

1315 Outlet Center Drive, Smithfield, NC 27577

Warehouse Space Available **For Lease**

±120,000 SF - ±210,000 SF in Smithfield Business Park

Larry L. Lakins II, SIOR
Executive Vice President
+1 919 815 5327
larry.lakins@colliers.com

Don Moss, SIOR | CCIM
Executive Vice President
+1 704 409 2372
don.moss@colliers.com

Colliers

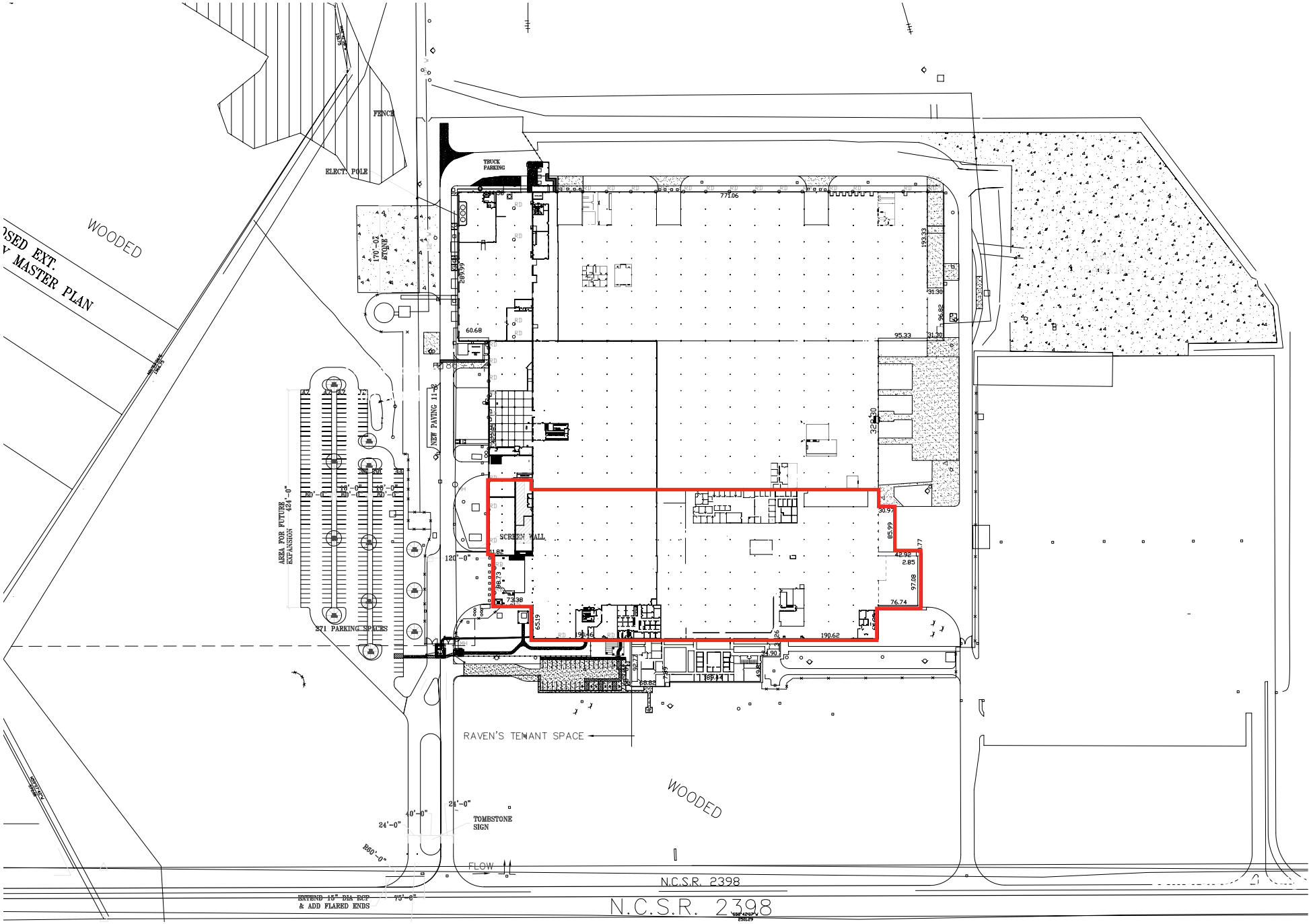
Accelerating success.

