



# HARNETT 95

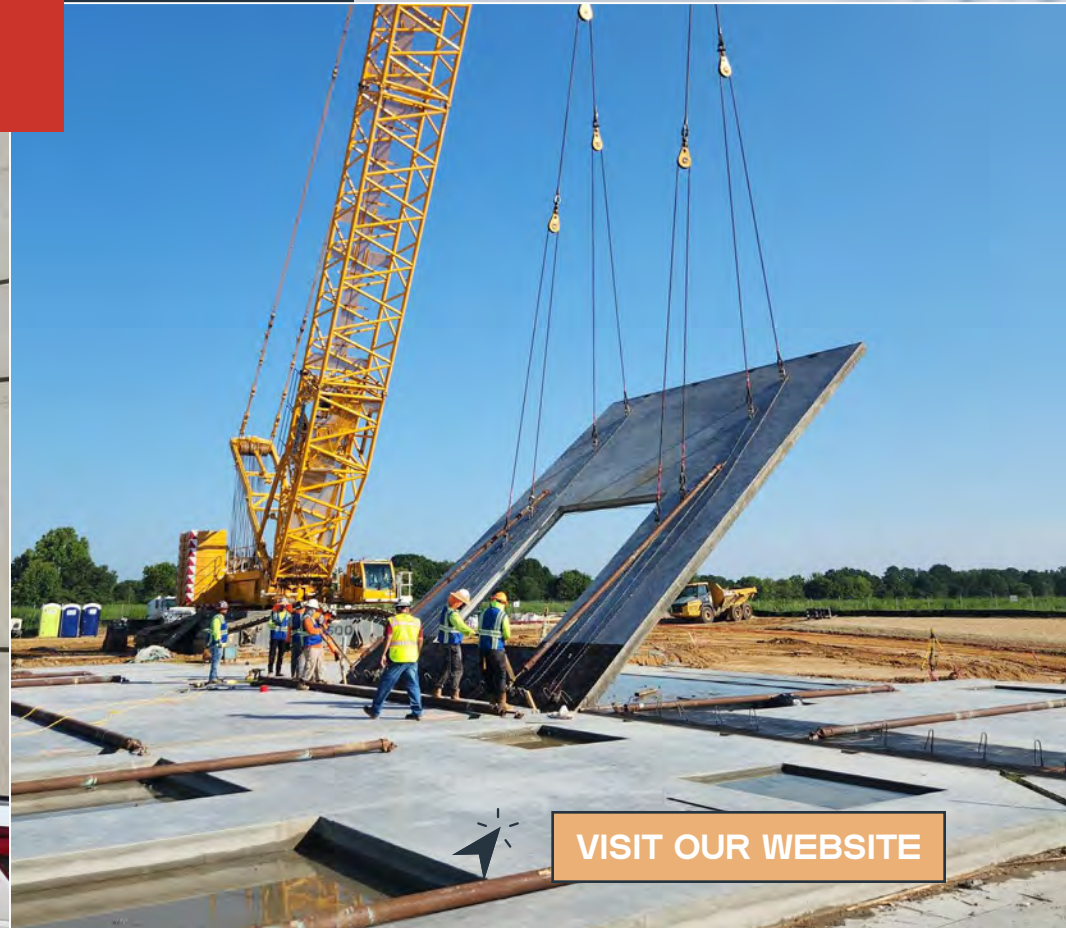
INDUSTRIAL CENTER

**Walls Tilting at Spec Building**

±862,300 SF Class A Industrial Development

**SAMET**  
**CBRE**

Building 1  
2983 Arrowhead Road  
Dunn, NC 28334



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# PREMIER INDUSTRIAL DEVELOPMENT IN HARNETT COUNTY

## HIGHLIGHTS



### FLEXIBILITY

±65 acres available for build-to-suit opportunities



### ACCESS

Adjacent to US-301 & one-half mile from Interstate 95



### UTILITIES

Prioritizing investments to infrastructure improvements



### RAIL

Situated along CSX Rail Line with 2,000 feet of rail frontage



# SITE PLAN

## Option 1

**±65 Acre**

Master-Planned  
Development

Multiple Site Plan Options  
Provide Flexibility to Users  
Ranging from ±27,000 SF  
up to ±621,000 SF

