



TOWN OF CLAYTON COMMUNICATION & OUTREACH

111 E Second Street
Clayton, NC 27520
919-553-5002

FOR IMMEDIATE RELEASE
February 10, 2026

STEEL 70 INDUSTRIAL MARKS MAJOR MILESTONE FOR CLAYTON

CLAYTON, NC – Steel 70 Industrial, a new \$50 million large-scale industrial facility along Clayton Boulevard, officially broke ground February 10, marking the start of construction on a market-ready development designed to support modern industrial and logistics businesses operating in Clayton.

The new facility is a Blue Steel Development project with design-build services provided by ARCO Design/Build. It represents a significant investment in Clayton's industrial market. The Town of Clayton's Economic Development Department welcomed the groundbreaking as a key milestone in the community's ongoing efforts to strengthen and diversify its local economy.

Steel 70 Industrial is a three-building industrial campus designed to accommodate a range of industrial users, including logistics, warehousing, and light industrial operations. The development will deliver approximately 346,400 square feet of modern industrial space across a strategically positioned site with convenient access to major transportation routes throughout the Triangle region. Construction begins on the initial phases immediately with delivery targeted for 2026.

"Clayton is an ideal location for industrial development, offering strong regional access and a supportive business environment," said Ryan Vaught, Chief Investment Officer with Blue Steel Development. "Steel 70 Industrial is designed to meet the needs of modern industrial users, and we're proud to invest in a project that aligns with the Town's economic development goals."

Designed as a flexible, market-ready industrial facility, Steel 70 Industrial will be capable of accommodating a wide range of industrial enterprises. The development will feature modern industrial specifications, including flexible floor plans, ample loading capacity, and design elements that support efficient logistics and operational needs. With its scale, visibility, and adaptability, the project is positioned to attract high-quality industrial tenants seeking a strategic location within the Triangle region.

"Steel 70 is exactly the kind of industrial product expanding markets are asking for: well-located, flexible, and designed around efficient operations," said Jon Zuk, Vice President at ARCO Design/Build. "We're proud to partner with Blue Steel to bring new, high-quality industrial capacity to Clayton and help position the community for long-term economic growth."

According to Town of Clayton Economic Development Director Joseph Stallings, Steel 70



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Industrial provides multiple benefits to the community. The project creates opportunities for future job creation as tenants locate operations at the site while also contributing to a broader and more balanced local economy. Industrial development of this scale helps diversify Clayton's employment base and supports long-term economic stability.

"Steel 70 Industrial represents the type of thoughtful, high-quality investment that supports Clayton's long-term economic goals," said Stallings. "This development enhances our ability to attract future employers, supports job creation opportunities, and strengthens our commercial tax base."

In addition, new industrial investment expands the Town's commercial tax base, helping support essential services such as public safety, infrastructure, and community amenities. Industrial properties typically generate strong long-term value while placing limited demand on residential services, making them an important component of a healthy local economy.

The project also represents a strategic use of existing infrastructure along the Clayton Boulevard corridor, reinforcing the Town's position as a competitive location for industrial and logistics employers within the greater Triangle region.

For more information on this project visit: www.bluesteeldevelopment.com/steel-70

PHOTO1: Rendering of Steel 70, a planned 346,400-square-foot industrial development located at 8121 Clayton Boulevard in Clayton, NC.

PHOTO2: Representatives from Blue Steel Development, with Mayor Jody McLeod and Town of Clayton Economic Development Director, Joseph Stallings at the groundbreaking ceremony for Steel 70 Industrial on February 10, 2026.

PHOTO 3: Town of Clayton and Johnston County officials join project partners to celebrate the official groundbreaking of Steel 70 Industrial, a new large-scale industrial campus supporting logistics and industrial operations.

PHOTO 4: Town of Clayton representatives participate in the groundbreaking ceremony for Steel 70 Industrial on February 10, 2026. Left to right: Economic Development Director Joseph Stallings, Town Council Members Porter Casey, Mayor Jody McLeod, Andria Archer, Amanda Underwood, Ruth Anderson, and Town Manager Rich Cappola.

PHOTO 5: Blue Steel Development and ARCO Design/Build team members celebrate the groundbreaking of Steel 70 Industrial on February 10, 2026.

PHOTO 6: Site view of the future Steel 70 Industrial development along Clayton Boulevard in



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Clayton, where construction officially began February 10, 2026.

SOTs

Andrew Young - Colliers International Senior Vice President
Joseph Stallings - Clayton Economic Development Director
Tim Wipperman - ARCO Division Manager

Ceremony Soundbites

Austin Jones - Blue Steel Development President
Butch Lawter - Johnston County Board of Commissioners
Jody McLeod - Clayton Mayor
Joseph Stallings - Clayton Economic Development Director
Tim Wipperman - ARCO Design Build Division Manager

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