



**2475 BARBOUR ROAD
SMITHFIELD, NC 27577**

**INDUSTRIAL LAND FOR SALE
+/-62 ACRES**

PROPERTY OVERVIEW

White Oak Commercial is pleased to present +/-62 acres of future industrial land in West Smithfield, NC. With frontage on Highway 70 Business and access off Barbour Rd, these properties are well-positioned for industrial development. The new Amazon distribution center, RDU2, is adjacent to the south and Johnston Regional Airport (JNX) is directly across Hwy 70B.

ACREAGE: Approximately 62 acres total. Can be subdivided.

PARCEL IDs: 15079006, 15079006B, 15079004, 15079004A

ETJ: Town of Smithfield

ZONING: Light Industrial (LI)

UTILITIES: Public water, electric and natural gas is to the site. Public sewer is nearby.

ACCESS: Approximately 550 feet of frontage on Highway 70 Business. Primary access from Barbour Rd, which bisects the 40 acre parcel.

PRICING: \$80,000/acre.

The information contained herein was obtained from sources believed reliable; however, White Oak Commercial, Inc. makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



**William White, Broker
(919) 621-1745**

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PROXIMITY TO SITE:

- I-70 Bypass = 4 minutes
- I-95 = 10 minutes
- I-40 = 13 minutes
- Raleigh = 25 minutes
- RDU = 37 minutes



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