- 1** Building 1  
±175,500 SF  
Speculative
- 2** Building 2  
±168,400 SF  
Proposed
- 3** Building 3  
±135,000 SF  
Proposed
- 4** Building 4  
±121,500 SF  
Build-to-Suit
- 5** Building 5  
±140,400 SF  
Build-to-Suit
- 6** Building 6  
±121,500 SF  
Build-to-Suit





# SITE PLAN

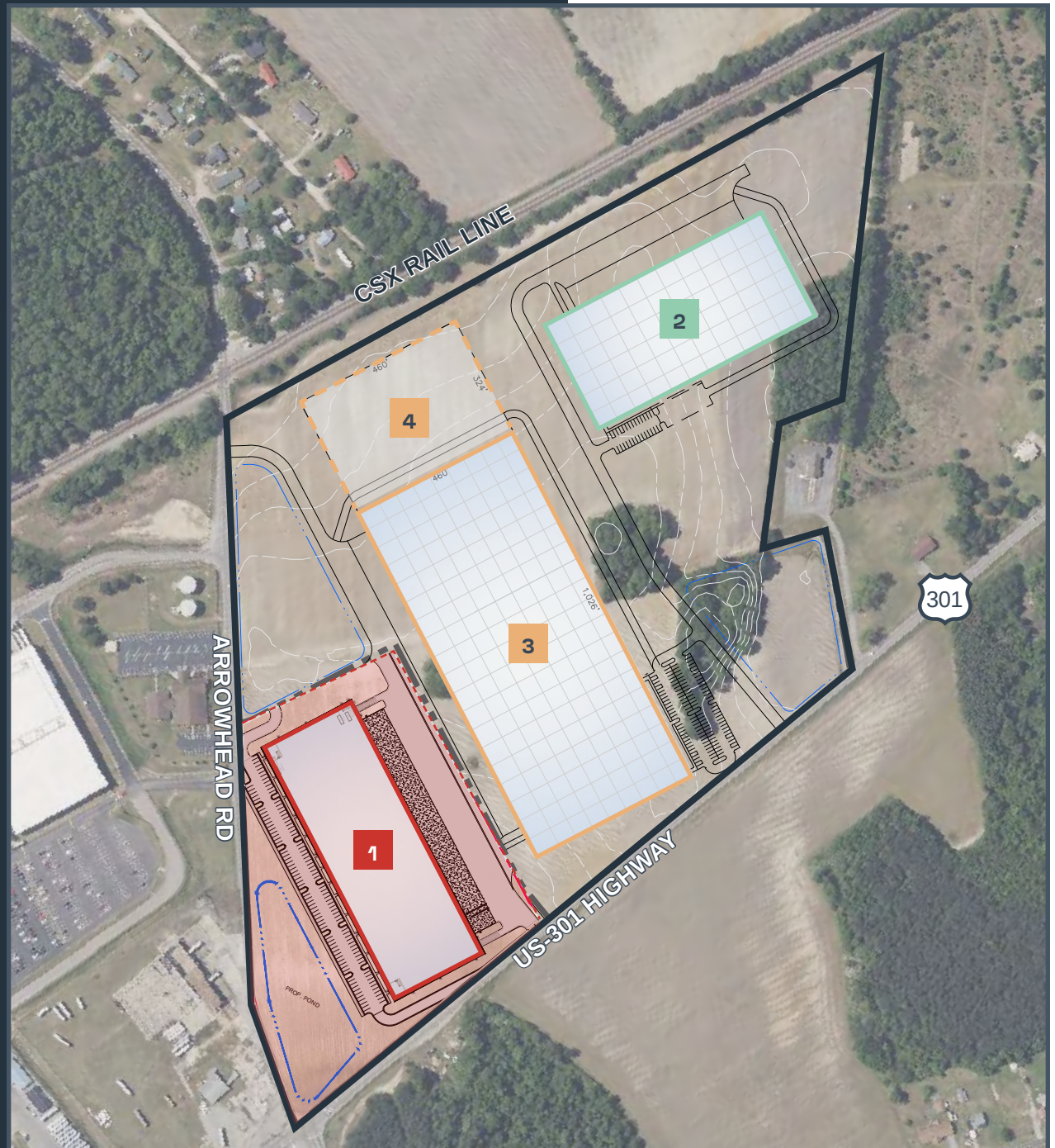
## Option 2

**±65 Acre**

Master-Planned  
Development

Multiple Site Plan Options  
Provide Flexibility to Users  
Ranging from ±27,000 SF  
up to ±621,000 SF

- 1** Building 1  
±175,500 SF  
Speculative
- 2** Building 2  
±200,880 SF  
Proposed
- 3** Building 3  
±471,960 SF  
Build-to-Suit
- 4** Building 3  
±149,040 SF  
Expansion  
Opportunity





# BUILDING SPECIFICATIONS

## ±175,500 SF Speculative Industrial Facility

### BUILDING 1

|                       |                                                   |
|-----------------------|---------------------------------------------------|
| Address               | 2983 Arrowhead Road   Dunn, NC 28334              |
| Building Size         | ±175,500 SF                                       |
| Available SF          | ±175,500 SF                                       |
| Minimum Divisible     | ±27,000 SF - 40,500 SF                            |
| Office Space          | (2) ±1,505 SF Spec Office Suites or Build to Suit |
| Building Dimensions   | 702' x 250'                                       |
| Bay Size              | ±13,500 SF (typ.)                                 |
| Column Spacing        | 54' x 47'6" (typ.)   60' Speed Bay                |
| Clear Height          | 30'                                               |
| Sprinkler System      | ESFR                                              |
| Dock-High Doors       | Thirty-Five (35) Doors                            |
| Drive-in Doors        | Two (2) Doors with Ramp   12' x 14'               |
| Auto Parking          | Up to 138 spaces                                  |
| Truck Court           | 130'                                              |
| Exterior Construction | Tilt Concrete                                     |
| Site Size             | ±13.47 acres   Building 1                         |
| Zoning                | I-100   City of Dunn                              |
| Anticipated Delivery  | Q3 2026 Anticipated Shell Delivery                |