Property Overview

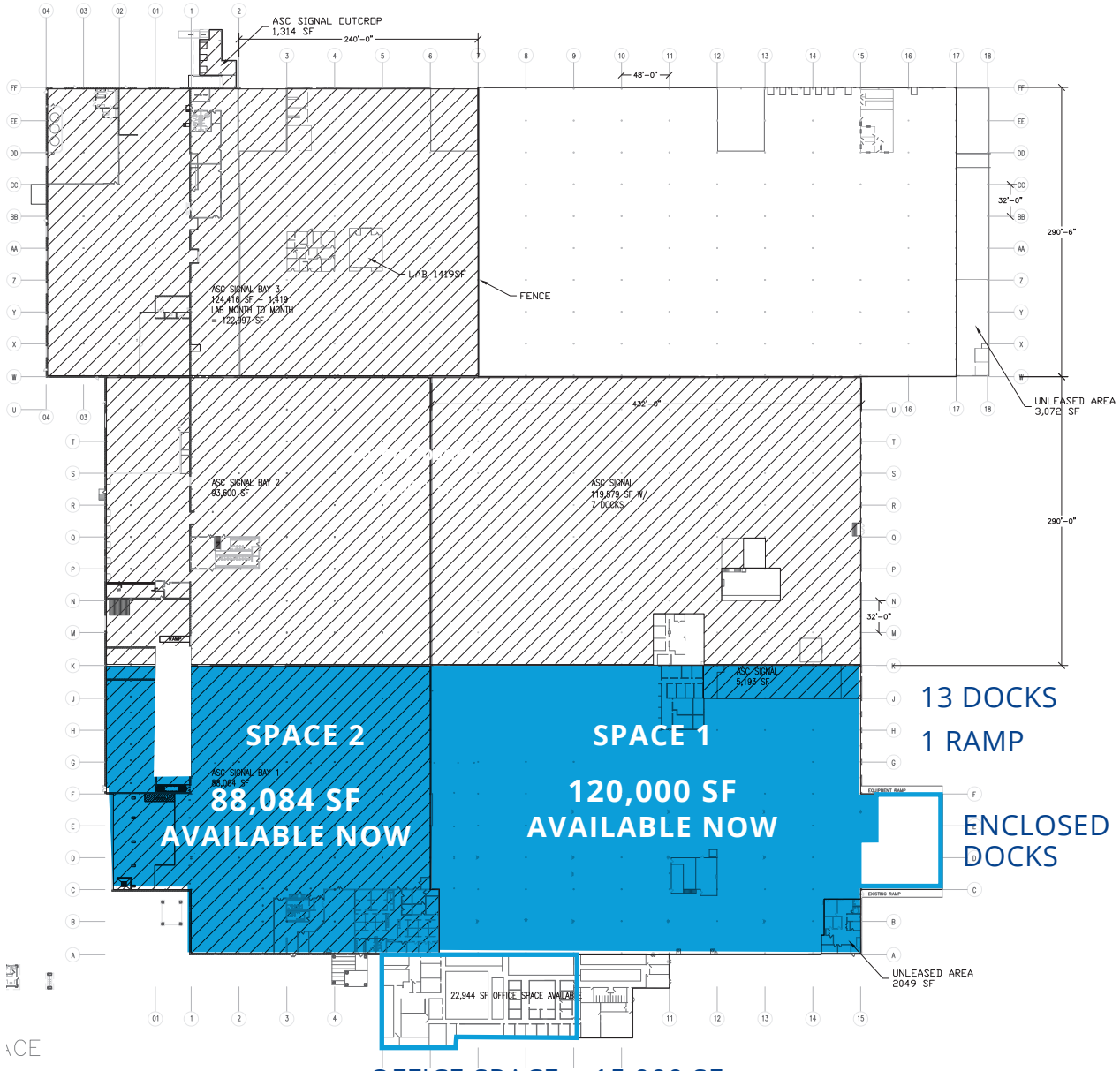
Address	1315 Outlet Center Drive Smithfield, NC 27577
Timing	Available now
Zoning	IND
Year Built	1966 / 1994
Building Size	730,881
Lot Size	127.84 Acres
Available	±120,000 SF - ±210,000 SF
Office Space	±15,000 SF, additional available
Ceiling Height	20’ - 23’
Column Spacing	32’ x 48’
Truck Court Size	120’ Plus
Loading	13 ext docks 1 ramp
Power	3 phase
Sprinklers	ESFR
Rail to Site	Available (CSX)
Heavy Power	15 MW
Outside Storage	Available
Current Use	In Place Heavy “Metal” Stamping Operation (Full spec sheet available upon request) Existing equipment for Sale. List available upon request



Site Plan


WOODED
FENCE
ELECT. POLE
TRUCK PARKING
771.06
193.33
31.30
96.82
95.33
60.68
NEW PAVING 11+2
AREA FOR FUTURE EXPANSION 424'-0"
SCREEN WALL
120'-0"
271 PARKING SPACES
RAVEN'S TENANT SPACE
WOODED
TOMBSTONE SIGN
24'-0"
40'-0"
R60'-0"
FLOW
N.C.S.R. 2398
EXTEND 15" DIA RCP & ADD FLARED ENDS
75'-0"

Floorplan



Highlights

- Warehouse available now
- Located off I-95 where it intersects with US Hwy 70
- ±5,000 SF of office space, additional available

