



**1350 Cunningham Road**

KINSTON, NORTH CAROLINA

EXCLUSIVELY PRESENTED BY:  
SEBASTIAN KRESSLEY  
(252) 318-2200 | OFFICE  
SEBASTIAN@MULLARKEYCRE.COM



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REAL ESTATE GROUP



SCAN ME

**1350 Cunningham Road**

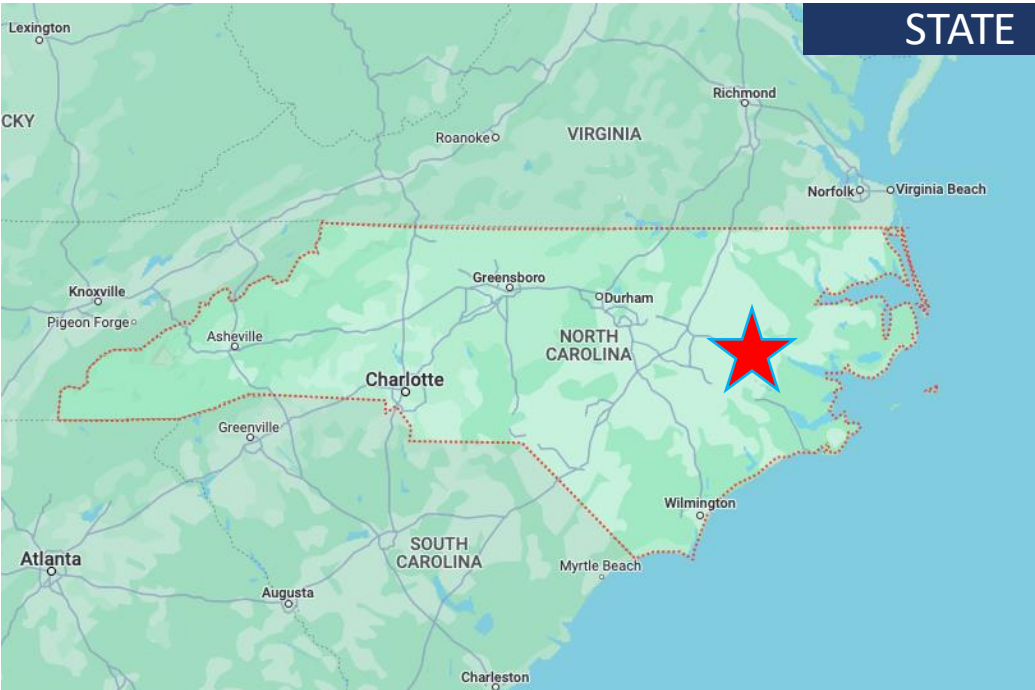
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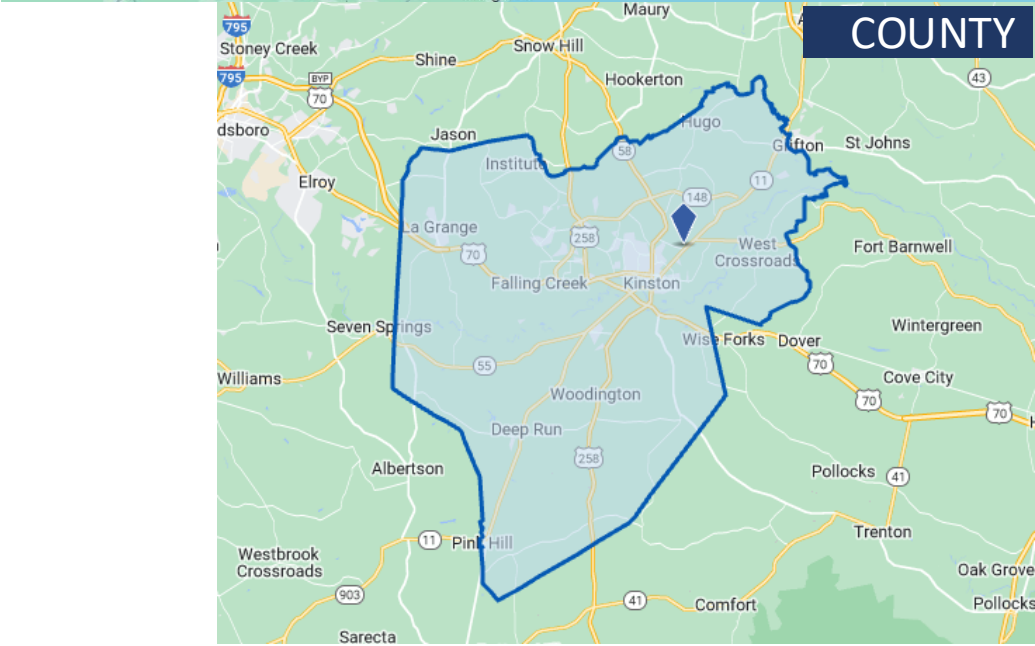


