

An aerial photograph showing a large industrial and retail complex. In the foreground, a long, single-story building with a white roof and dark siding is visible, with the name "Boone's Antiques Inc." partially visible on its side. To the right of this building is a smaller, two-story structure with a brown roof. Behind the main building is a large, long building with a grey corrugated metal roof. The complex is situated next to a multi-lane road, identified as US Highway 301 S, which has a "301" shield sign. A large semi-truck is driving on the highway. The area is surrounded by green trees and a body of water is visible in the background.

**SIX BUILDINGS AVAILABLE**

**US Highway 301 S**



**2014 US HWY 301 S**  
**Wilson, NC 27893**

## PROPERTY INFORMATION

Address: 2014 US Hwy 301 S, Wilson, NC 27893

Location: Wilson, Wilson County, NC

Acreage: ±5.07 acres

Availability: Six Buildings, (5) Industrial and (1) Retail  
±750 SF to ±34,240 SF

Parcel No.: 3711-72-9609

Zoning: LI - Light Industrial

Frontage: US Hwy 301 S with 17,000 AADT

Lease Rate: \$1.50 - \$7.50, depending on building and floor level

Lease Terms: 1-3 years

Description: Located along US Hwy 301 S at Wilco Boulevard, this property features six buildings for lease, five industrial and one retail, offering versatile space to meet a variety of business needs. The property sits just minutes from downtown Wilson's most exciting new developments, including Centro at Pine-Nash, now open with new apartments and vibrant street-level retail that's energizing the district. Only blocks away, the \$64M+ WiSE Stadium and Sports & Entertainment District, scheduled to open in 2026, is poised to draw consistent foot traffic and regional visitors year-round.

With excellent visibility, direct access and proximity to transformative projects, this site is well positioned to capture the benefits of a growing market and a community on the rise.



## NEARBY ATTRACTIONS

Wilson Botanical Gardens

Wilson County Fairgrounds

Parker's BBQ

Pine-Nash Street District

Wilson Square Shopping Center

Fleming Stadium

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## BUILDINGS AVAILABLE



\*All buildings need some renovations and repair.

