

FOR LEASE



Rendering

The Woodlands Holly Springs

FLEX INDUSTRIAL



X



Leasing Summary

The Woodlands Holly Springs delivers modern shallow bay space in one of Wake County's most supply-constrained submarkets.

With vacancy below 4% in the submarket and sustained demand from contractors, service providers, and life science-adjacent users, the project is designed to meet the needs of tenants seeking flexible, high-quality space in a high-growth corridor. Small-bay rents across the Triangle continue to exceed \$20.00 PSF, reinforcing the value of securing new construction product in a tightening market.

Located just south of the I-540 interchange with direct access to NC-55 (Irving Parkway), the property offers efficient connectivity to Raleigh, Cary, Apex, and the broader Triangle, with direct links to I-40 and RDU. This access supports both local operators and regional users requiring strong last-mile reach and workforce accessibility.

Shallow bay industrial remains one of the most resilient asset classes, supported by limited supply, smaller suite sizes, and a diversified tenant base. The project will feature modern specifications, including efficient clear heights, rear-load truck courts, dock-high and drive-in doors, and flexible demising—well suited for distributors, light manufacturers, service providers, and showroom or headquarters users.



Key Points

- **Sub-4% submarket vacancy** with sustained demand from contractors, service providers, and life science-adjacent users
- **Small-bay rents exceeding \$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 shallow bay design**, dock-high/drive-in loading, and efficient clear heights



140 TRADITION TRAIL, HOLLY SPRINGS, NC 27540



2026
Est. Year Built



4.02
Acres



1
Building



39,235
Total SF



25'
Clear Heights



Wake
County

PROPERTY SUMMARY



- **Very well located** in affluent Raleigh suburb
- **Attractive land basis** – Premium market rents allow major flexibility in land basis in Holly Springs
- **Powerful barriers to entry** – one of the last industrial land sites left in Holly Springs
- **Low market vacancy at 3.4%** in market; strong absorption and minimal supply threat
- **Modern industrial specifications** in shallow-bay configuration

PROPERTY DETAILS

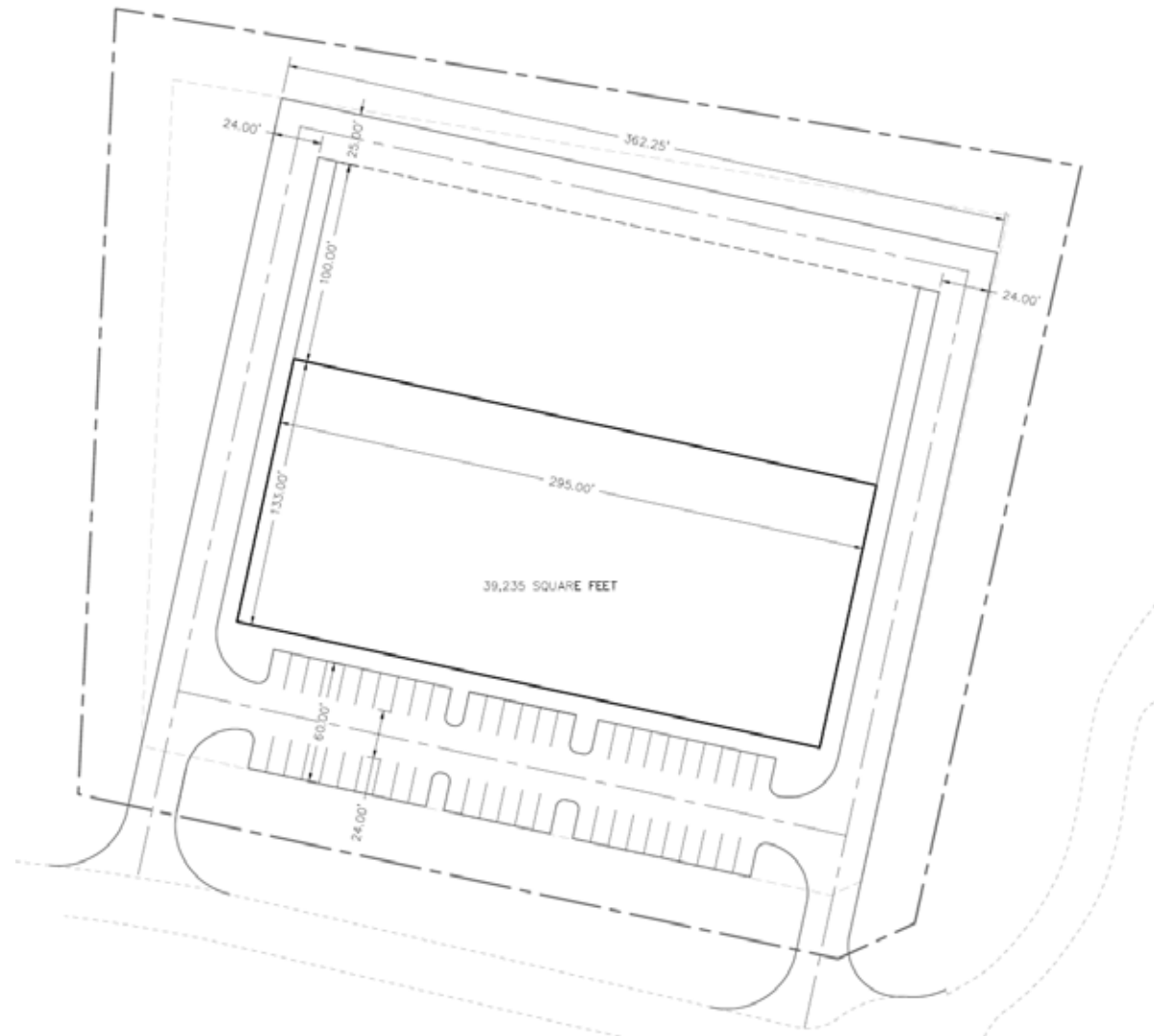
Address	140 Tradition Trail, Holly Springs, NC
Current Status	Raw land
Current Zoning	BRT – Employment Campus
Future Zoning	BRT – Employment Campus
Authority	City of Holly Springs
Total Acreage	4.02 acres
# of Buildings	1
Total SF	39,235
Building Construction	Structural steel with brick, glass, and EIFS exterior
Clear Heights	+/- 25'
Dimensions	295' wide x 133' deep
Doors	6-8 docks, 2 drive-ins
Parking Ratio	1.5/1,000
Outside Storage	Allowed

