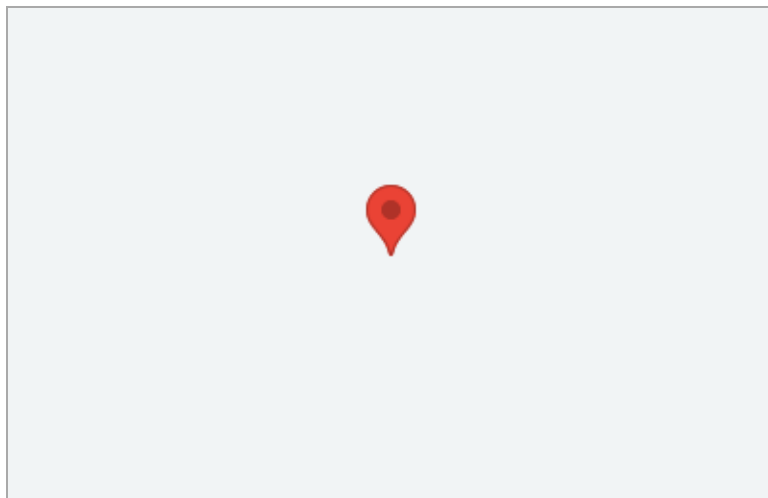




Iron Horse Industrial Park

NC Highway 211 East, Aberdeen, North Carolina 28315 - Moore County



Property details

Latitude/Longitude: 35.1158, -79.3983

Type of space: Industrial, Vacant Land

Min size: 5 acres

Max size: 72.90 acres

Last updated: 9/21/2026

Availability

For Sale: Yes

Within City Limits: No

Transportation

Nearest Airport: Raleigh-Durham International

Distance to Airport: 75 miles

Closest Airport 2: Moore County Airport

Distance to Airport 2: 10 miles

Port: No

Distance to Port: 115 miles

Nearest Interstate: Interstate 73/74

Distance to Interstate: 23 miles

Nearest Highway: US Highway 1

Distance to Major Highway: 2.6 miles

Site details

Contiguous Acres Available for Development: 56 acres

Previous Use: Undeveloped

Parcel: 00055121

Total Acres: 72.90 acres

Industrial Park Name: Iron Horse Industrial Park

Property Description: The Iron Horse Industrial Park is a 72.9-acre Heavy Industrial-zoned site located off NC Highway 211 in Aberdeen, strategically positioned between the I-73/74 and I-95 corridors in North Carolina's Central region. The site features 56 developable acres that have been cleared, with 15 acres graded and an on-site stormwater retention basin already installed. The site is fully served by on-site utilities including electric, natural gas, water, and wastewater. Direct rail connections (Aberdeen & Rockfish Railroad to CSX and Norfolk Southern) and four-lane US Highway 1 access provide efficient regional and national supply chain access. With environmental due diligence completed under Phase II ESA protocols—resulting in a "No Further Assessment Recommended" finding—Iron Horse is positioned for streamlined permitting and development. The site supports flexible industrial development scenarios, including single-story, steel-frame construction phased for multiple buildings or a single anchor tenant, making it an immediately viable platform for industrial manufacturing and logistics operations.

Rail Spur on Site: No
Rail Access: Yes
Rail Provider: Aberdeen & Rockfish Railroad

Description

The Iron Horse Industrial Park is a 72.9-acre Heavy Industrial-zoned site located off NC Highway 211 in Aberdeen, strategically positioned between the I-73/74 and I-95 corridors in North Carolina's Central region. The site features 56 developable acres that have been cleared, with 15 acres graded and an on-site stormwater retention basin already installed. The site is fully served by on-site utilities including electric, natural gas, water, and wastewater. Direct rail connections (Aberdeen & Rockfish Railroad to CSX and Norfolk Southern) and four-lane US Highway 1 access provide efficient regional and national supply chain access. With environmental due diligence completed under Phase II ESA protocols—resulting in a "No Further Assessment Recommended" finding—Iron Horse is positioned for streamlined permitting and development. The site supports flexible industrial development scenarios, including single-story, steel-frame construction phased for multiple buildings or a single anchor tenant, making it an immediately viable platform for industrial manufacturing and logistics operations.

Topography: Rolling
Site Readiness: 56 acres are cleared, 16 are graded
Current Use: Undeveloped
Land Use: Industrial
Phase 1 Audit Complete: Yes
Description Ingress/Egress: Access road to be constructed from NC Hwy 211 E to parcel boundary

Incentives

Foreign Trade Zone: Yes
Incentive Zone: Yes

Utilities

Power On Site: Yes
Electric Service Provider: Duke Energy Progress
Natural Gas Provider: Piedmont Natural Gas
Phase: 3
Gas on Site: Yes
Natural Gas Available: Yes
Water Available: Yes
Sewer Available: Yes
Electric Infrastructure Extended to Site: Yes
Water Ownership: Municipal
Natural Gas Line Size: 8 in
Sewer On Site: Yes
Sewer Provider: Town of Aberdeen/Moore County Public Utilities
Sewer Line Size: 8 in
Water On Site: Yes
Water Service Provider: Town of Aberdeen
Water Line Size: 12 in
Broadband: Yes
Telecom: Yes
Telecom Provider: Windstream Communications
Wastewater Ownership: Municipal/County

Other

Flood Plain: No
Zoning: Heavy Industrial
Industrial Park: Yes
Phase 1 Enviornmental Report: Yes
Barge Access: No



Iron Horse Aerial View



Iron Horse GIS Map



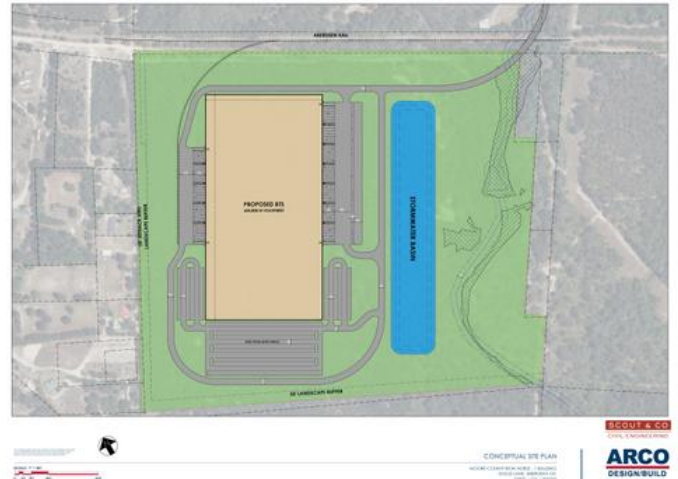
Iron Horse Site



Iron Horse Aerial View



Site Concept Plan #2: (2) +/-200,000 sf building



Site Concept Plan #1: (1) +/-600,000 sf building



Site Concept Plan #3: (2) +/-200,000 & (1) +/-100,000 sf buildings