

FOR LEASE

The Woodlands *Holly Springs*

Spec or Build-to-Suit Flex Space in One of Raleigh's Top Industrial Submarkets

140 TRADITION TRAIL, HOLLY SPRINGS, NC 27540 | 10,000 - 39,235 SF SUITES AVAILABLE

Independent by Design.
Institutional in Execution.

BRYANT
CAPITAL ADVISORS

Deal *Summary*

The Woodlands Holly Springs offers modern shallow bay industrial space in the heart of Holly Springs. The built-to-suit project features flexible suite sizes, efficient clear heights, rear-load truck courts, and a combination of dock-high and drive-in loading, providing functionality for a wide range of users.

Located just off NC-55 near the I-540 interchange, tenants will enjoy convenient access to Raleigh, Cary, Apex, RDU Airport, and the greater Triangle region. Whether serving local customers or supporting regional operations, the property's strategic location enhances workforce accessibility and last-mile efficiency.

Ideal for contractors, distributors, light manufacturers, service providers, and showroom or headquarters users, The Woodlands Holly Springs presents a rare opportunity to secure high-quality, new construction space in one of Wake County's fastest-growing and most sought-after submarkets.

39,235
Total SF

10,000
Smallest Unit SF

4.02
Acres

25'+
Clear Heights

1.5/1K
Parking Ratio

8-10
Drive-in Doors (2)
Dock Doors (6-8)

BRT
Zoning

2027
Est. Delivery

ADVISORY LEAD

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Key *Deal Points*

- **Sub-4% submarket vacancy** with sustained demand
- **Small-bay market rents >$20.00 PSF**, reflecting strong growth and limited modern supply
- **Direct access to NC-55** with connectivity to **I-540, I-40, and RDU** for regional reach
- **New construction** with flexible, **built-to-suit shallow bay design**



OFFERING SNAPSHOT

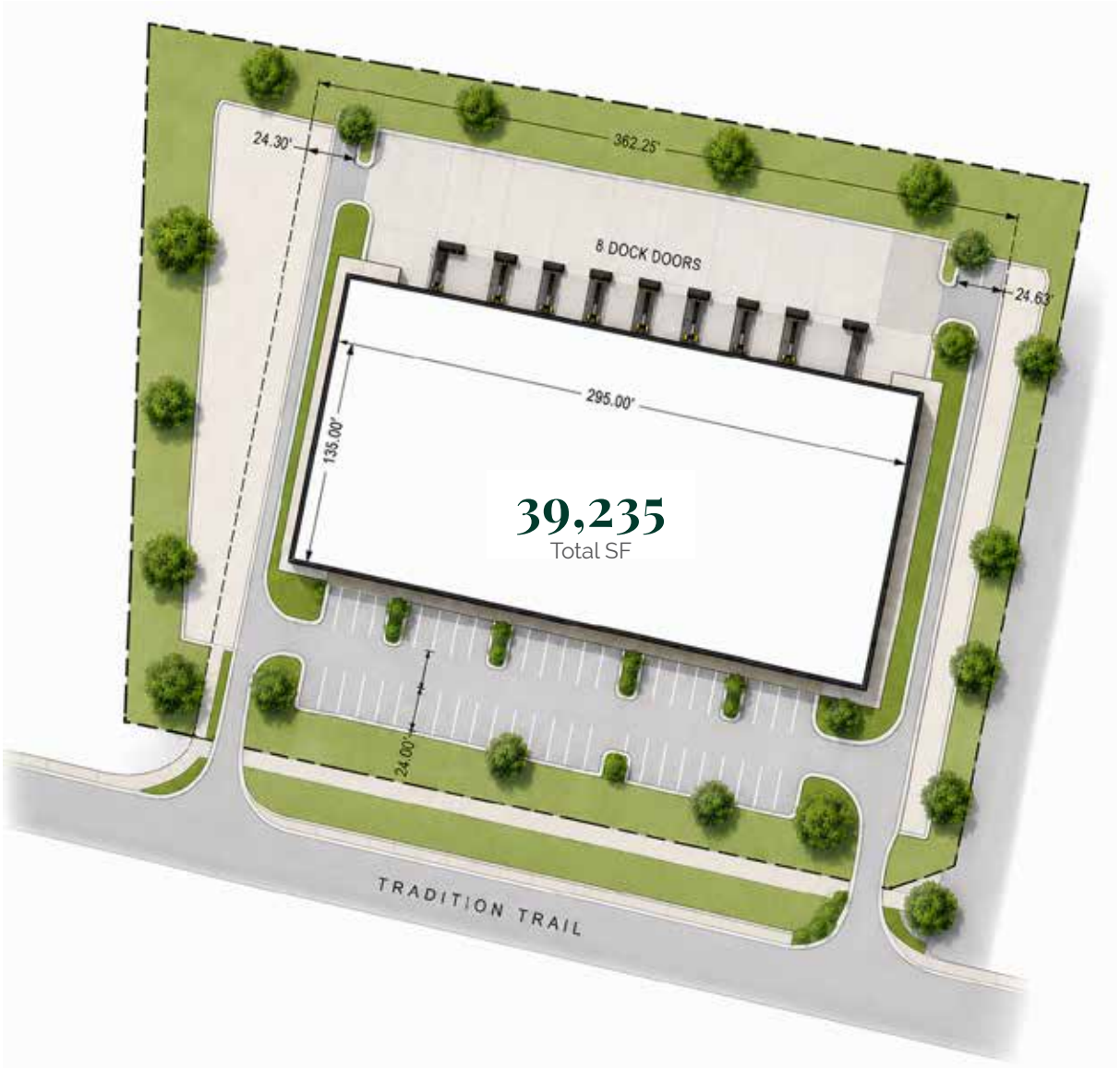
Address	140 Tradition Trail
City, State	Holly Springs, NC 27540 (Wake Co.)
Site Size	4.02 Acres
Total Building Size	39,235 SF
Available Suite Sizes	10,000 - 39,235 SF
Lease Structure	NNN
Zoning	BRT
Parking Ratio	1.5 / 1,000 SF