**DAVID BATTEN**  
**DAVID STROUD**

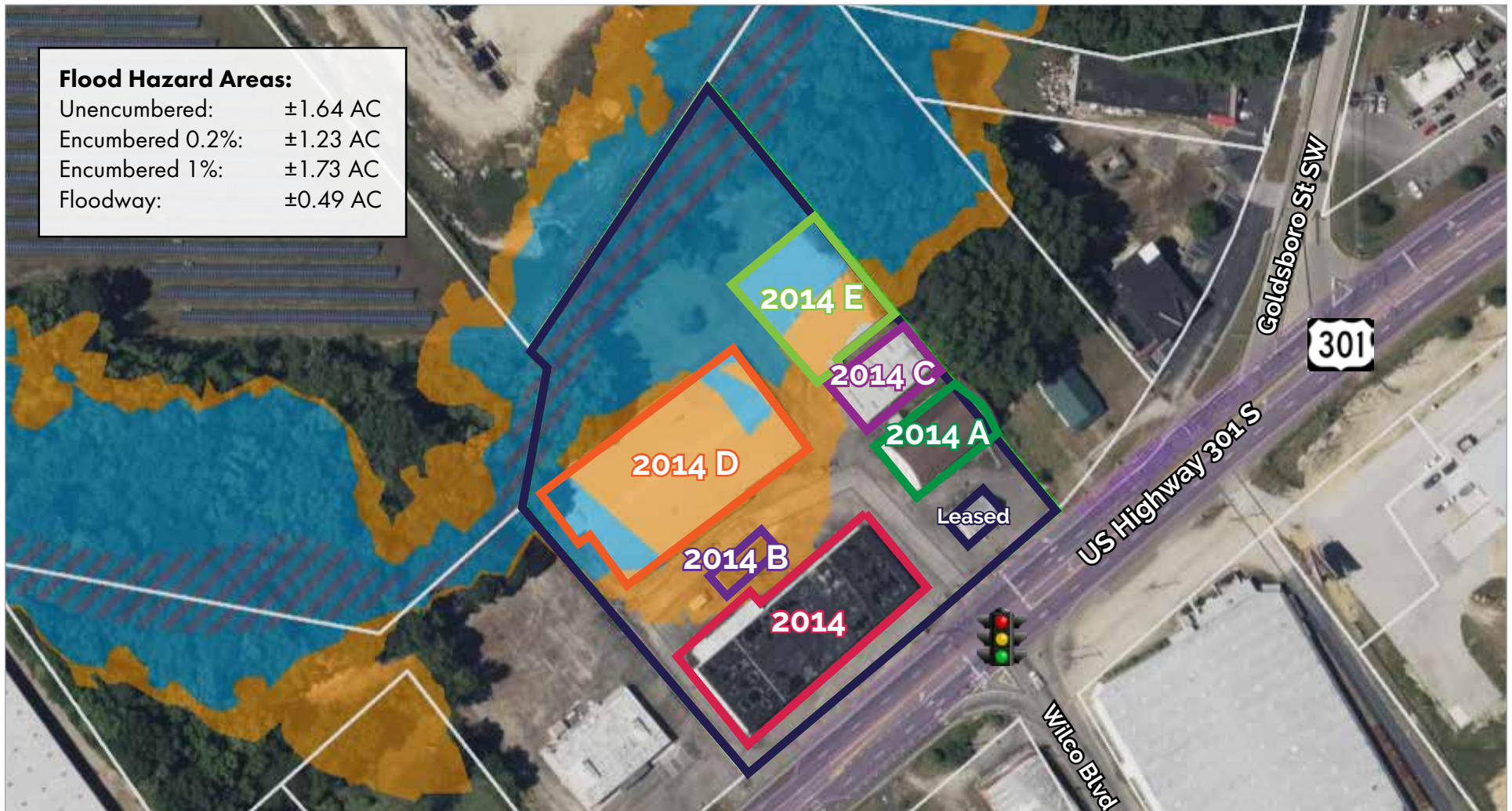
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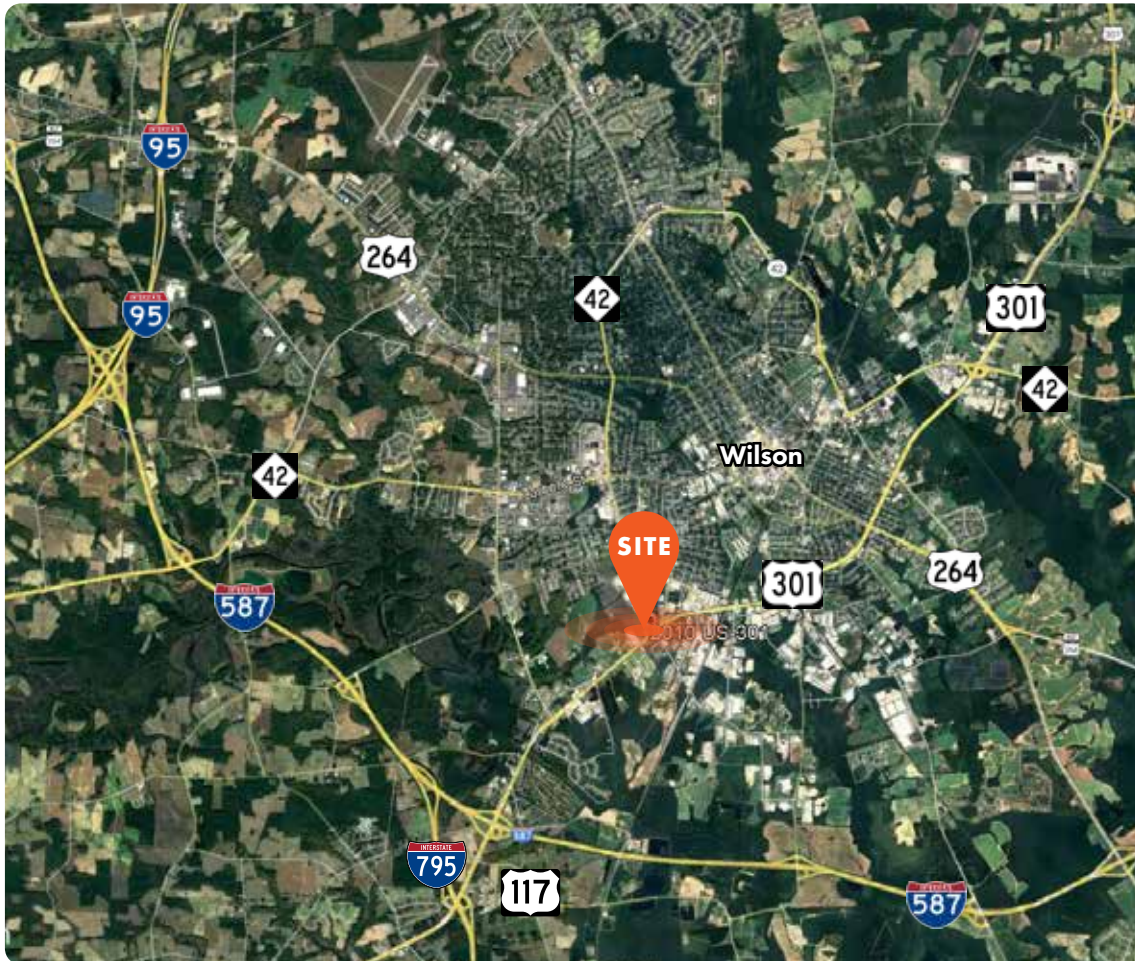