EXISTING CONDITIONS



The Woodlands Holly Springs **Proposed Site Plan**

- Current plan is 39,235 sf, single building of structural steel and brick/EIFS construction
- 125' truck court including ring road
- 50% Class A materials include brick, EIFS, and glass
- Class-A shallow bay design with finest architectural elements, all fitting the high standard of Woodlands building design
- Site is zoned BRT in Holly Springs; permitted uses include Light Manufacturing and Warehousing, Neighborhood Manufacturing, Business Services and R&D Facilities
- Possible to build PEMB with class A materials on exterior



39,235
Planned
Building SF

125'
Truck Court
Depth

50%
Brick Facade &
PEMB Shell

Class-A
Shallow Bay
Design

BRT
Zoning

39,235 SF FLEX
SPACE PLANNED



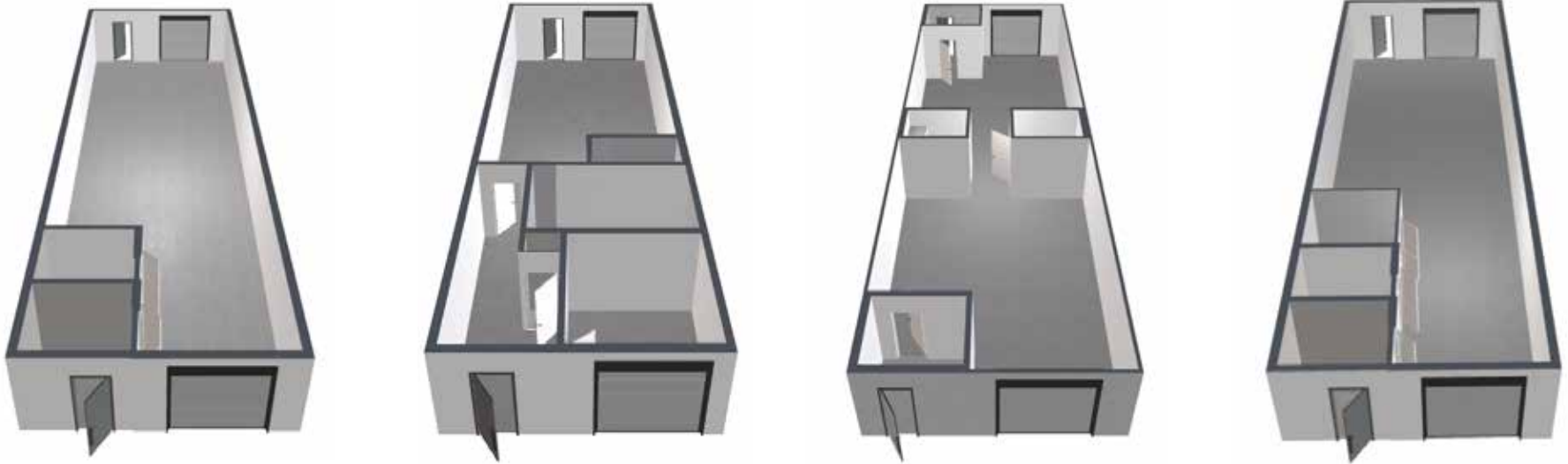
PROTOTYPE PRODUCT: WOODLANDS SHALLOW BAY



