

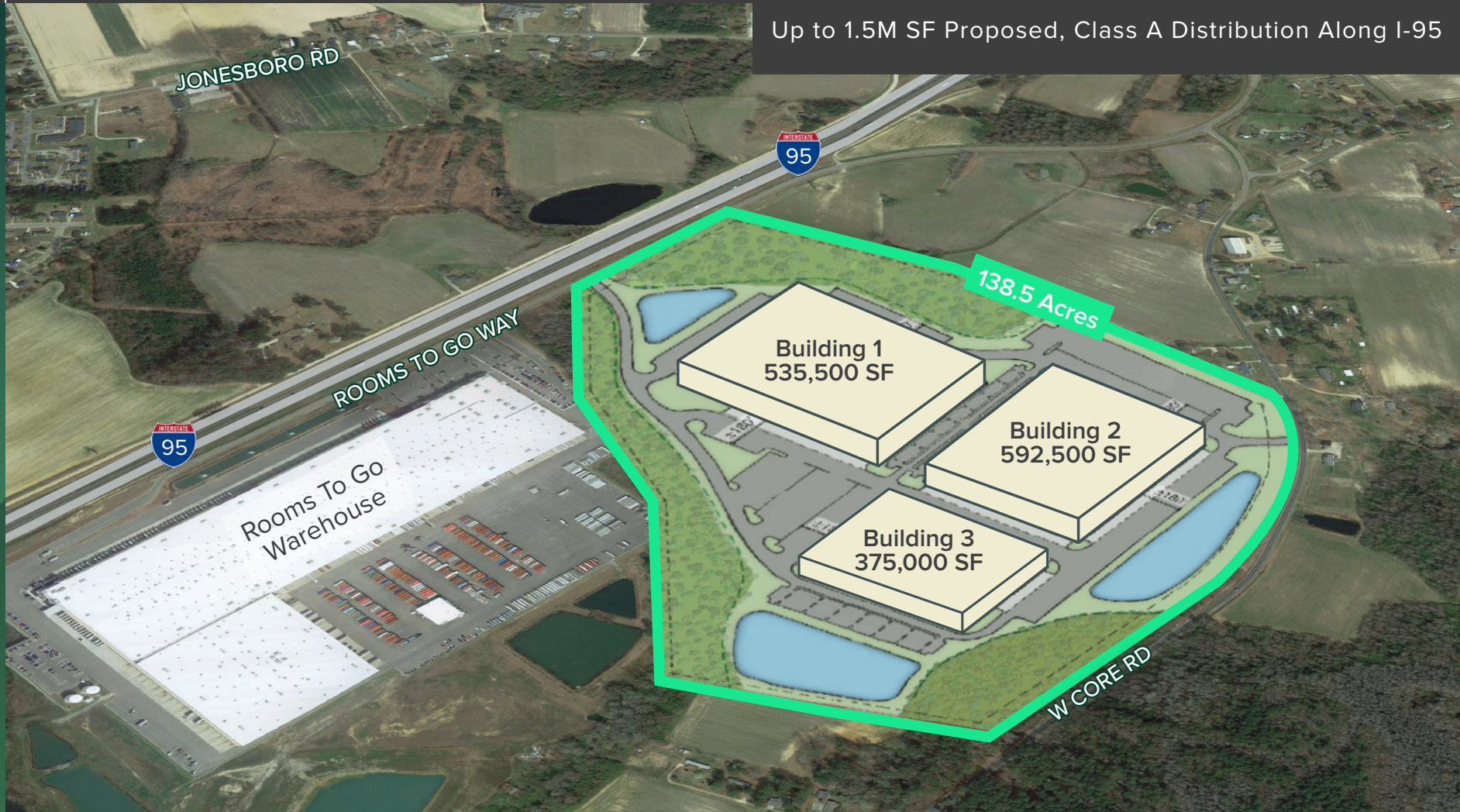
FOR LEASE

EAST COAST LOGISTICS PARK

453 Rooms To Go Way | Dunn, North Carolina 28334



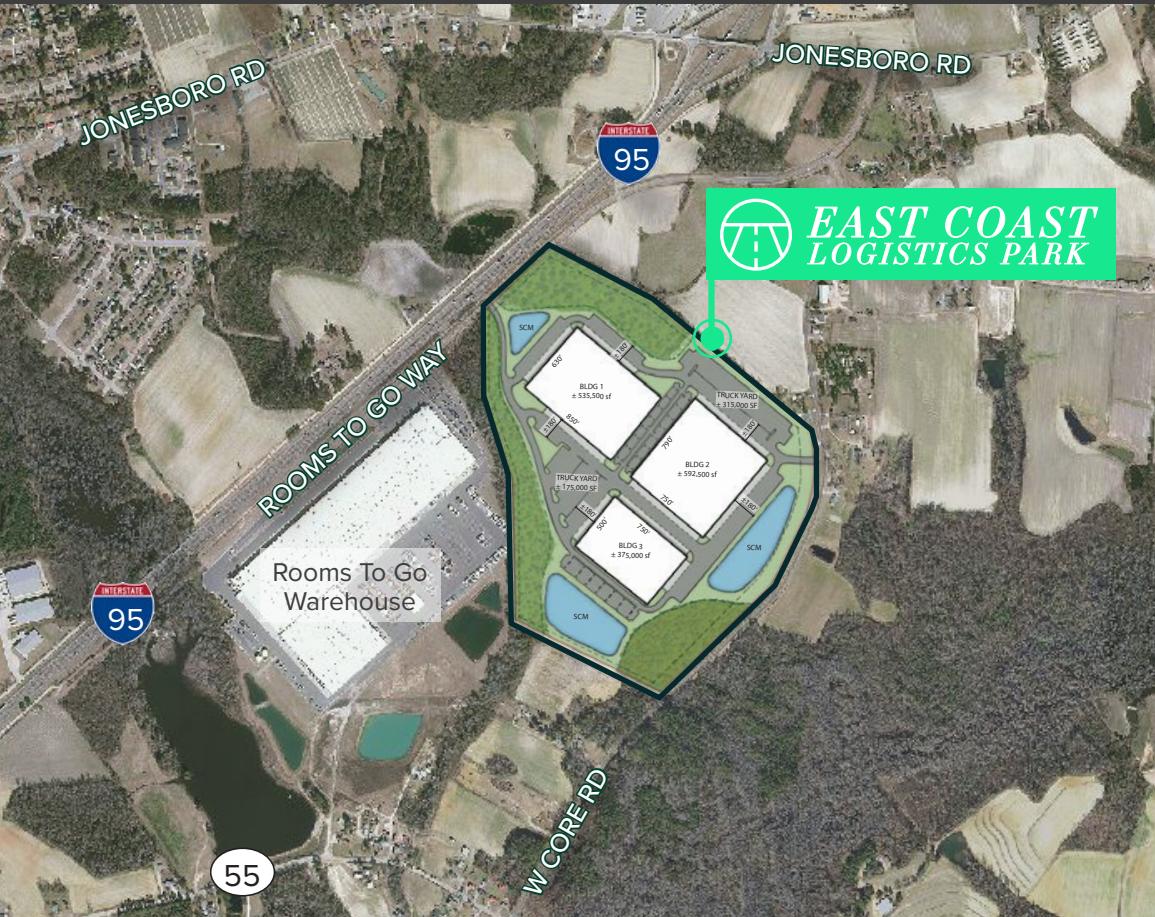
Up to 1.5M SF Proposed, Class A Distribution Along I-95





PROPERTY HIGHLIGHTS

Up to 1.5M SF Proposed, Class A Distribution Park
Located Along I-95 in Dunn, North Carolina



Address	453 Rooms To Go Way Dunn, NC 28334
Total Size	Up to 1,503,000 SF
Building Size	375,000 SF to 592,500 SF
Office Space	Build to Suit
Dock-High Doors	1 dock door per 10,000 SF, plus knock-outs
Dock Configuration	Cross-dock and Rear-load options
Drive-in Doors	Available
Ceiling Height	30' - 32' clear
Column Spacing	To be determined
Lighting	Per Tenant's specifications
Sprinkler	ESFR
Acreage	138.5 Acres
Zoning	Industrial
Exterior	Tilt-up concrete
Parking	400 - 700 spaces
Delivery	±12 months from lease execution
Lease Rate	Call for pricing



MASTER SITE PLAN

DOWNTOWN RALEIGH
37 MINS | 38 MILES

RICHMOND, NORFOLK &
WASHINGTON D.C.



ROOMS TO GO WAY

W CORE RD.