## Parcel Information





## Location Map



## LINKS

[City of Wilson Development Services](#)  
[City of Wilson Land Development](#)  
[City of Wilson Permits](#)  
[Public Transportation](#)  
[Chamber of Commerce](#)

## EASE OF ACCESS

US Hwy 301 S      ±0 miles  
 I-587/US Hwy 264      ±2.2 miles  
 I-95      ±7.3 miles

	1-Mile	2-Mile	5-Mile
Population	3,358	27,547	47,629
Average HH Income	\$56,177	\$61,177	\$72,791
Median Age	41.6	42.0	39.0
Daytime Population	4,147	39,185	59,277
Workers	1,968	22,027	31,557
Residents	2,179	17,158	27,720



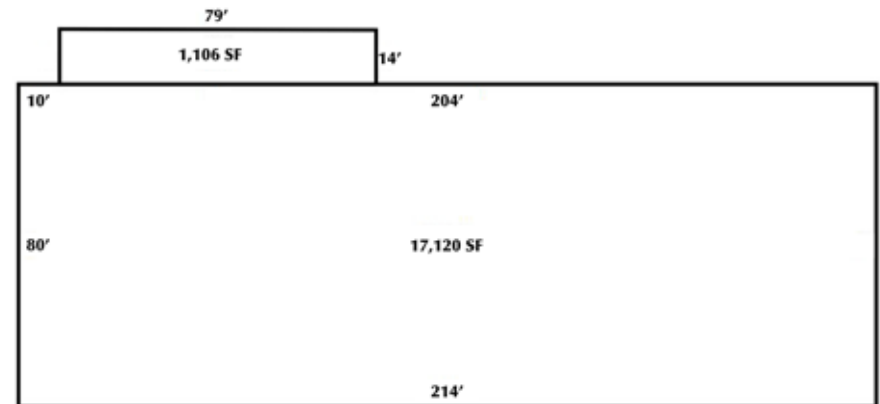


## Aerial Photos



## BUILDING 2014

Total Square Footage:	±34,240 SF (±17,120 SF per floor)
Story:	2-story
Year Built:	1954
Space Use:	Retail and Storage
Sprinklers:	Fully sprinklered
Ceiling Height:	9' 2"
Ceiling Clear Height:	8' 6" clear under beams
HVAC:	Fully conditioned
Office:	Yes
Storage:	In basement; divided into 5 equal bays
Entrance Details:	Existing double door entrance with possible (2) additional double door entrances
Restroom:	(3) restrooms
Space & Date Available:	1st Floor Retail: Available within 45 days Floor 2 Storage (Ground): Available within 90 days
Lease Rate:	Floor 1: \$7.50/SF Floor 2 (Ground): \$2.00/SF