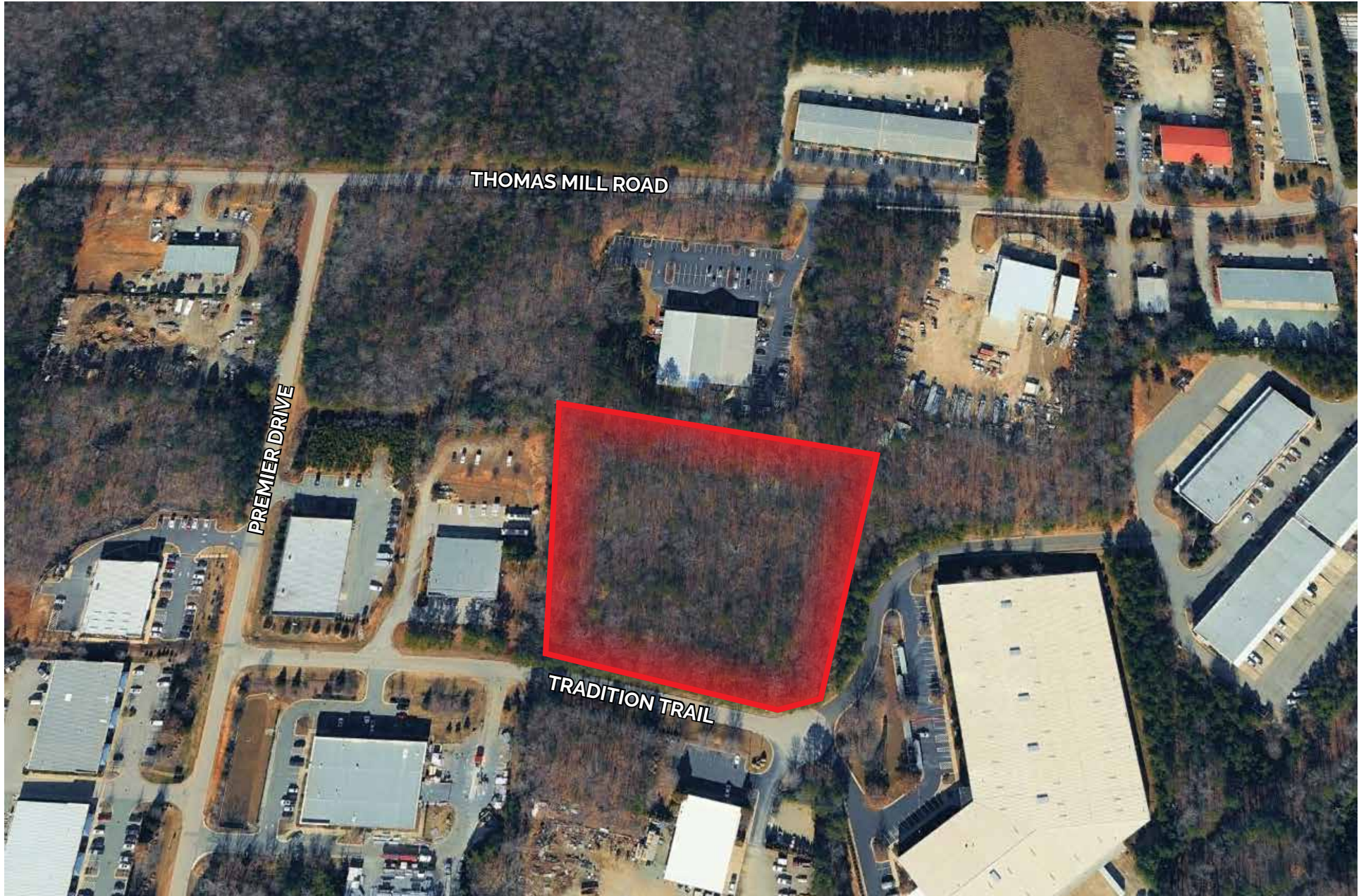
Flexible Configurations for **Warehouse, Office, Showroom, and Storage**



