



## OVERVIEW

**TYPE:** SITE

**ACRES:** 58

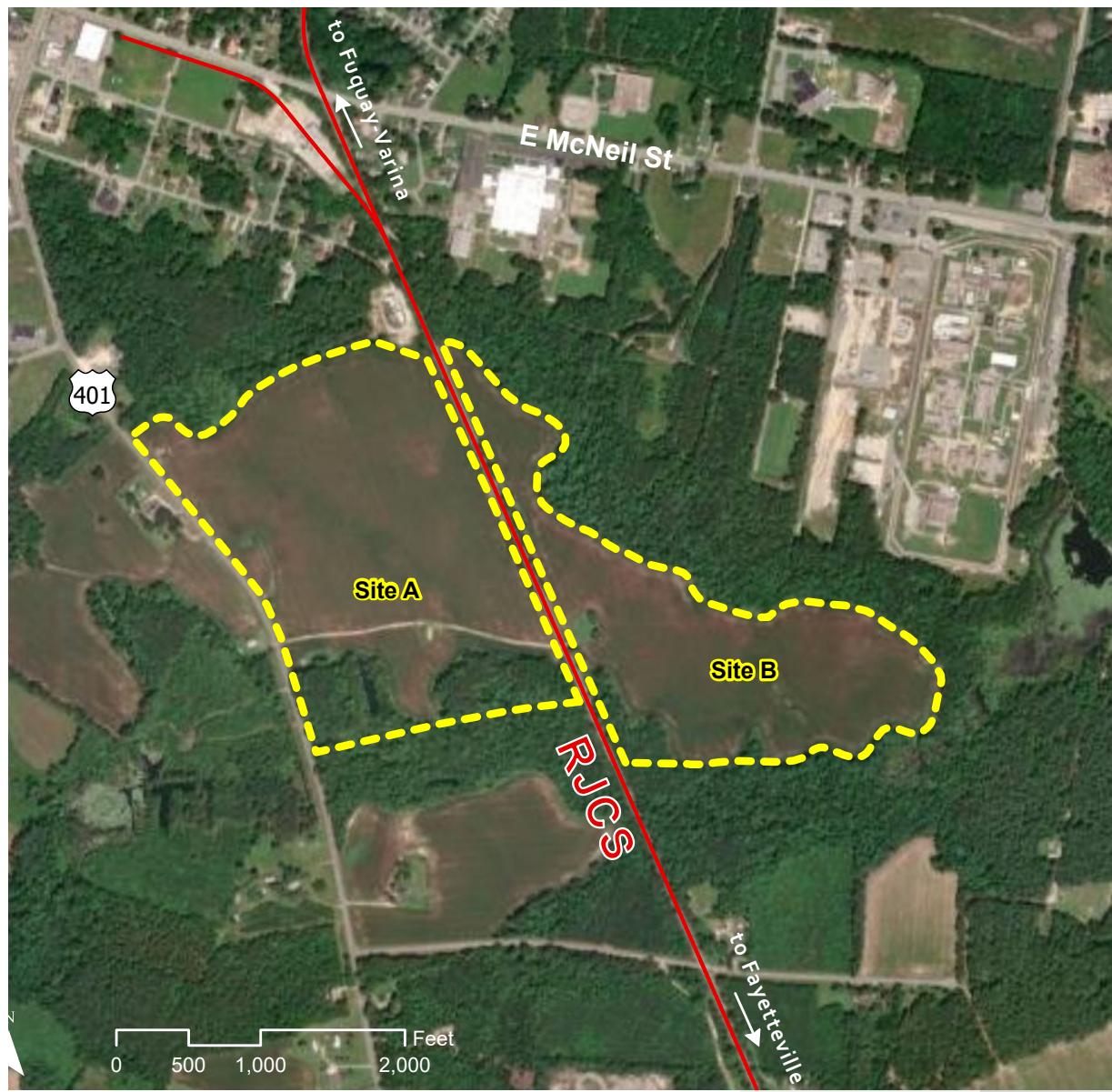
**DIVISIBLE:** NO

**ZONING:** HEAVY INDUSTRIAL

**OWNERSHIP:** PRIVATE

**FOR SALE/ LEASE:** SALE

**PRICE PER ACRE** \$40,000



INDUSTRIAL DEVELOPMENT SITE

**JAKE WEIR**

DIRECTOR, COMMERCIAL & INDUSTRIAL DEVELOPMENT

[JAKE.WEIR@RJCORMAN.COM](mailto:JAKE.WEIR@RJCORMAN.COM)

C: 859-469-2560

[RJCORMAN.COM/DEVELOP-](http://RJCORMAN.COM/DEVELOP-)

# 1425 US 401 SOUTH

## LILLINGTON, NC

### LOCATION

**Latitude, Longitude:** 35.3832,-78.8051

**County:** Harnett

### PROPERTY DETAILS

**Due Diligence Conducted:** Geotech, Wetland Study / Determination, Phase 1 ESA, T & E Species

### UTILITY

**Electric Provider Details:** Duke Energy

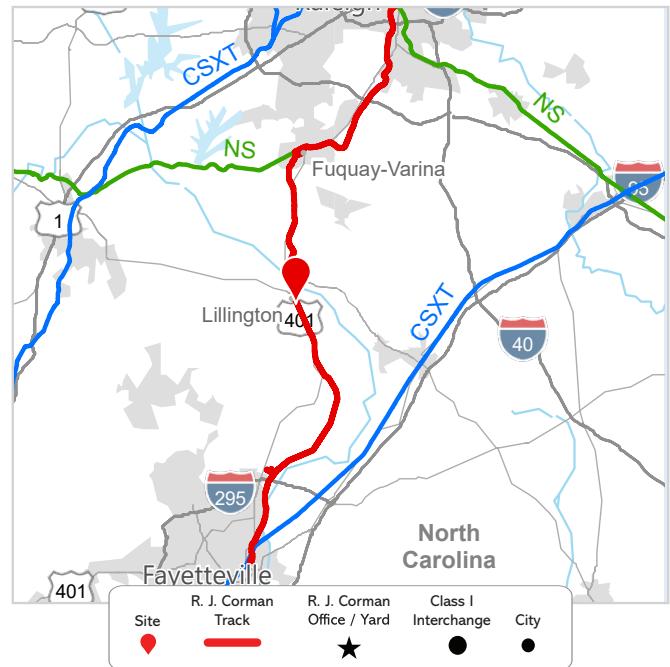
Progress / Near site: 23 kV, 3-phase service at highway; 3 miles to 115 kV substation.

**Water Provider Details:** Town of Lillington / Adjacent to Site; 8", 10", and 12" lines available with 500', 90', and 1,500' extensions (respectively)

**Sewer Provider Details:** Town of Lillington / Near site: 8" and 12" lines available

**Gas Provider Details:** Piedmont Natural Gas / 3,800 ft. extension required

**Telecom Provider Details:** Brightspeed / Fiber is available to site.



### TRANSPORTATION

**Nearest Highway / Distance:** US Hwy 401 / Adjacent

**Nearest Interstate / Distance:** I-95 / 17 miles

**Nearest Airport / Distance:** Raleigh Durham International (RDU) / 44 miles

**Nearest Port / Distance:** Port of Wilmington / 120 miles

### R. J. CORMAN

**Closest Distribution Center:** Whiteville Transload

**Closest Transloading Facility:** Harnett Transload Intermodal

**Class I Interchange Partner(s):** CSX and Norfolk Southern

**Interchange Points(s):** Fayetteville (CSX) / Raleigh (NS)

**Served by:** RFCC