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# LOCATION OVERVIEW



STATE



COUNTY

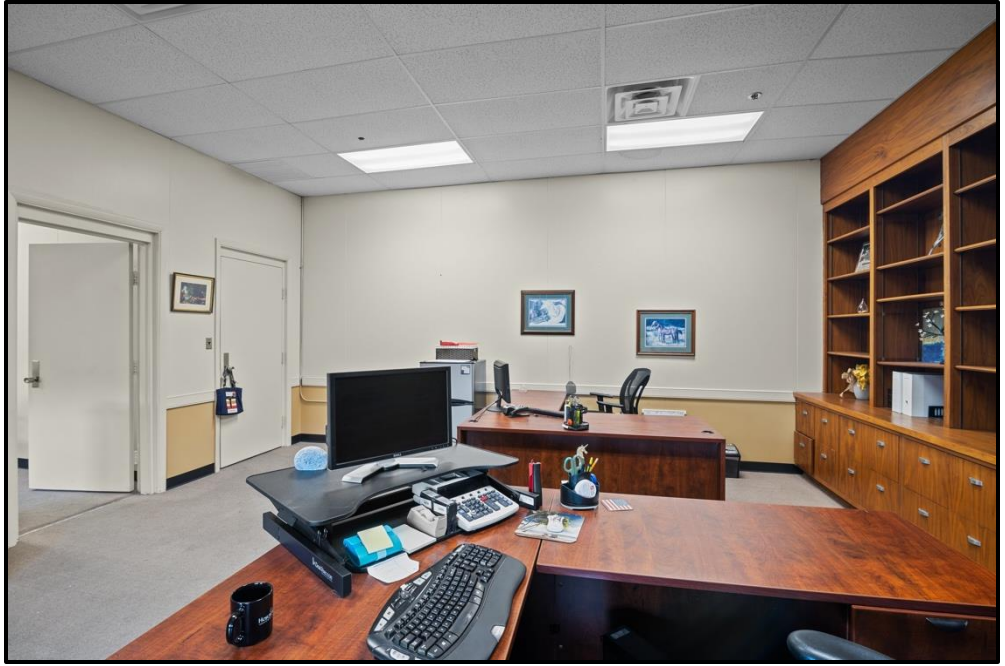


CITY OF KINSTON



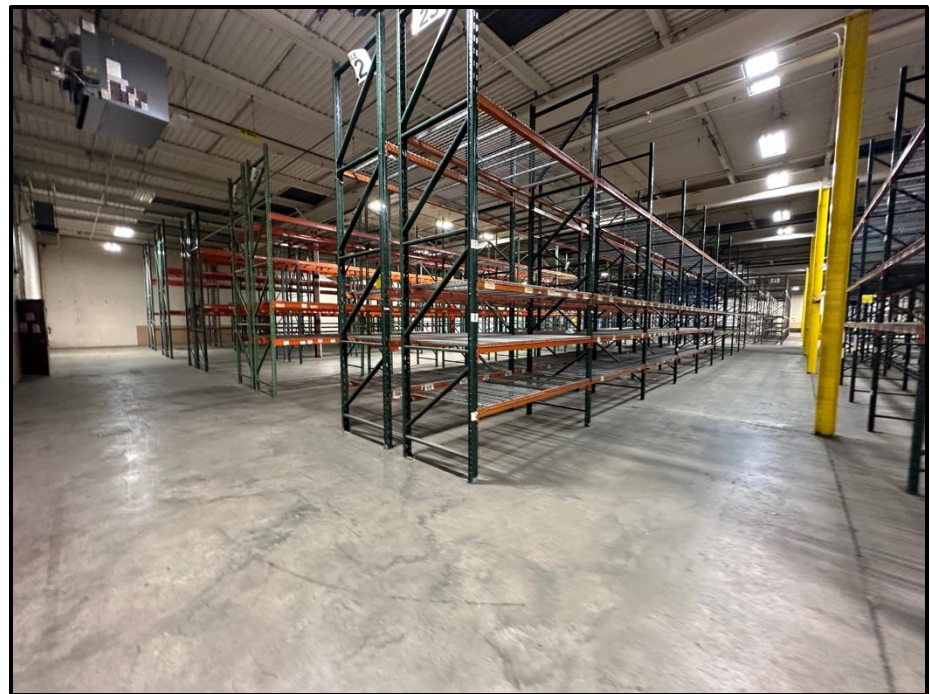
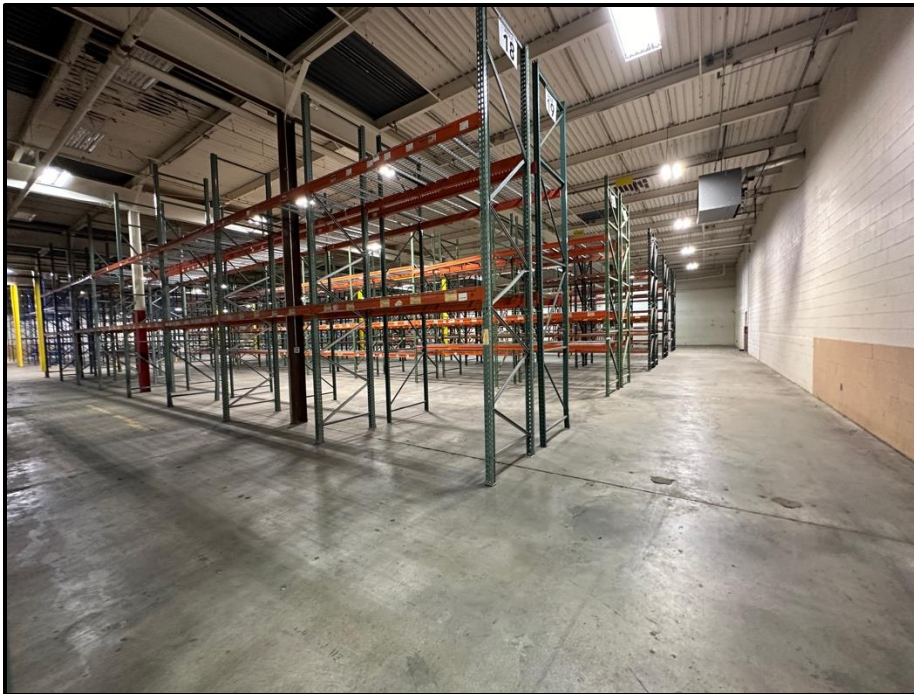