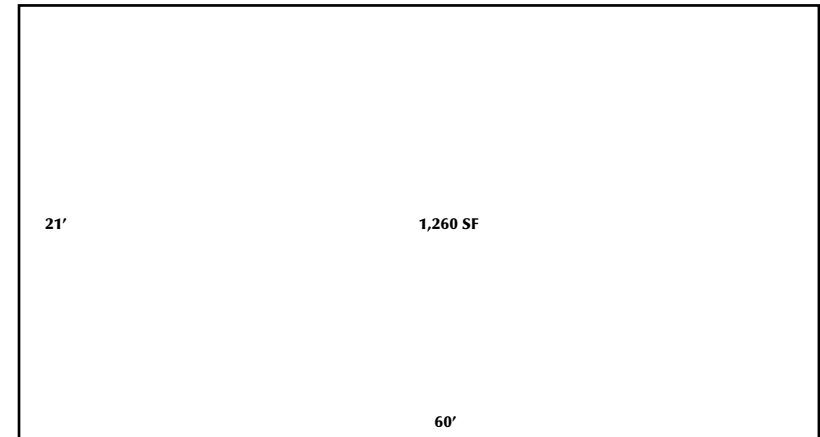
## BUILDING 2014 INTERIOR PHOTOS





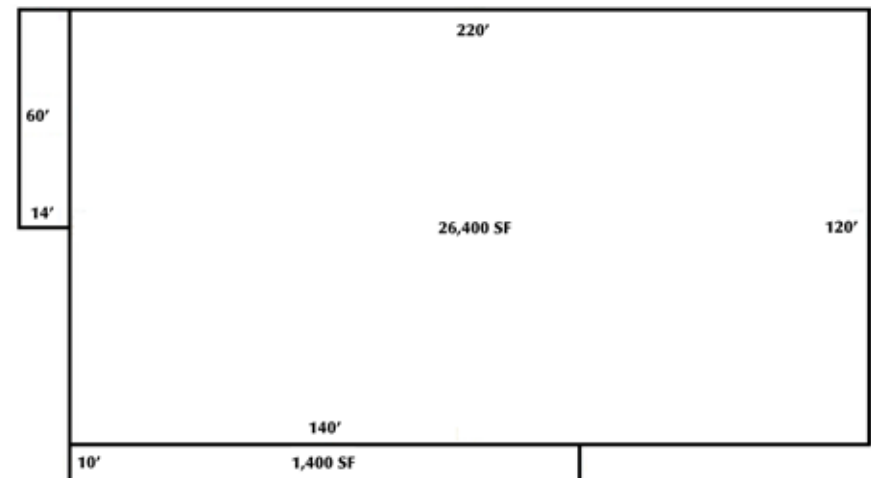
**BUILDING 2014 B**

Total Square Footage:	±1,500 SF
Story:	1-story
Space Use:	Workshop
Sprinklers:	Fully sprinklered
HVAC:	Gas heaters only, no A/C
Subdividable:	Yes, into (2) spaces
Restroom:	(1) restroom
Space & Date Available:	±750 SF available in 30 days ±1,500 SF available in 90 days
Lease Rate:	\$4.00/SF