### SITE UTILITIES

Power Capacity  
**±5 Mega Watts**

Electricity  
**Duke Energy**

Natural Gas  
**Piedmont  
Natural Gas**

Water  
**Dunn Public Utility**

Wastewater/Sewer  
**Dunn Public Utility**

Telecommunication  
**Brightspeak**

# FLOOR PLAN

## ±175,500 SF Speculative Industrial Facility



Total Available  
**±175,500 SF**

Minimum Divisible  
**±27,000 SF**

Spec Office  
**±1,505 SF**

Clear Height  
**30'**

Sprinkler System  
**ESFR**

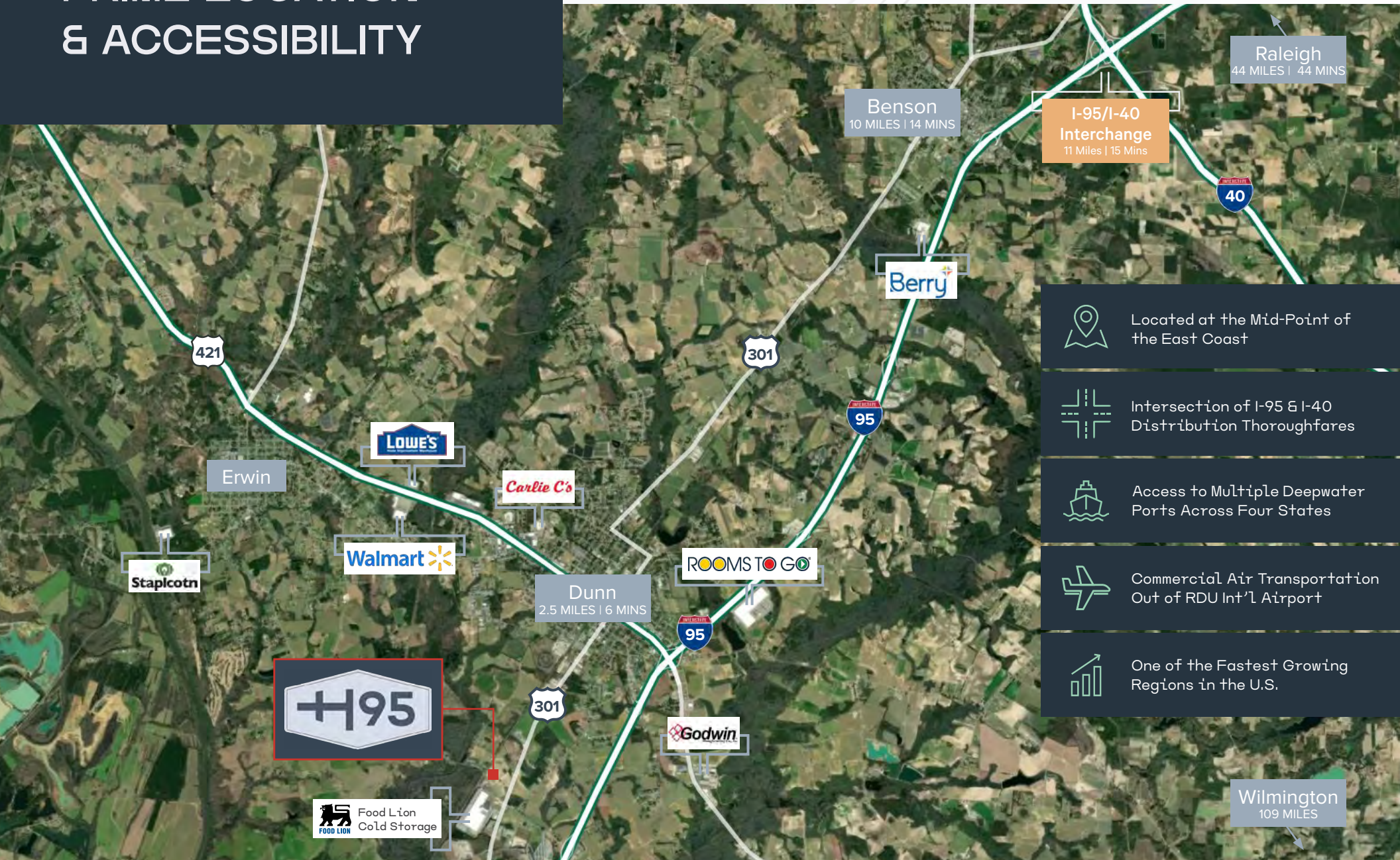
Dock-High Doors  
**35 Doors**

Drive-in Doors  
**2 Ramps**

Column Spacing  
**54' x 47'6"**



# PRIME LOCATION & ACCESSIBILITY



Located at the Mid-Point of the East Coast



