

INDUSTRIAL FACILITY & LAND FOR SALE

6351 NC 222 HWY

SARATOGA, NC 27873

48.68 AC | $\pm$ 41,440 SF

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Positioned on ± 48.68 acres in Saratoga, North Carolina, this $\pm 41,440$ SF industrial facility offers a rare combination of existing manufacturing infrastructure, substantial expansion potential, and strategic access to Eastern North Carolina's growing industrial corridor. The property includes a $\pm 40,000$ SF warehouse and a $\pm 1,440$ SF modular office building, formerly operating as a water bottling facility.

Located just 1.75 miles from I-587 (US Hwy. 264) and minutes from Wilson's expanding industrial base, the property is ideally suited for manufacturing, food and beverage processing, distribution, warehousing, or other light industrial operations. Its proximity to the Wilson 587 Industrial Park, including Schott Pharma's planned \$371 million manufacturing campus, positions the property to benefit from continued regional economic growth.

PROPERTY HIGHLIGHTS

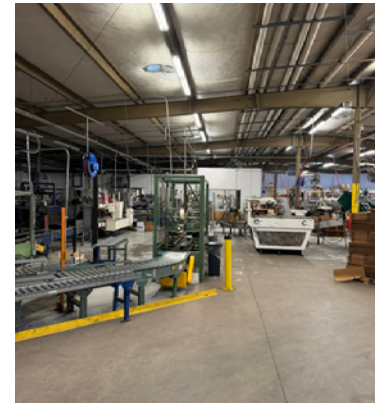
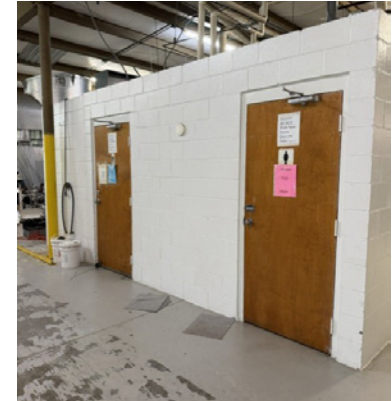
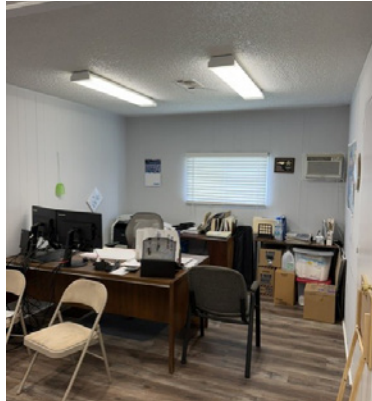
- » $\pm 40,000$ SF warehouse
- » $\pm 1,440$ SF modular office building
- » Situated on ± 48.68 acres
- » Zoned Light Industrial
- » Well and septic
- » Duke Energy electric service
- » Two 400-amp, 480/277V, 3-phase electrical panels
- » Site approved for a second well
- » PIN 3669-12-5384: ± 2.20 acres
- » PIN 3669-02-9713: ± 46.48 acres
- » **Sale price: \$2,500,000**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

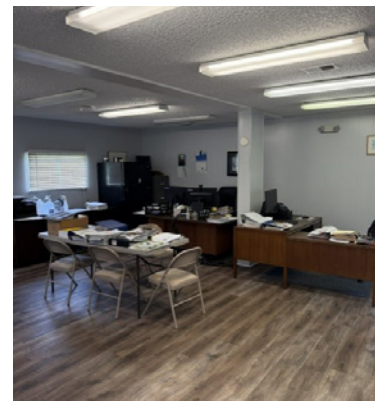
WAREHOUSE FEATURES

- » 12' eave height; 15' peak height
- » Two dock-high doors
- » Two grade-level doors
- » Production area
- » Processing room
- » Climate-controlled lab
- » Two restrooms
- » Break room