Project *Overview*

PROPOSED SPECS

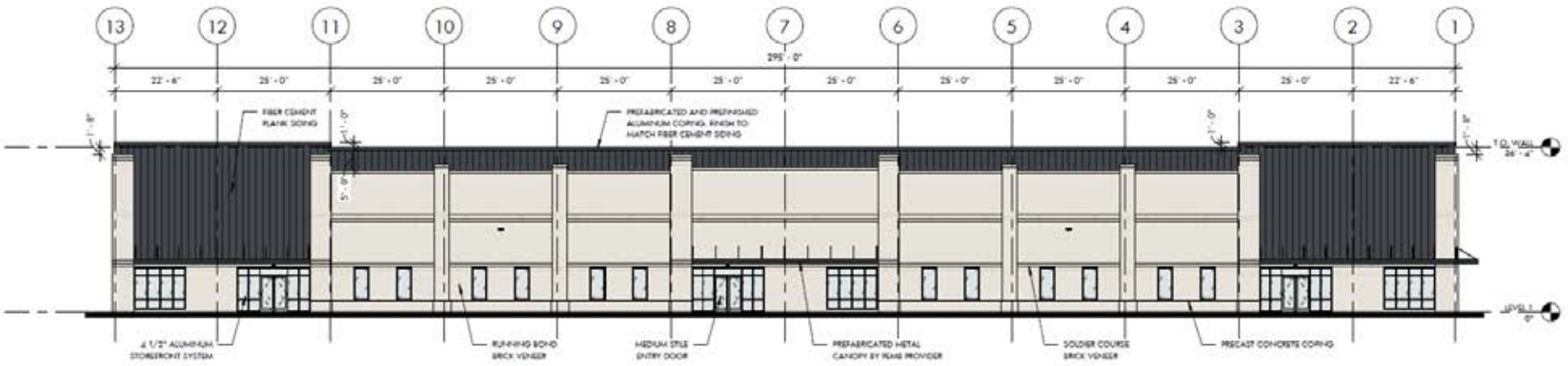
Address	140 Tradition Trail, Holly Springs, NC 27540
Current Status	Raw land, entitled
Zoning	BRT – Employment Campus
Authority	City of Holly Springs
Total Acreage	4.02 acres
# of Buildings	1
Total SF	39,235
Building Construction	Steel with Masonry EIFS exterior
Clear Heights	25' typical
Dimensions	295' wide x 133' deep
Doors	9 docks, 2 oversized drive-ins
Parking Ratio	1.5/1,000
Outside Storage	Allowed
Truck Court Depth	125'