Intersection of I-95 & I-40 Distribution Thoroughfares



Access to Multiple Deepwater Ports Across Four States

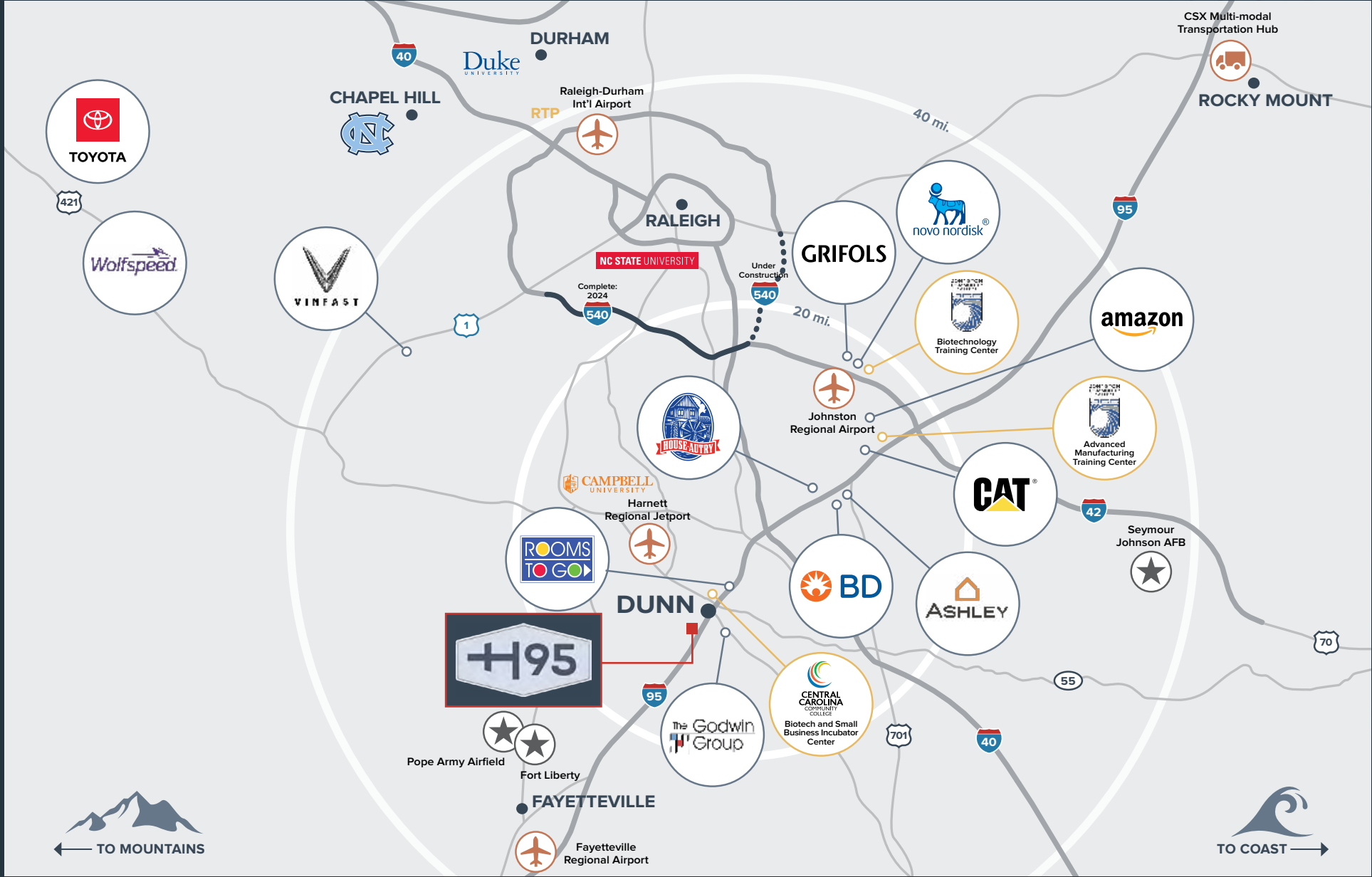


Commercial Air Transportation Out of RDU Int'l Airport



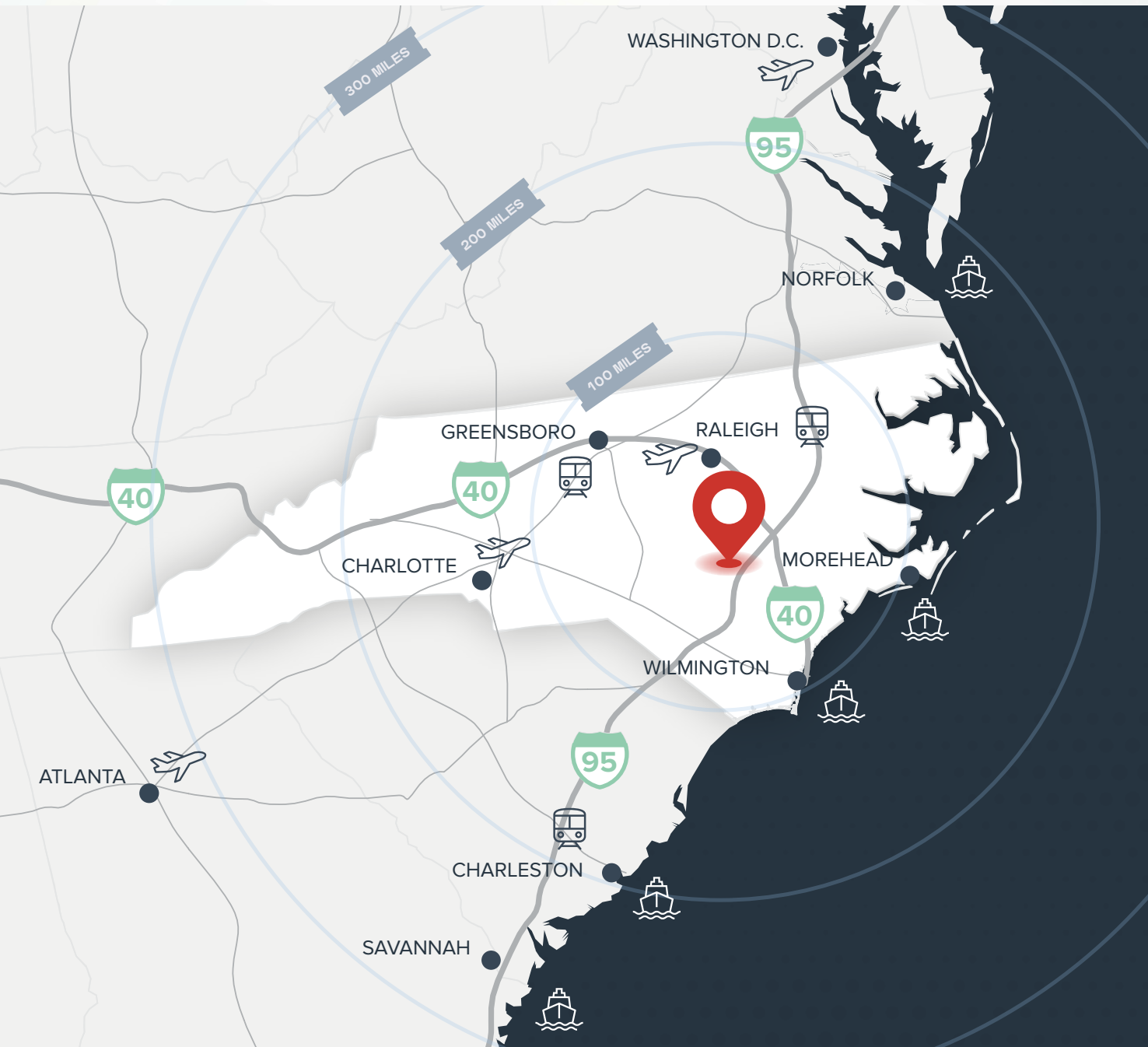
One of the Fastest Growing Regions in the U.S.

