

DRAKE STREET INDUSTRIAL SITE

1331 STANCELL ST
ROANOKE RAPIDS, NC 27870

GEORGIA AVE

RAIL LINE

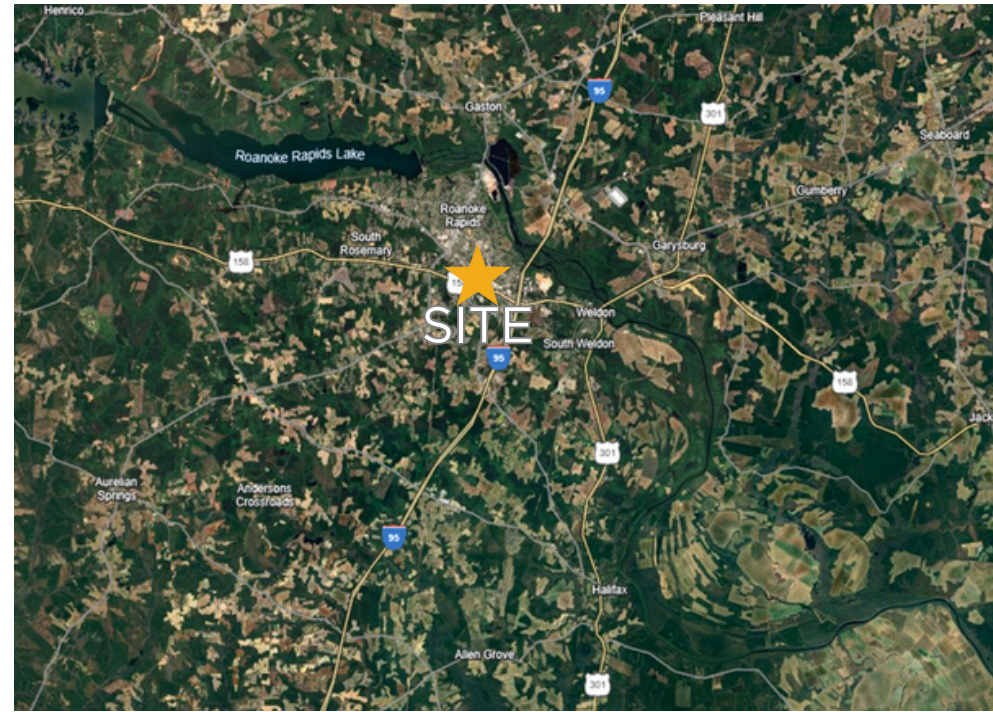
DRAKE ST

STANCELL ST

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

- **Industrial Investment Opportunity:** Situated on ± 3.4 acres at the corner of Drake St and Stancell St, this Roanoke Rapids property features two $\pm 5,000$ SF industrial buildings and a $\pm 2,360$ SF office/retail building. With utilities available and an existing house to be removed, the site is primed for immediate use or future enhancements.
- **Rail-Served Potential:** With access to Seaboard Coast Line Railroad and approved plans for an on-site rail spur, the property is ideal for logistics, warehousing, or manufacturing operations in a strategic industrial corridor.

SITE SIZE

± 3.4 Acres

PIN(S)

0900048, 0900500, 0900501, 0903969,
0903970

EXISTING BUILDINGS

Two $\pm 5,000$ SF industrial buildings
One $\pm 2,360$ SF retail/office building
Existing house on property will be removed by current owner.

RAIL ACCESS

Seaboard Coast Line Railroad, Seller has approved plans to add a rail spur onsite

UTILITIES

Available

PRICE

\$1,500,000.00

POTENTIAL RAIL SPUR LOCATION



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