±120,000 up to ±210,000

square feet

colliers.com/raleigh



Warehouse



Interior view of dock doors



Exterior entrance



Main entrance



Aerial view of property



Exterior view

Property Location

Airports

Raleigh-Durham International
48.4 miles | 50 minutes

Piedmont Triad International
124 miles | 1 hour 57 minutes

Charlotte Douglas International
204 miles | 3 hours 6 minutes

Ports

Norfolk, VA
176 miles | 2 hours 47 minutes

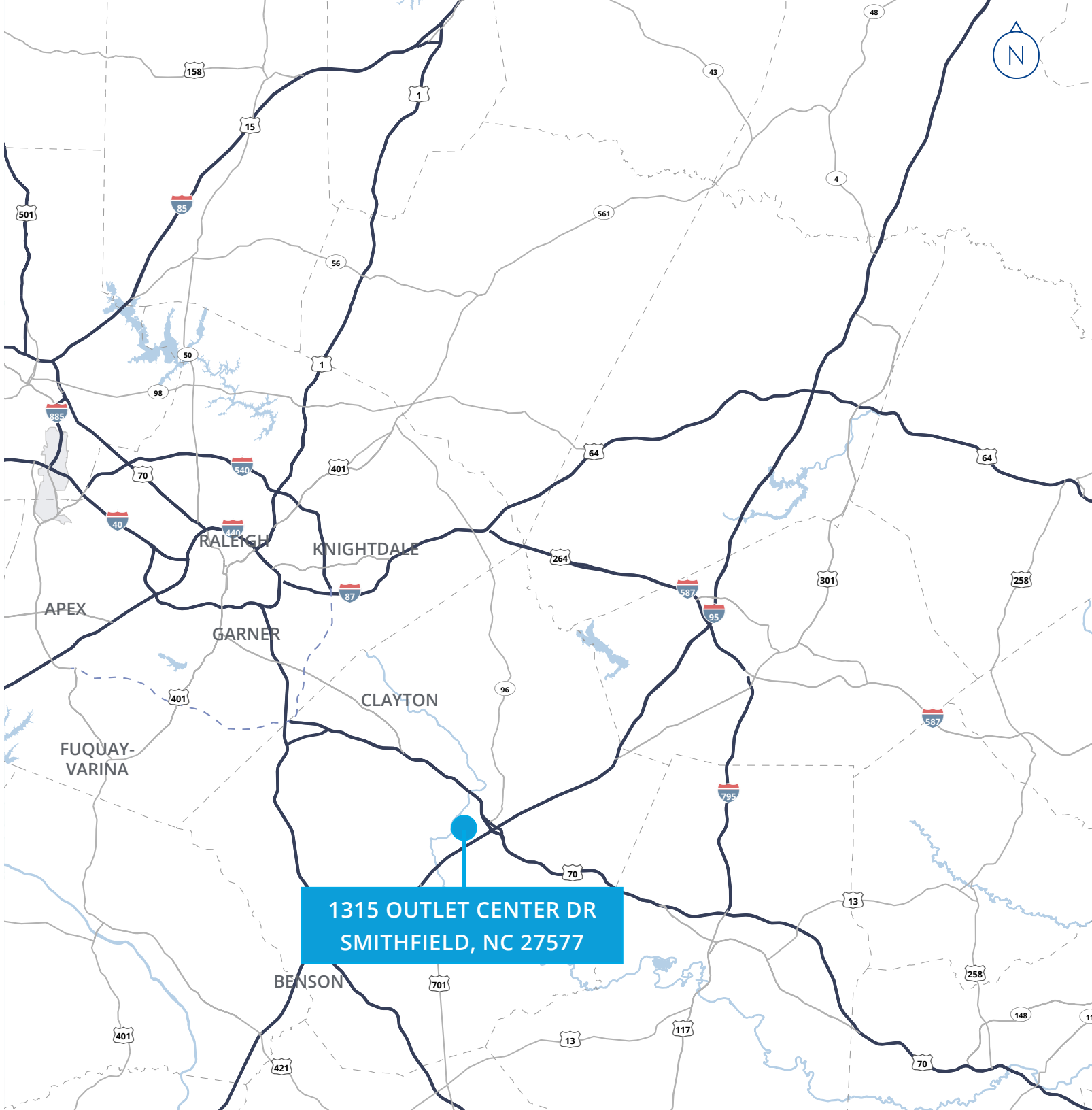
Morehead City, NC
119 miles | 2 hours 12 minutes

Wilmington, NC
105 miles | 1 hours 40 minutes

Charleston, SC
263 miles | 4 hours 2 minutes

Savannah, GA
306 miles | 4 hours 34 minutes

Jacksonville, FL
438 miles | 6 hours 19 minutes



Colliers

4208 Six Forks Road, Suite 800, Raleigh, NC 27609

Larry L. Lakins II, SIOR
Executive Vice President
+1 919 815 5327
larry.lakins@colliers.com

Don Moss, SIOR | CCIM
Executive Vice President
+1 704 409 2372
don.moss@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved.

colliers.com/raleigh

Accelerating success.