Potential Interior Configurations



The Woodlands Holly Springs **Parcel Outline**



Recent Sales & Leases

■ IN HOUSE SALE ■ INDUSTRIAL SALE □ LAND SALE ■ FOR LEASE



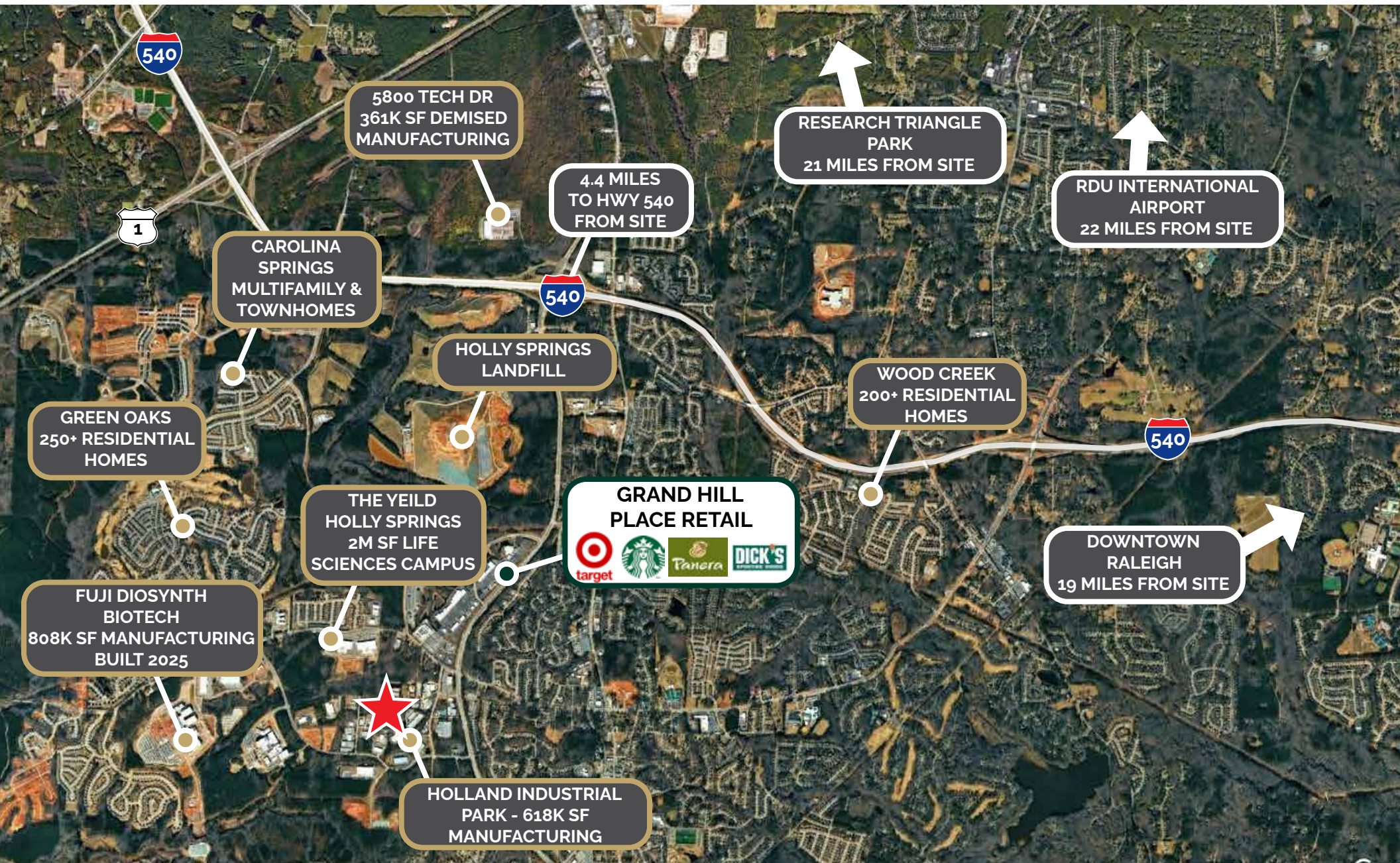
Surrounding Economic Drivers (NW)



