



**Price Reduced!**

OFFICE/WAREHOUSE WITH REFRIGERATED/FREEZER SPACE FOR SALE/LEASE

**104 COMMERCIAL AVE**

MOUNT OLIVE, NC 28365

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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

# Property Overview

**\$3,695,000**  
REDUCED  
SALE PRICE

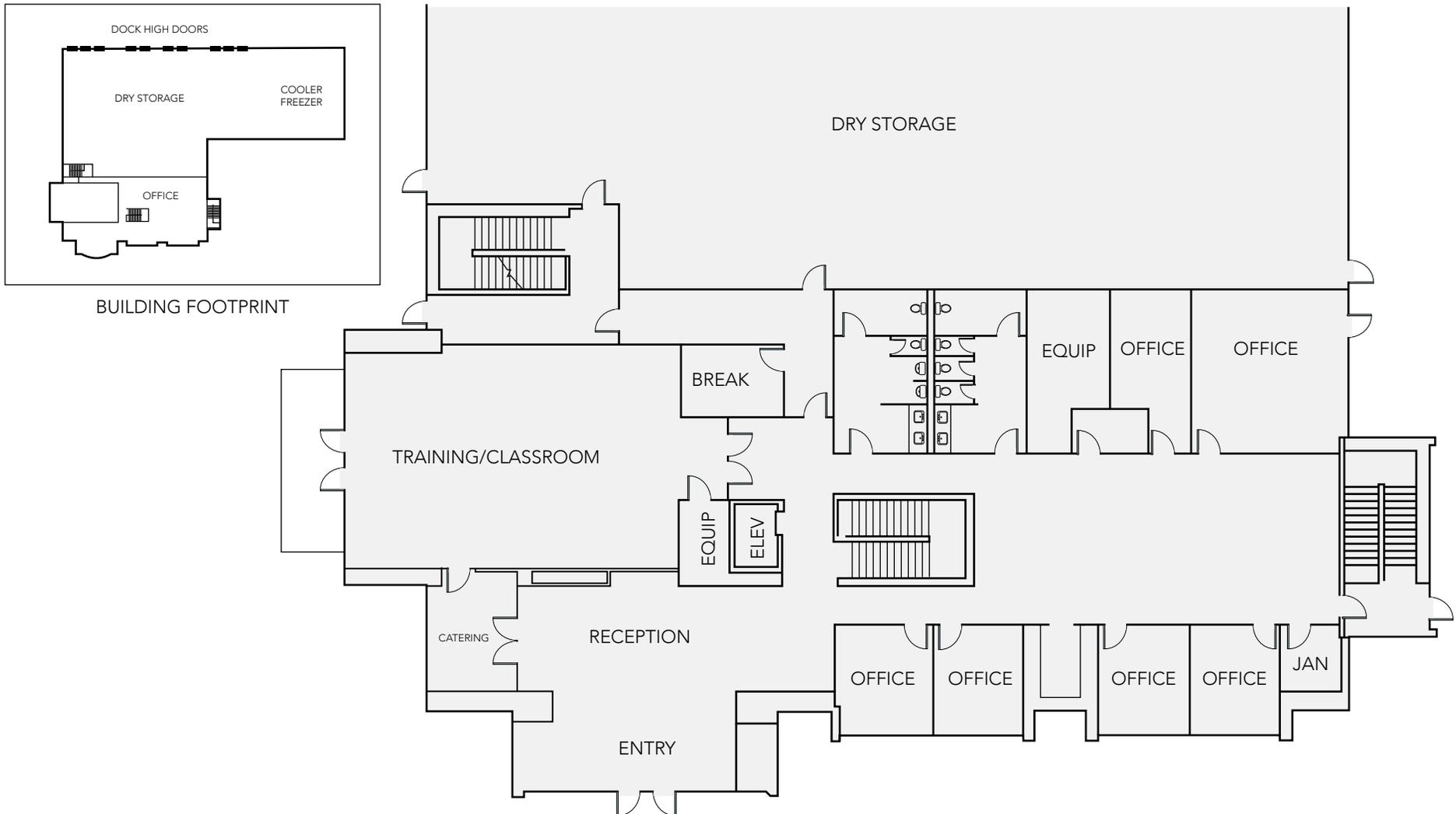
**\$12.75/SF**  
NNN  
LEASE RATE

- **Office Space – Floor 1 (±6,400 SF)**
  - Reception, private offices, open bullpen, workroom, break, and conference room
- **Assembly Room – Floor 1 (±1,205 SF)**
  - Separate outside entrance with access from the main office area
- **Office Space – Floor 2 (±6,200 SF)**
  - Corporate-sized offices, bullpen, large conference room, and commercial kitchen (750-gallon grease trap)
  - Elevator and stair access
- **Warehouse Space – ±14,815 SF (Sprinklered)**
  - Racking in place
  - 7 dock doors (6 with manual dock levelers, 1 without, ideal for grade-level ramp)
  - Ceiling height: ±26' with warehouse windows above dock doors