OFFICE FEATURES

- » Private offices
- » Open office area
- » Break room
- » Two restrooms



LAB / BREAK AREA

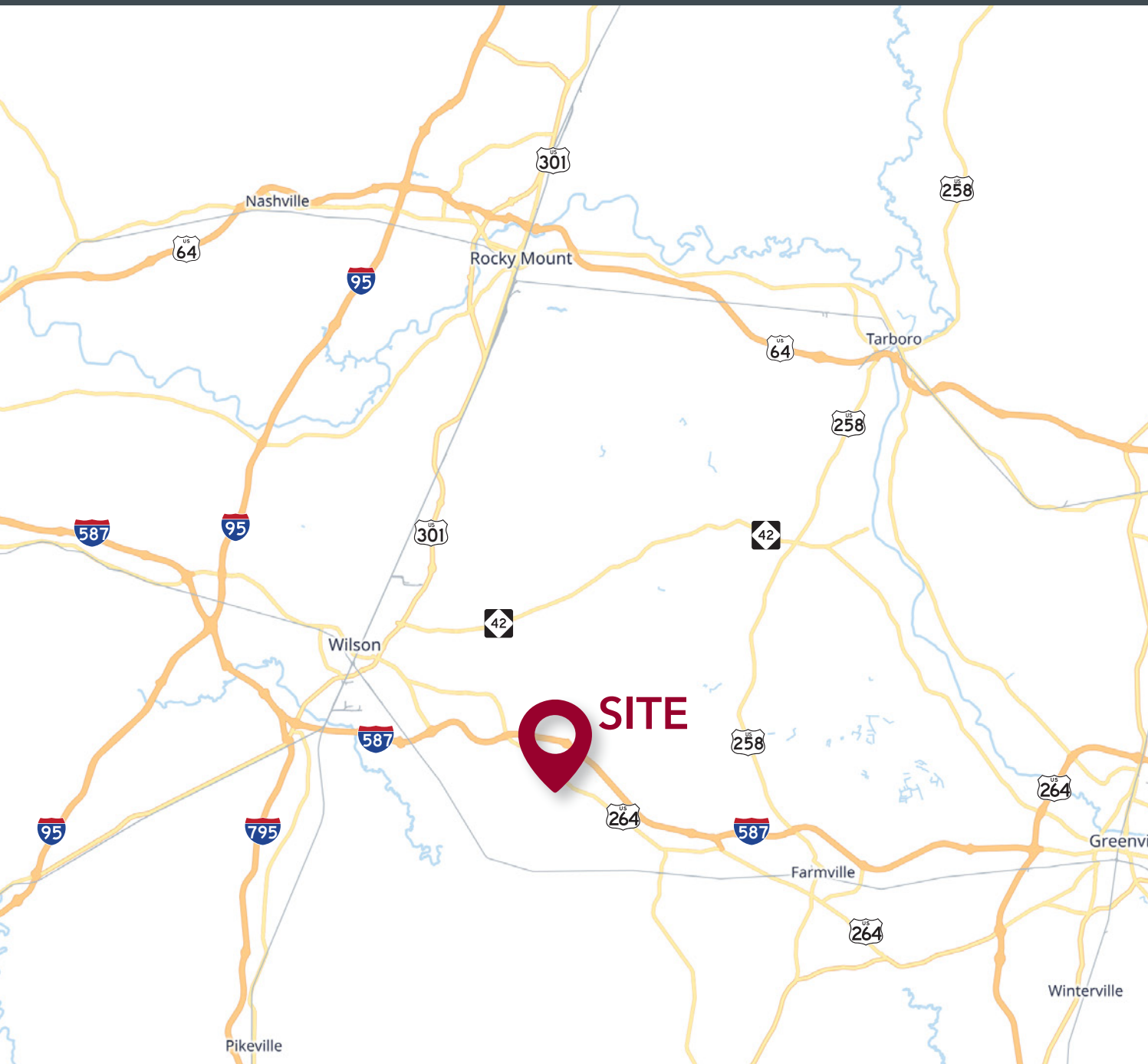


FLOOR PLAN / SITE PLAN





SURROUNDING AREA



DISTANCES

1.75 MILES
I-587 / US 264 HWY

10.9 MILES
WILSON

21.9 MILES
ROCKY MOUNT

26.8 MILES
GREENVILLE

57.9 MILES
RALEIGH