OFFICE/LOBBY SPACE

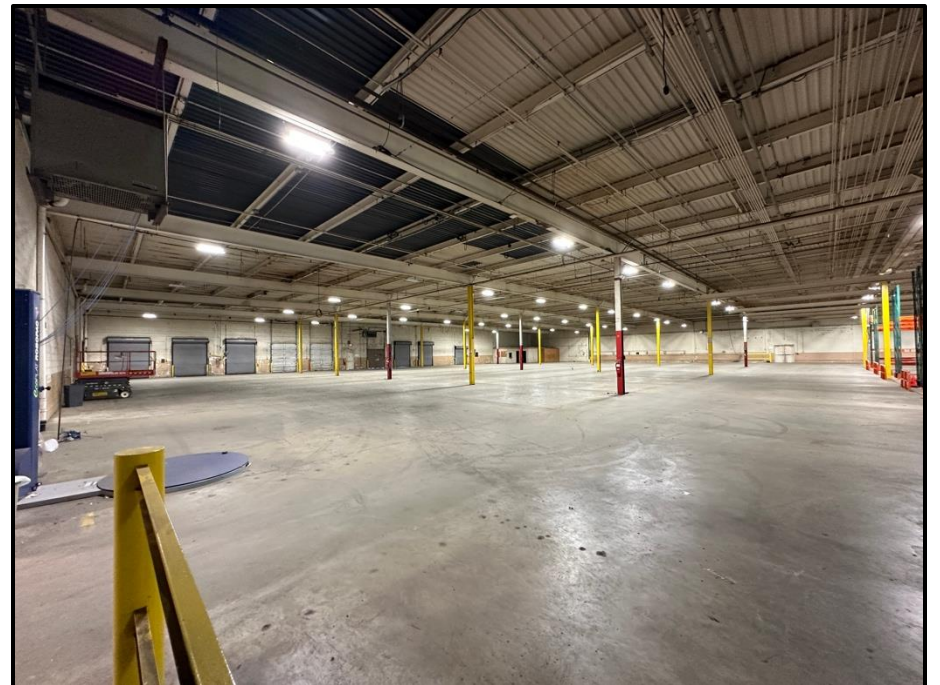
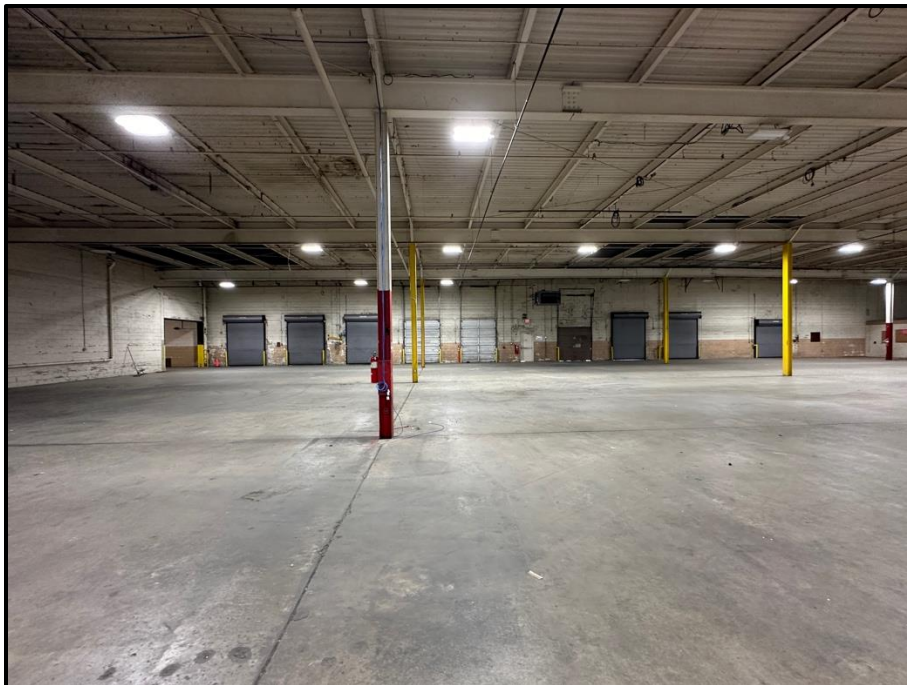