- **Refrigerated & Freezer Warehouse**
  - ±2,186 SF Refrigerated Warehouse
  - ±5,400 SF Freezer Warehouse
  - Common dock for cooled warehouse with three dock doors (hydraulic dock levelers)
  - Racking in place, can be used as standard warehouse storage
- **Power Supply**
  - 1,200 AMP, 3-Phase Power, 480/277 Volt
  - 400 AMP, 3-Phase Power, 208/120 Volt
- **Structural Features**
  - Fully sprinklered building and warehouse
  - Floor load: 4,000 PSI (warehouse) | 3,000 PSI (office areas)
  - Warehouse includes office space, men's and women's restrooms, and a break area
- **Additional Features**
  - Surplus land for additional warehouse space, parking, or outside storage
  - Office space includes multiple offices along the glass line on both floors
  - Building signage available
  - Full set of building plans available for review

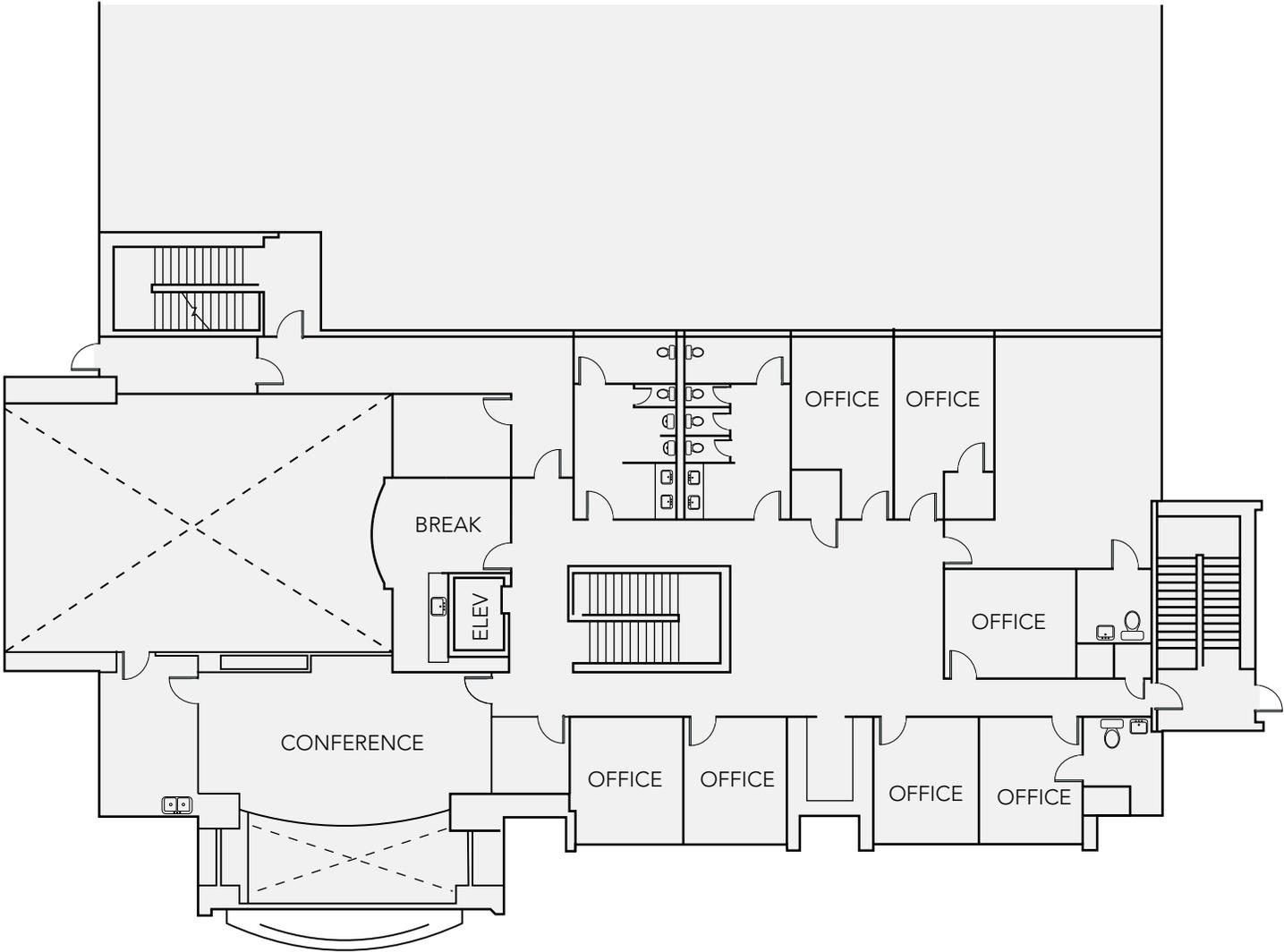
**±36,205 SF Office, Warehouse & Refrigerated/  
Freezer Warehouse Facility on ±9.65 Acres**



