

FOR
LEASE

BROGDEN INDUSTRIAL

834 Brogden Road | Smithfield, NC 27577



CBRE | Raleigh
A JOINT VENTURE

BRYAN EVERETT, SIOR
bryan.everett@cbre-raleigh.com
+1 919 831 8184

AUSTIN NAGY
austin.nagy@cbre-raleigh.com
+1 919 831 8197

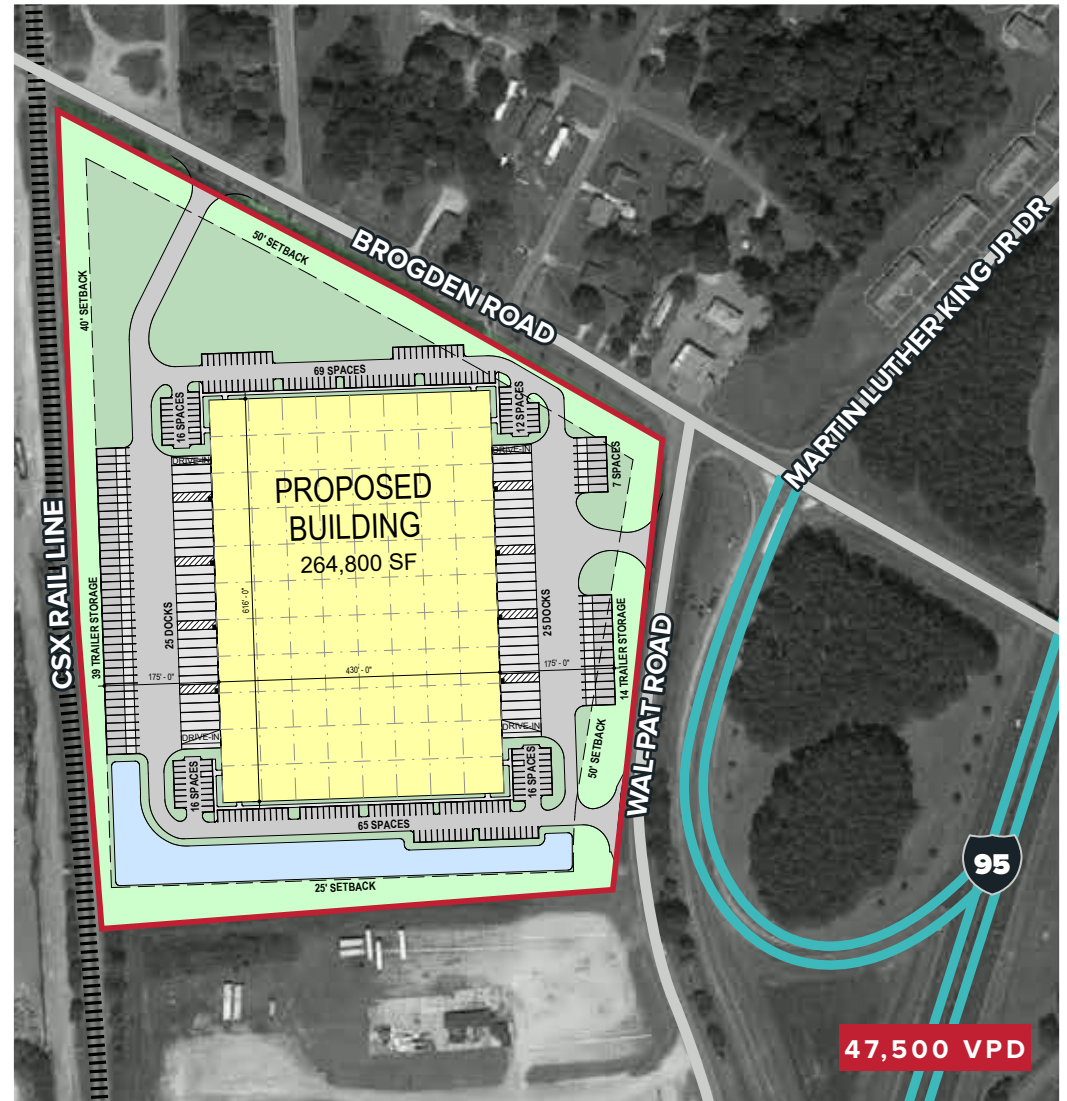
NEYER
AL. NEYER | EST. 1994

JUSTIN PARKER
jparker@neyer.com
+1 919 538 0493

PROJECT HIGHLIGHTS

- **±264,800 SF** proposed, Class A, cross-dock industrial facility on ±19 acres with I-95 frontage in Johnston County.
- Strategically located in Smithfield, North Carolina just 35 minutes from Downtown Raleigh.