# LOCATION & ACCESS





# EAST COAST CONNECTIVITY



Total Population of 32.4 Million  
Within a 300-Mile Radius



## AIRPORTS

|                                 |           |
|---------------------------------|-----------|
| Raleigh-Durham International    | 57 Miles  |
| Piedmont Triad International    | 108 Miles |
| Charlotte Douglas International | 184 Miles |
| Washington Dulles International | 306 Miles |
| Hartsfield-Jackson Atlanta      | 399 Miles |



## SEAPORTS

|                   |           |
|-------------------|-----------|
| Wilmington, NC    | 92 Miles  |
| Morehead City, NC | 145 Miles |
| Norfolk, VA       | 207 Miles |
| Charleston, SC    | 239 Miles |
| Savannah, GA      | 281 Miles |



## RAIL LINES

|                                               |           |
|-----------------------------------------------|-----------|
| CSX Intermodal<br>Rocky Mount, NC             | 82 Miles  |
| Norfolk Southern Intermodal<br>Greensboro, NC | 101 Miles |
| Norfolk Southern Intermodal<br>Charleston, SC | 232 Miles |



North Carolina has been ranked one of the Best States in America for Business by CNBC (2022-2024)

Harnett County fosters a pro-business environment, providing incentives for companies locating or expanding within our county. Companies that are constructing, renovating, or expanding a facility, while also creating new full-time jobs, may be eligible. Incentives are considered based on a number of factors including capital investment, job creation, and above average wages.

Businesses looking to locate and expand on the East Coast, Southeast United States, or in North Carolina will find many reasons to consider Harnett County including it's strategic location, competitive property tax rates, skilled workforce, low cost of living, and investment in utilities and infrastructure.

# WHY HARNETT COUNTY?

(Harnett County + Six Contiguous Counties)

2.15M

Current  
Population

8.1%

Population Increase  
Since 2018

\$76.3K

Median Household  
Income

1.05M

Labor Force

62.3%

Labor Force  
Participation Rate

43.5%

Bachelor's or  
Graduate Degree

7

Colleges and  
Universities

14.8K

2023 Graduates  
4-year +

6

Community  
Colleges

Source: Harnett County EDC & Lightcast 2024 Q2





# DEMOGRAPHICS

| Demographic Comprehensive          | 15 MILE   | 30 MILES  | 45 MILES  |
|------------------------------------|-----------|-----------|-----------|
| <b>Population</b>                  |           |           |           |
| 2024 Population                    | 99,889    | 943,489   | 2,301,984 |
| 2029 Population - Projection       | 104,483   | 992,120   | 2,434,434 |
| 2024-2029 Annual Population Growth | 0.90%     | 1.01%     | 1.13%     |
| <b>Generations</b>                 |           |           |           |
| Generation Alpha                   | 9,300     | 99,032    | 227,179   |
| Generation Z                       | 24,010    | 236,426   | 564,426   |
| Millennials                        | 21,728    | 229,467   | 587,019   |
| Generation X                       | 20,091    | 184,165   | 456,840   |
| Baby Boomers                       | 20,206    | 160,955   | 382,715   |
| Greatest Generations               | 4,553     | 33,444    | 83,805    |
| <b>Household Income</b>            |           |           |           |
| Average Household Income           | \$84,252  | \$99,854  | \$113,298 |
| Median Household Income            | \$60,187  | \$73,538  | \$80,807  |
| <b>Housing Value</b>               |           |           |           |
| Median Home Price                  | \$256,080 | \$305,157 | \$359,452 |
| Average Home Price                 | \$283,804 | \$351,885 | \$416,120 |
| <b>Housing Units</b>               |           |           |           |
| Owner-Occupied Housing             | 38,353    | 353,786   | 892,205   |
| 2024-2029 Household Growth         | 1.10%     | 1.16%     | 1.30%     |





# HARNETT 95

INDUSTRIAL CENTER



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