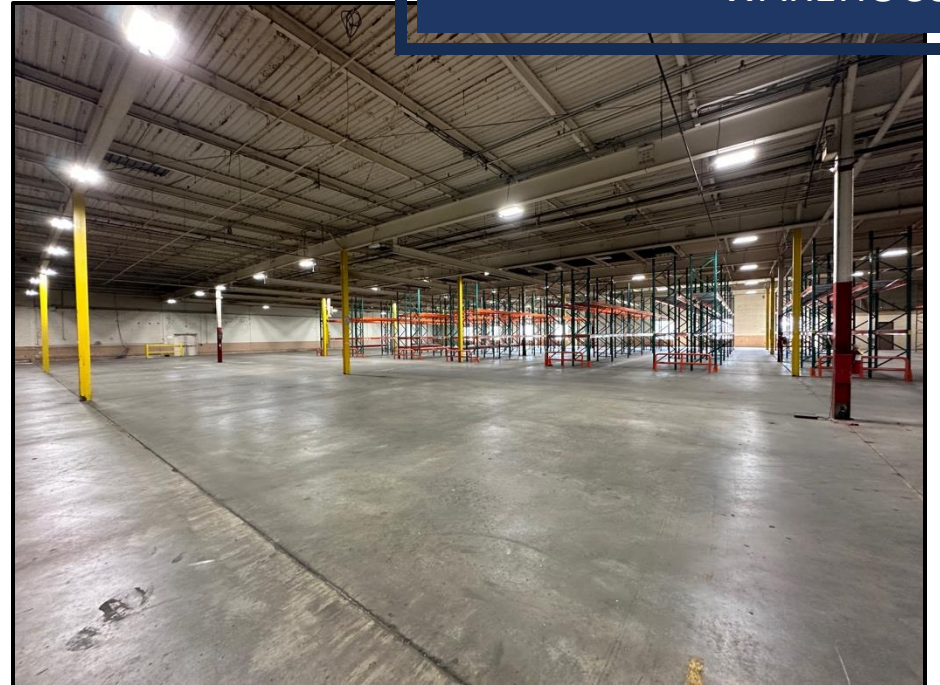
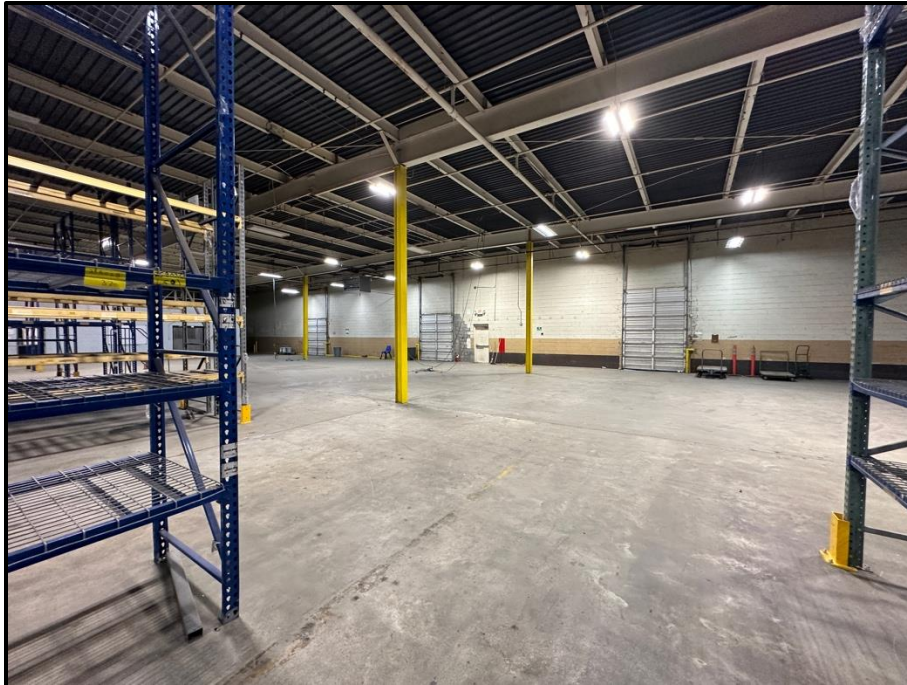