ADDRESS	834 Brogden Road Smithfield NC, 27577
BUILDING SIZE	264,800 SF Cross-dock
DIMENSIONS	430' x 616'
OFFICE SF	Built to suit
CLEAR HEIGHT	36'
DOCK DOORS	Fifty (50)
DRIVE-IN DOORS	Four (4)
COLUMN SPACING	50' x 56' typical
ACREAGE	±19.0 acres
ZONING	Industrial (H-I) Town of Smithfield
PARKING	194 auto spaces 60 trailer spaces
PIN NUMBER	2000138810
DELIVERY	Q2 2023
LEASE RATE	Call for Pricing



BRYAN EVERETT, SIOR
bryan.everett@cbre-raleigh.com
+1 919 831 8184

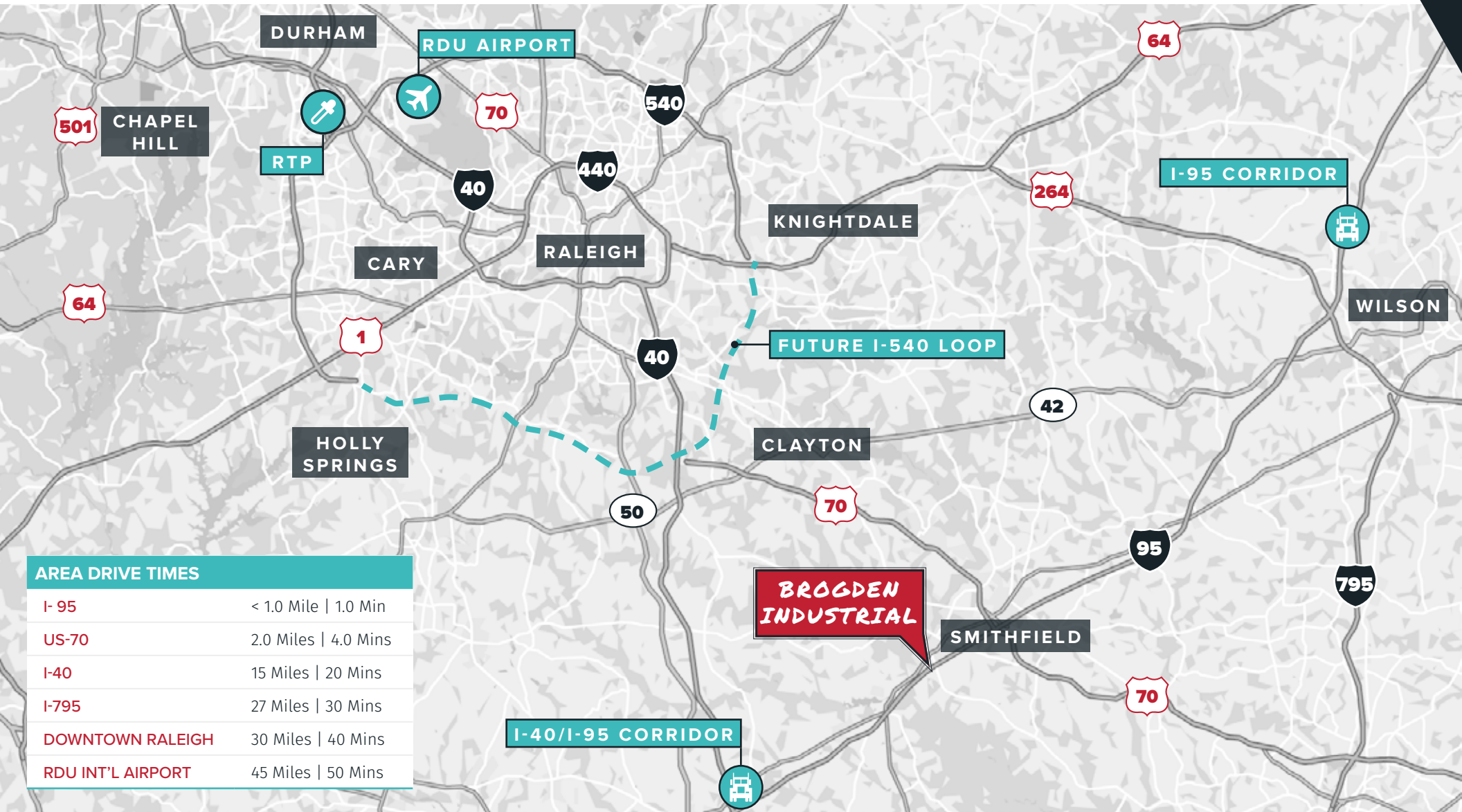
AUSTIN NAGY
austin.nagy@cbre-raleigh.com
+1 919 831 8197

