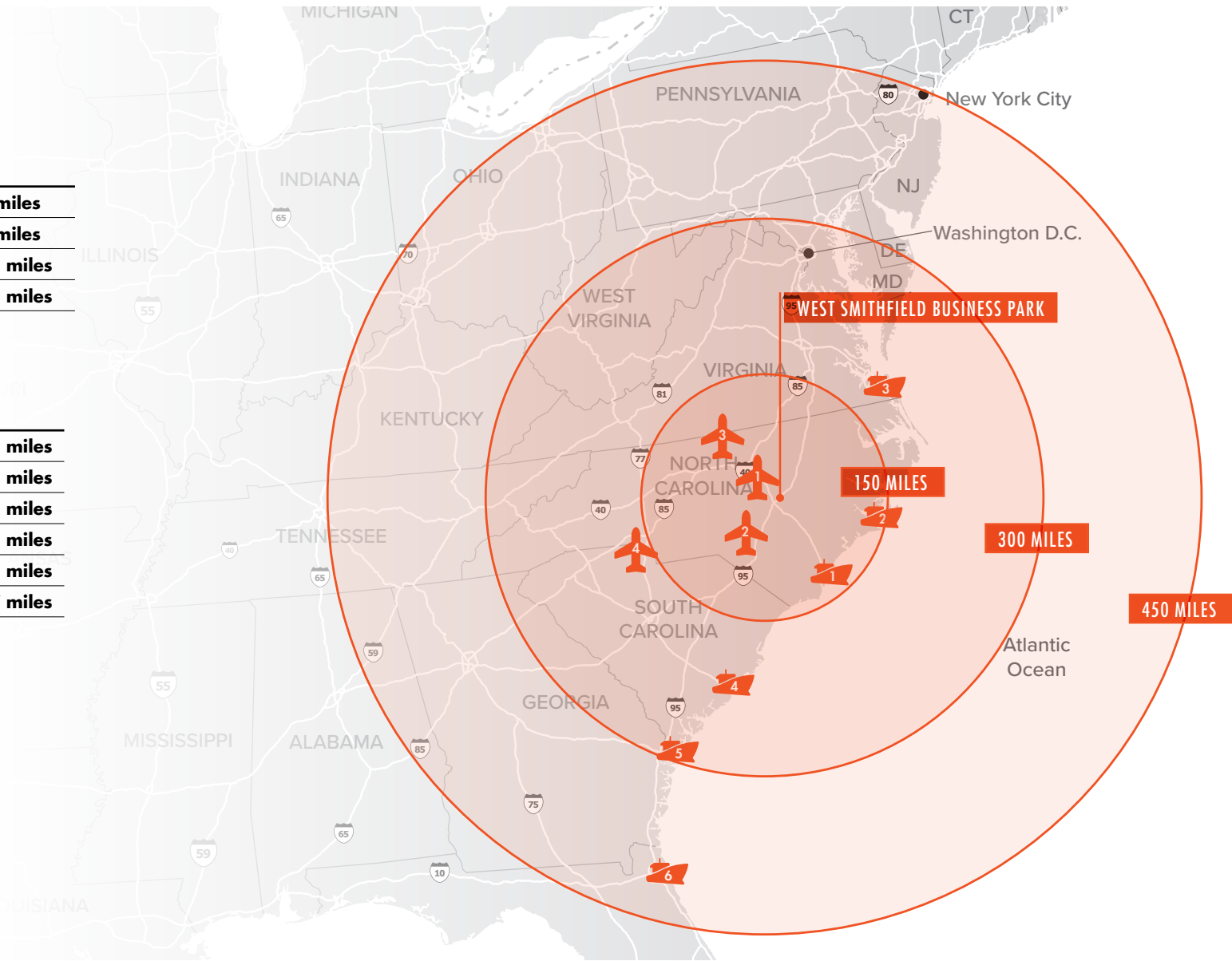
AIRPORTS

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



SEAPORTS

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



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