Surrounding Economic Drivers (NE)



Greater Location





RALEIGH-DURHAM INDUSTRIAL MARKET

94.3%
Occupancy (Q3-25)

52%
Rent Growth Since 2020

97.1M
SF Industrial Inventory

MAJOR SOUTHEAST GROWTH MARKET WITH HIGH BARRIERS TO ENTRY & STRONG FUNDAMENTALS

The Raleigh-Durham MSA industrial market offers 97M SF and benefits from a diverse tenant base due to NC's state government, a highly educated labor force from a plethora of tier-1 research universities and a booming regional population.

The Triangle's industrial sector market rents have risen by more than \$1 per SF annually since 2022. This growth is fueled by a strong job market, ongoing Research Triangle Park development, and infrastructure upgrades such as the I-540 and I-885 expansions. Consistent population growth further drives demand for industrial space.

The region's affordability makes it an attractive destination for manufacturers, particularly in life sciences, semiconductors, and electric vehicles. The counties of the MSA offer lower business costs than many other metro areas, supported by North Carolina's nation-leading corporate income tax rate of just 2.5%.

Positioned Within the Triangle's Growth Engine



MSA HIGHLIGHTS

69%

Population Growth
Since 2000

43

New Residents
Per Day

#1

State for Business

#2

Fastest Growing Large
U.S. City

#2

Top 10 Cities for
Technology Jobs

WELL-BALANCED ECONOMY

Holly Springs is a rapidly growing submarket within the Research Triangle, one of the most dynamic regions in the Southeast. The area benefits from proximity to Research Triangle Park, home to more than 50,000 employees, as well as major institutions including Duke University, University of North Carolina at Chapel Hill, and North Carolina State University. Strong population growth, continued corporate investment, and expanding residential development throughout southern Wake County are driving sustained demand for commercial space in Holly Springs.



The Research Triangle region, encompassing Raleigh-Durham-Cary-Chapel Hill, is home to over 2M people and enjoys the distinction of being one of the fastest growing metropolitan areas in the country.



Between 2000 - 2021, the area welcomed more than 750,000 new residents for a 68% population boom and was recently named the 2nd fastest growing large city in the U.S. The triangle is continually ranked among the nation's best metropolitan areas as a result of its robust economy, attractive business climate, highly educated workforce, established infrastructure, and outstanding quality of life.



The region boasts a diverse, innovation-based economy anchored by world-class universities including NC State, UNC Chapel Hill, and Duke University, well-managed state and local governments, and operations of many of the nation's leading technology, biotechnology, pharmaceutical, and healthcare firms.

Transportation Infrastructure Provides Market Accessibility

RDU INTERNATIONAL AIRPORT

RDU generates roughly \$15.1 billion in economic activity yearly between supporting businesses, tourism, and trade.

The fifth fastest-growing airport in the U.S., increasing traffic by over 40% in the last decade. Non-Stop access to 50+ destinations, including London, Toronto, and Paris.

Over 14.2 million passengers and roughly 95,500 tons of cargo transported yearly.

REGIONAL PORTS

Located less than three hours of two deep water ports being the Port of Wilmington and Port of Morehead City.

