

SAMPSON SOUTHEAST BUSINESS CENTER

About the Park

Sampson Southeast Business Center is an established light industrial park, located in Clinton, NC. The park is home to many great companies and global manufacturers including:

- Coastal AgroBusiness
- DuBose Industries
- DuBose National Energy
- DuBose Strapping
- HillCo Transport
- Hog Slat
- Schindler [Escalator]
- Universal Forest Products (UFP Mid-Atlantic)

Sampson Community College's Truck Driving School is located in the park. The College's future plans in the park include Heavy Equipment Operator, Diesel Mechanic, and Public Safety training.

Address

Industrial Dr. and Armory Rd., Clinton, NC

PIN #s

12019288005, 12026556002

Total Available
120 acres

Max Contiguous
75 acres

For Sale

\$40,000 per acre

For Lease

We work with investors for Sale/Leaseback opportunities

Utilities

All utilities are present
*Available municipal wastewater is sufficient for domestic use

Topography

Flat

Rail

Not Available



Home Sweet Home

Rich in agriculture, light manufacturing, and a farmer's work ethic

Population

59,036

Eight municipalities

Community College

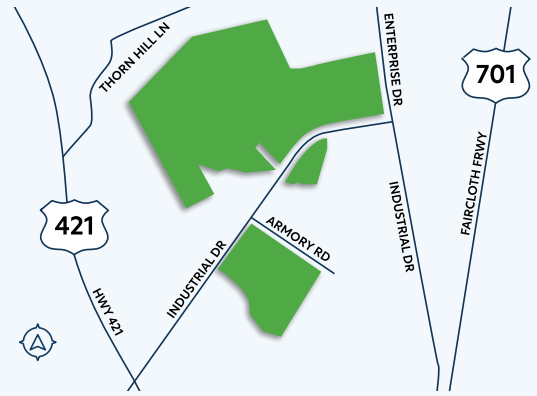
Average Wage

\$43,866 (2023)

Hospital

Two of the Top 50 Private Companies in North Carolina have HQs and operations in Sampson County

Source: Business North Carolina 2022



Perfectly Positioned

Workforce

- Labor Force (45-min drive) 92,685
- In-Bound Commuters 9,000+
- Out-Bound Commuters 14,000+

Road

- I-40 | I-95 Intersection 32 miles

Cities

- Fayetteville 34 miles
- Raleigh 58 miles
- Wilmington 62 miles

Air

- Raleigh-Durham Int'l (RDU) 78 miles
- Wilmington Int'l (ILM) 65 miles
- Fayetteville Regional (FAY) 43 miles
- Clinton-Sampson County (CTZ) 5 miles

Port

- Port of Wilmington 67 miles
- Port of Morehead City 112 miles

Transload

- Aberdeen & Rockfish (CSX | Norfolk Southern) 38 miles

Military

- Seymour Johnson Air Force 42 miles
- Fort Liberty (Fort Bragg) 47 miles
- Camp Lejeune 84 miles

Due diligence includes:

- Phase 1
- Wetlands Delineation
- Geotechnical Report
- Survey (Boundary)
- Historical and Cultural Report
- Threatened and Endangered Report



Visit sampsonedc.com to learn more about this property.



SAMPSON COUNTY
ECONOMIC DEVELOPMENT

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