PROPOSED SITE PLAN



Project *Renderings*

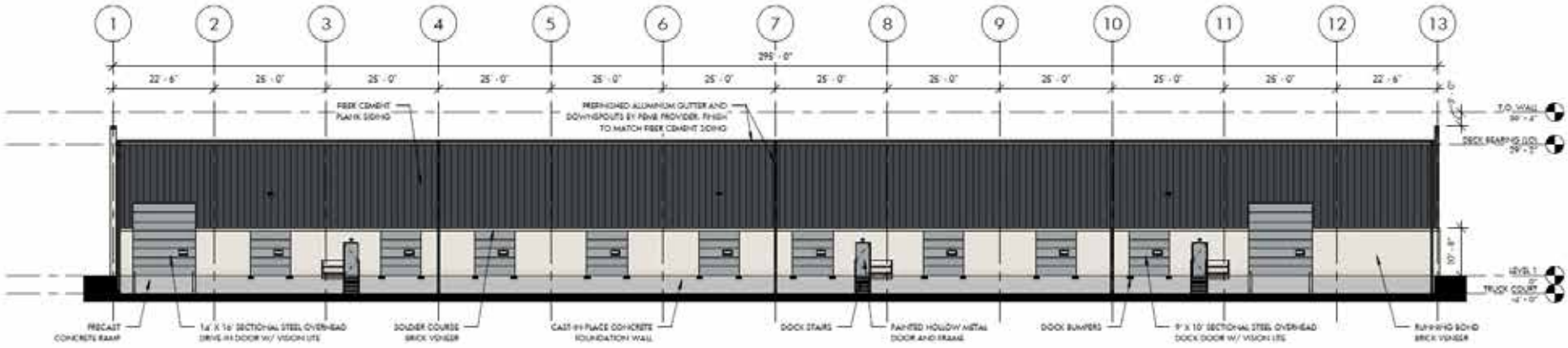
NORTH ELEVATION





Project *Renderings*

SOUTH ELEVATION





The Woodlands Prototype: *74 South Business Park*









Parcel *Outline*



Surrounding *Economic Drivers*



Surrounding *Economic Drivers*



Raleigh-Durham *MSA Overview*



RALEIGH-DURHAM MSA HIGHLIGHTS

95%+
Avg. Industrial Occupancy

180M+
SF Industrial Inventory

24M+
SF Industrial Under Construction

High Barriers to Entry & Strong Fundamentals

The Raleigh-Durham MSA industrial market is one of the strongest in the Southeast, driven by sustained population growth, corporate expansion, and its strategic position along the East Coast distribution corridor. The region benefits from direct access to I-40, I-85, I-95, and Raleigh-Durham International Airport, providing efficient connectivity to major consumer markets, logistics hubs, and global supply chains.

Demand for industrial space remains robust across distribution, manufacturing, flex, and last-mile logistics sectors, fueled by continued e-commerce growth, supply chain reshoring, and expanding investment in life sciences and advanced manufacturing. The market continues to experience strong leasing velocity, limited vacancy, and steady rent growth across both shallow-bay and bulk warehouse product.

The Triangle's pro-business environment, highly educated workforce, and ongoing infrastructure investment position the region for long-term industrial expansion. Continued in-migration, strong employment growth, and expanding institutional investment continue to support tenant demand and reinforce Raleigh-Durham's position as one of the Southeast's premier industrial and warehouse markets.



Holly Springs: *High-Growth Industrial Market*

Holly Springs has emerged as one of the Southeast's fastest-growing industrial and life sciences markets, benefiting from direct access to NC-55, the I-540 Triangle Expressway, Raleigh, Cary, Apex, and Raleigh-Durham International Airport.





Home to FUJIFILM Biotechnologies

The market has become a nationally recognized biomanufacturing hub anchored by major employers including Amgen, FUJIFILM Biotechnologies, CSL Seqirus, and Genentech, as well as the recent Crescent Communities development, The Yield Holly Springs.

Since 2021, Holly Springs has attracted more than $5.6 billion in life sciences investment, fueling thousands of high-quality jobs and driving demand for industrial, flex, and service-oriented space throughout the area.

Supported by Wake County's strong population growth, business-friendly environment, and talent pipeline from North Carolina State University, Duke University, and the University of North Carolina at Chapel Hill, Holly Springs remains one of North Carolina's most resilient and rapidly expanding industrial markets.

HOLLY SPRINGS DEMOGRAPHICS

Holly Springs benefits from the exceptional demographics of the Triangle region, with ~49,000 residents in the town, more than 1.2 million people in Wake County, and over 2.4 million residents across the Raleigh-Cary MSA.

The region's labor force exceeds 1.4 million workers, more than 55% of adults hold a bachelor's degree or higher, and the area's three major research universities enroll over 95,000 students combined. Additionally, approximately 70% of the U.S. population can be reached within a one-day truck drive of the Triangle.

Robust *Economic Foundation*

The Raleigh-Durham-Cary-Chapel Hill CSA is home to 2.4M residents and enjoys the distinction of being one of the fastest-growing metropolitan areas in the county. The region boasts a diverse, innovation-focused economy anchored by world-class universities and colleges, efficient state and local governments, and a multitude of the nation's leading technology, pharmaceutical, and healthcare companies.

RECENT ECONOMIC **DEVELOPMENT ANNOUNCEMENTS**

COMPANY	JOBS	INVESTMENT
Steris	335	$600M
VinFast	7,500	$4B
Apple	3,000	$2B
Wolfspeed Inc.	1,800	$5B
Bandwidth	1,165	$2B
Novo Nordisk	1,000	$4.1B
Fujifilm Corp.	680	$188M
Apiject	650	$900M
Thermo Fisher	500	$500M
Eli Lilly	460	$474M



#1
US City for Economic Growth (Milkin Institute)

#1
Best State for Business (CNBC)

#2
Fastest Growing Large US City (US Census)

#2
Top 10 Cities for Tech Jobs (Fast Company)



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