# 1st Floor



# 2nd Floor



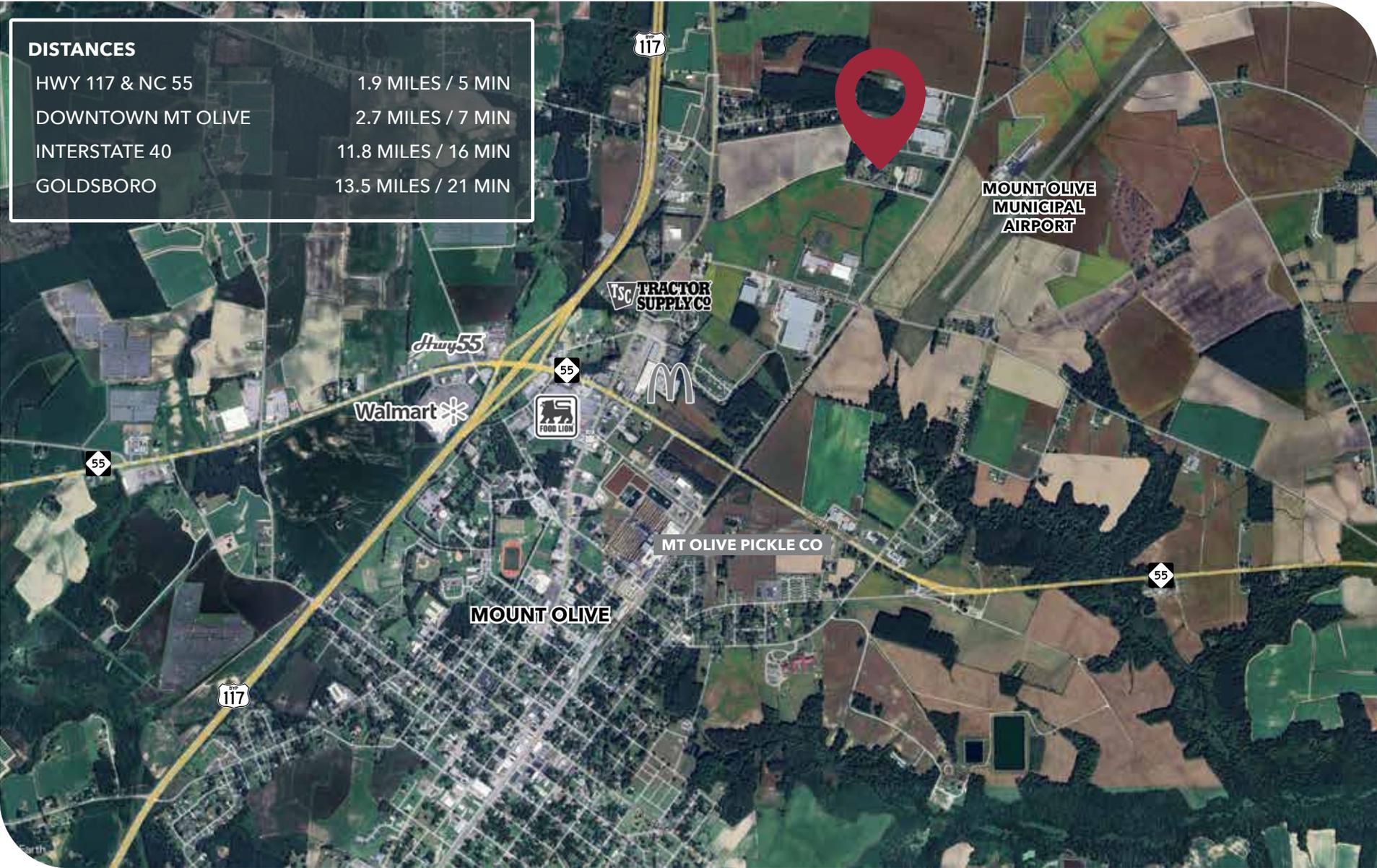
# Property Photos



# Area Amenities

### DISTANCES

HWY 117 & NC 55	1.9 MILES / 5 MIN
DOWNTOWN MT OLIVE	2.7 MILES / 7 MIN
INTERSTATE 40	11.8 MILES / 16 MIN
GOLDSBORO	13.5 MILES / 21 MIN



# Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	544	7,252	12,145
Daytime Population	897	8,801	12,215
Median Age	34.2	35.7	36.5
Average Household Income	\$65,767	\$74,239	\$73,238
Average Home Value	\$174,017	\$177,155	\$169,558
Total Businesses	46	388	462
Total Employees	597	4,551	5,406