SCM

BLDG 1
± 535,500 sf

TRUCK YARD
± 315,000 SF

BLDG 2
± 592,500 sf

TRUCK YARD
± 175,000 SF

BLDG 3
± 375,000 sf

SCM

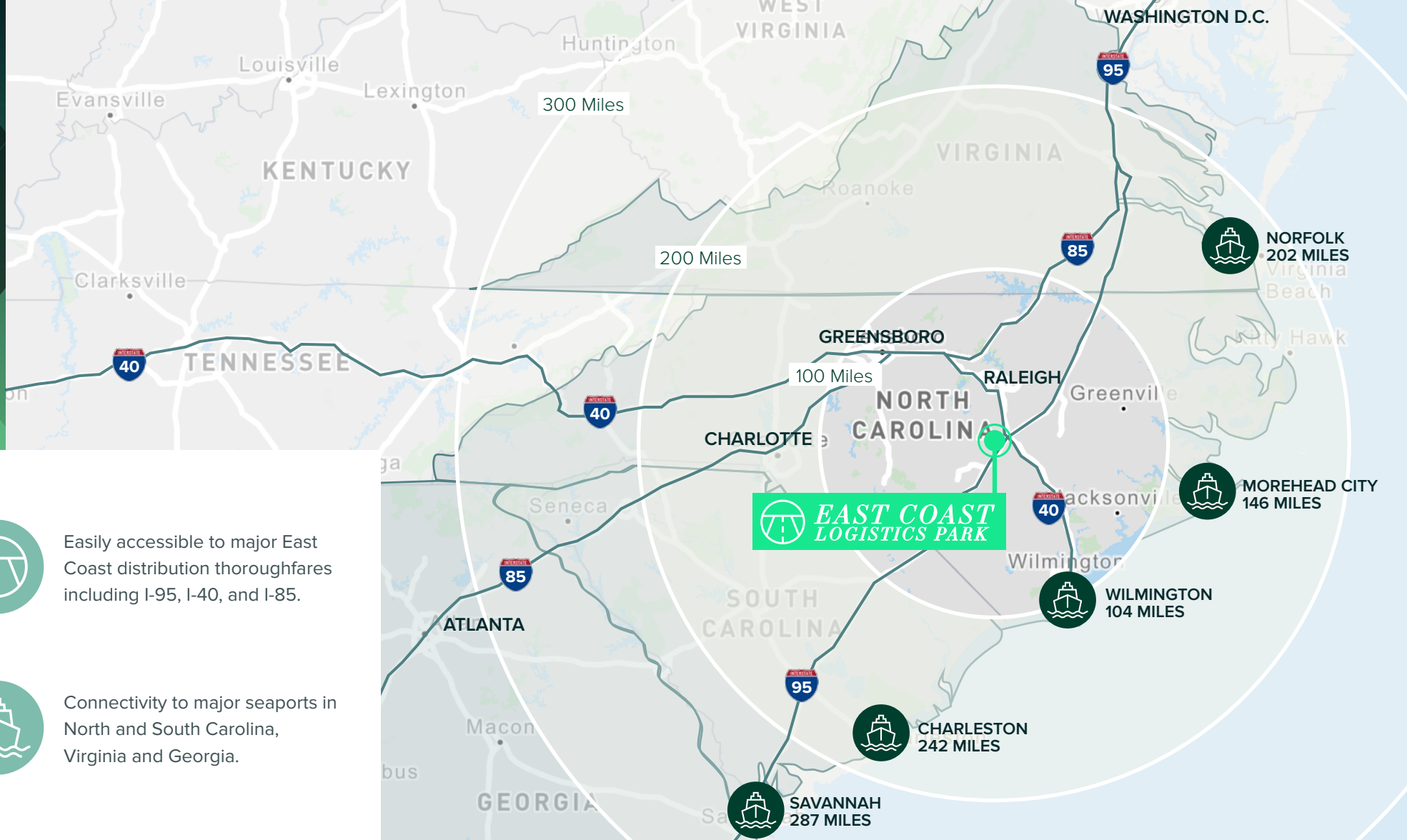
SCM

Existing
Rooms To Go
Warehouse

CHARLESTON &
SAVANNAH

WILMINGTON
90 MINS | 98 MILES





Easily accessible to major East Coast distribution thoroughfares including I-95, I-40, and I-85.



Connectivity to major seaports in North and South Carolina, Virginia and Georgia.



Access to some of the fastest-growing and largest Southeastern cities within a one-day drive.



Commercial air transportation is available nearby at Raleigh-Durham International Airport.

LOCATION & ACCESS

East Coast Logistics Park is situated in Dunn, North Carolina, conveniently positioned within the Raleigh-Durham MSA, just an hour's drive of Research Triangle Park and less than 40 minutes from Downtown Raleigh. Located in Harnett County, which sits along I-95, midway between New York and Florida, and near I-95 and I-40, the convergence of an extensive transportation network, including the North/South I-95 Corridor, and the Seaboard System Railroad, now CSX Transportation.

East Coast Logistics Park is also strategically positioned with visibility along I-95 and will feature up to 1.5 million square feet of Class A industrial space available and built-to-suit the user's needs.

EAST COAST LOGISTICS PARK

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