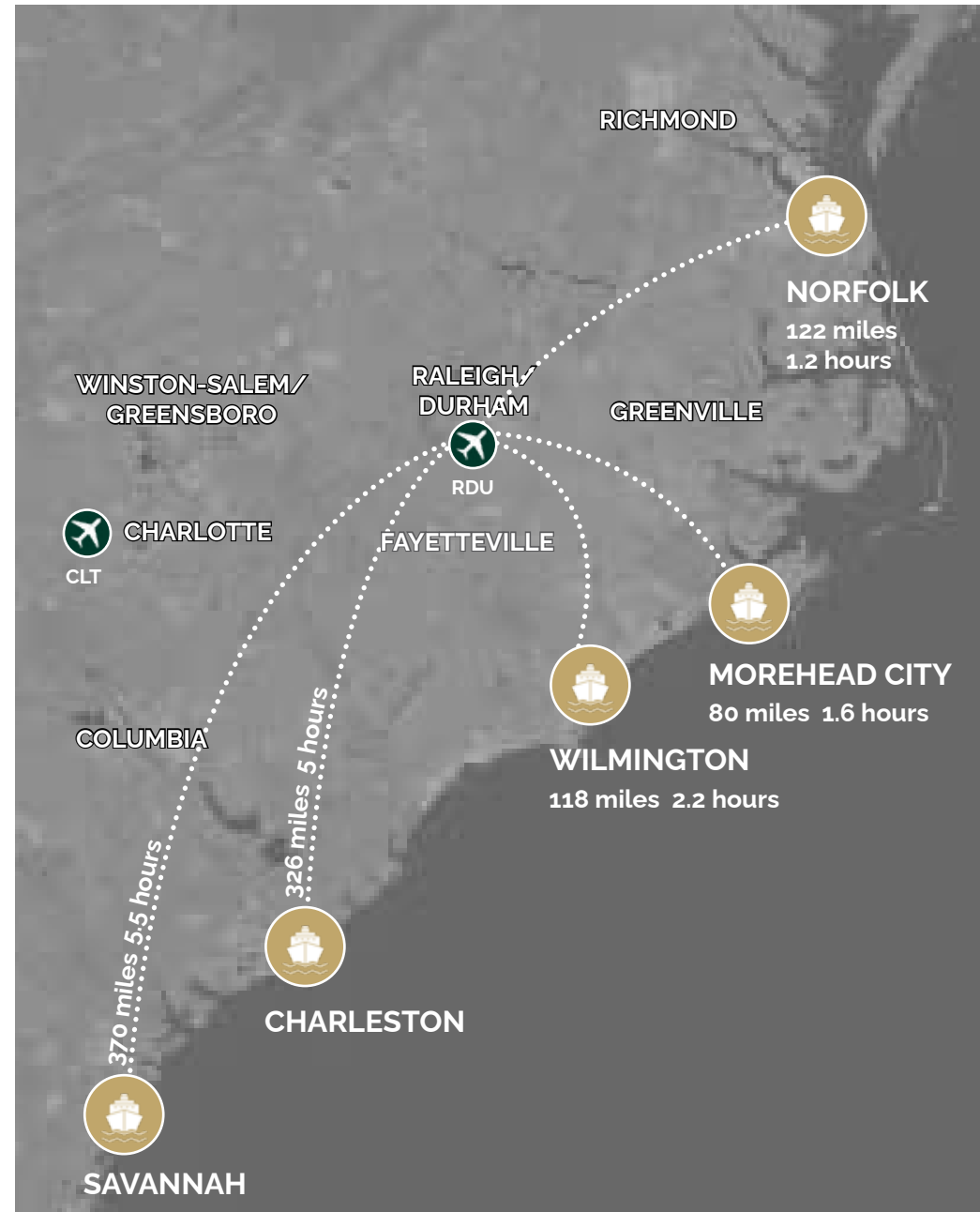
Recent announcements of growing infrastructure investments have been made recently, including a \$200 million expansion project at the Port of Wilmington. With access to I-95, Raleigh-Durham is also within 200 and 300 miles of the Port of Virginia and Port of Charleston.

RAIL ACCESS

2,000+ rail car movements happen daily within the region.

Raleigh-Durham is strategically positioned with two major rail corridors: CSX Transportation and Norfolk Southern.

Located centrally in the state, the region is connected to major freight rail hubs in Charlotte and the Port of Wilmington.



Raleigh-Durham's 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 country. 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.



FUJIFILM



RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS

COMPANY	JOBS	INVESTMENT
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
Apitect	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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