OFFICE/LOBBY SPACE









Features	Description
Zoning & Year Built:	I-1, City of Kinston, 1969
Available:	+/- 95,000 SF of Warehouse ('Bay(s) 1-3' - 30,000, 35,000, 50,000 SF), +/- 6,000 SF of total office, +/- 14,000 SF of total restrooms, training area, cafeteria/breakroom
Land Area:	37.12 Total Acres – 20.83 acres improved site, 16.29 acres excess land
Building Size	+/- 115,000 SF
Ceiling Height	20' clear & 22' total
Column Spacing	40' x 40'
Loading	18 dock-height (10' x 8'), 1 at grade door
Sprinkler	100% coverage
Lighting	Overhead LED motion-sense lighting
Power	3 Phase 480 Power over 3,000 Amps
Utilities	Electricity provided by Duke Energy. Water & sewer services by City of Kinston.

# KINSTON LENOIR COUNTY, NC

## Highway Access:

Kinston, NC, benefits from its strategic location near major highways, including US-70 and NC-11. US-70 runs directly through Kinston, providing a vital east-west connection that links the city to Raleigh, Morehead City, and other significant destinations. NC-11 offers a convenient north-south route, connecting Kinston to Greenville and Wilmington. Additionally, Kinston is within a reasonable distance to I-95, enhancing its connectivity to major interstate travel corridors. The recent announcement of the **Global Trans Park** is also a short ten-minute drive away.

## Proximity to Major Cities:

Kinston is approximately 85 miles from Raleigh, the state capital, and a 1.5-hour drive via US-70. This proximity provides access to Raleigh's extensive business and cultural amenities. Greenville, just 30 miles to the north, is a 35-minute drive, offering additional economic and educational opportunities. Wilmington, located 90 miles to the south, is also about a 1.5-hour drive, providing access to coastal resources and port facilities.



### Port of Wilmington

**Distance from Kinston:** Approximately 95 miles

**Description:** The Port of Wilmington is a major deep-water port on the Cape Fear River. It serves as a significant hub for the import and export of various goods, including containerized cargo, bulk, and breakbulk commodities.

### Port of Morehead City

**Distance from Kinston:** Approximately 70 miles

**Description:** Located on the Newport River, the Port of Morehead City is one of the deepest ports on the U.S. East Coast. It specializes in bulk and breakbulk cargoes and offers direct access to the Atlantic Ocean.

### Port of Norfolk (Norfolk, VA)

**Distance from Kinston:** Approximately 150 miles

**Description:** While not in North Carolina, the Port of Norfolk is a major international gateway located relatively close to Kinston. It is one of the largest ports in the United States, handling a wide range of cargo types.

FOR MORE INFORMATION, PLEASE CONTACT

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