JUSTIN PARKER
jparker@neyer.com
+1 919 538 0493

CBRE | Raleigh
A JOINT VENTURE

NEYER
AL NEYER | EST. 1984

STRATEGICALLY LOCATED



AREA DRIVE TIMES	
I-95	< 1.0 Mile 1.0 Min
US-70	2.0 Miles 4.0 Mins
I-40	15 Miles 20 Mins
I-795	27 Miles 30 Mins
DOWNTOWN RALEIGH	30 Miles 40 Mins
RDU INT'L AIRPORT	45 Miles 50 Mins

BRYAN EVERETT, SIOR
 bryan.everett@cbre-raleigh.com
 +1 919 831 8184

AUSTIN NAGY
 austin.nagy@cbre-raleigh.com
 +1 919 831 8197

JUSTIN PARKER
 jparker@neyer.com
 +1 919 538 0493

CBRE | Raleigh
 A JOINT VENTURE

NEYER
 AL NEYER | EST. 1984

JOHNSTON COUNTY OVERVIEW

223,629
Current
Population

5,554
Businesses

24.2%
Bachelor's
Degree or
Higher

12
Colleges &
Universities
within 1 Hour
Drive

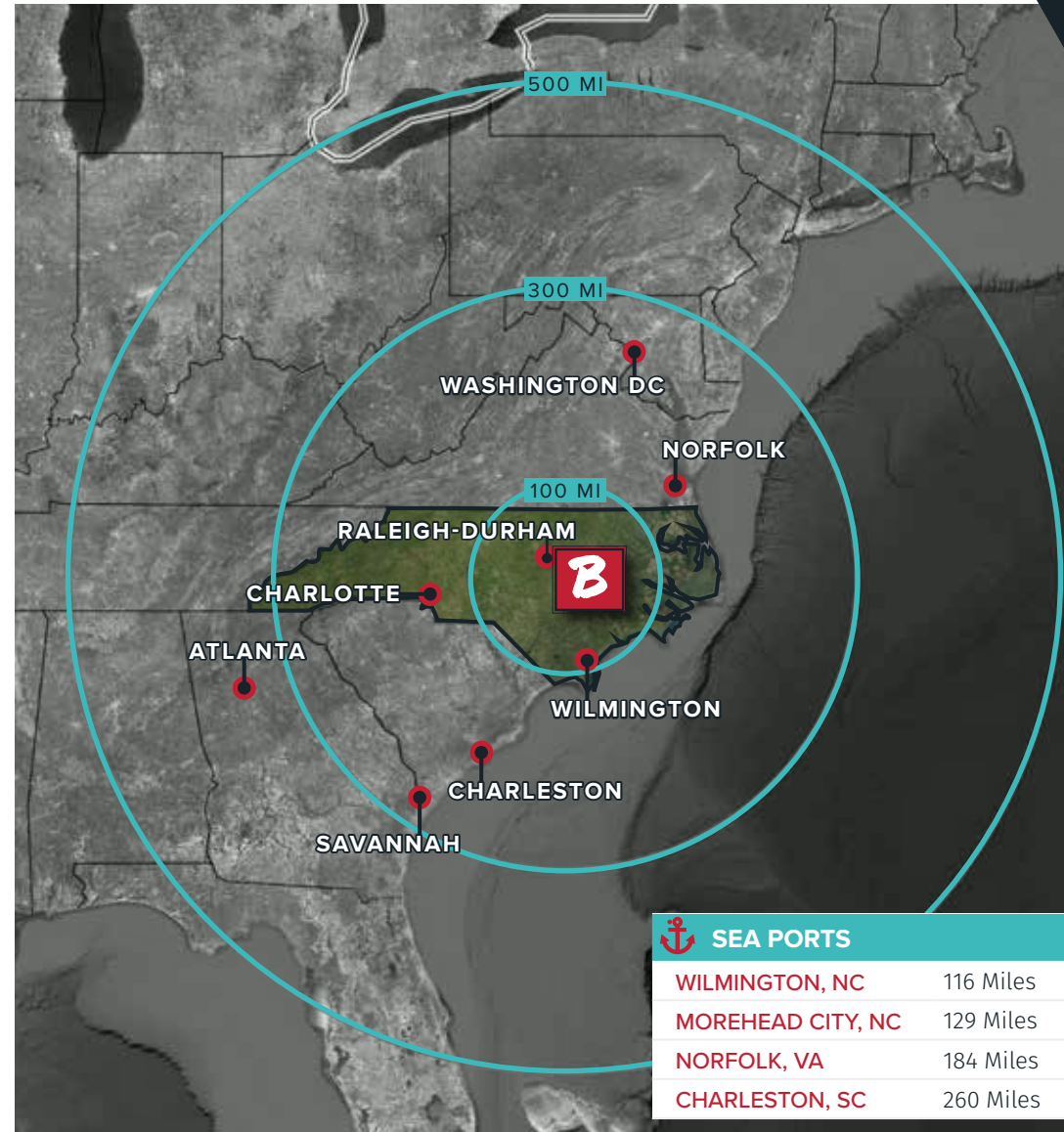
81,632
Households

\$61,597
Median
Household
Income

Johnston County sits just minutes from the Research Triangle Region of North Carolina. Its location and pro-business climate positions it to be one of the fastest growing counties, in one of the nation's fastest growing regions. The county is a dynamic and diverse destination thanks to many recent business expansions and relocations, along with an expanding transportation network, which provides easy access to jobs, educational opportunities, and quality of life amenities.

The largest industry sectors in the county are manufacturing, retail trade, education, and health services. These four sectors combine to employ almost 25,000 people. Johnston County is located in the eastern half of North Carolina, approximately midway between New York and Florida. This puts businesses within a two-day truck drive of more than 200 million U.S. and Canadian consumers.

- growwithjoco.com



BRYAN EVERETT, SIOR
bryan.everett@cbre-raleigh.com
+1 919 831 8184

AUSTIN NAGY
austin.nagy@cbre-raleigh.com
+1 919 831 8197

JUSTIN PARKER
jparker@neyer.com
+1 919 538 0493

CBRE | Raleigh
A JOINT VENTURE

NEYER
AL NEYER | EST. 1984