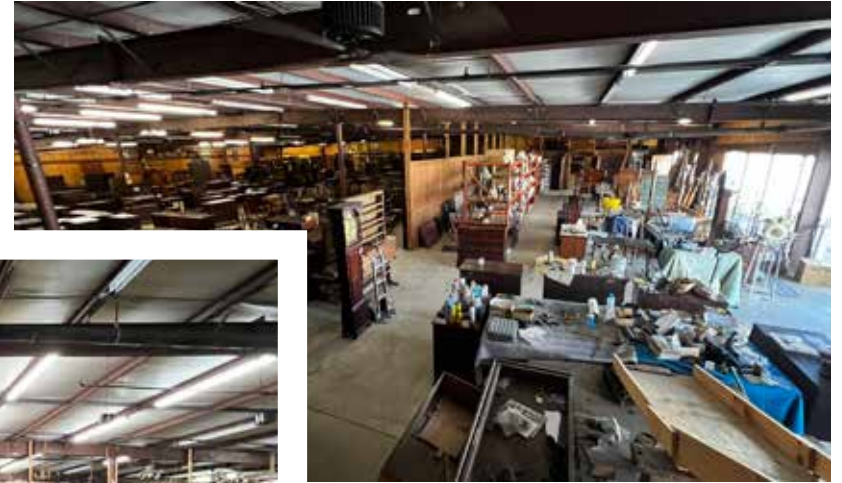
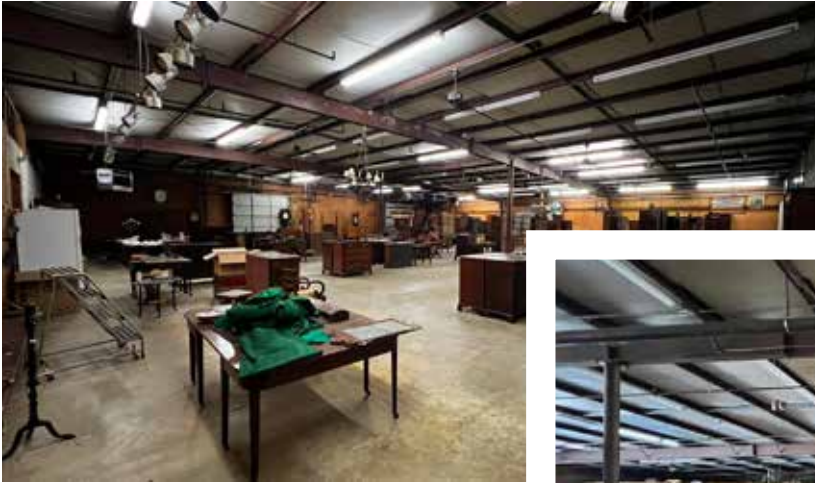


## BUILDING 2014 D

Total SF Available:	±26,400 SF; can be subdivided into (2) spaces
Story:	1-story
Year Built:	1971
Space Use:	Warehouse
Sprinklers:	Fully sprinklered
Ceiling Clear Height:	12' 2" clear under steel beams in center 10' 4" clear under steel beam at eaves
HVAC:	Gas pack heaters only, no A/C (fans throughout)
Dock Doors:	(3) docks doors, 11' wide x 10' tall (2) covered under canopy
Drive-In Door:	(1) drive-in door, 11' wide x 10' tall
Lighting:	Fluorescent lighting throughout
Office:	(1) conditioned office
Restroom:	(3) restrooms
Date Available:	Within 30 days
Lease Rate:	\$2.95/SF

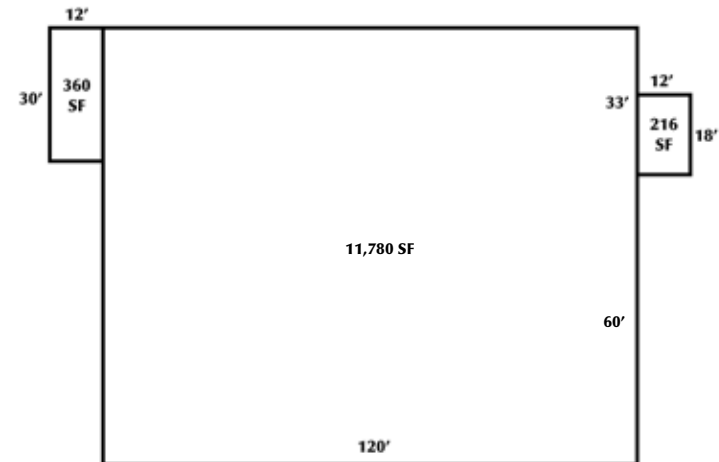




**BUILDING 2014 D INTERIOR PHOTOS**

## BUILDING 2014 E

Total SF Available:	±11,760 SF
Story:	1-story
Year Built:	1970
Space Use:	Storage/Warehouse
Sprinklers:	Fully sprinklered
Clear Ceiling Height:	10' 5" clear at eaves 11' 10" clear in the center (under beams)
HVAC:	Gas heaters only, no A/C
Dock Doors:	(1) 8' x 8' dock door (1' off ground/box truck height) (1) 8' x 10' dock door on the back of building
Restroom:	No
Date Available:	In 120 days
Lease Rate:	\$2.75/SF

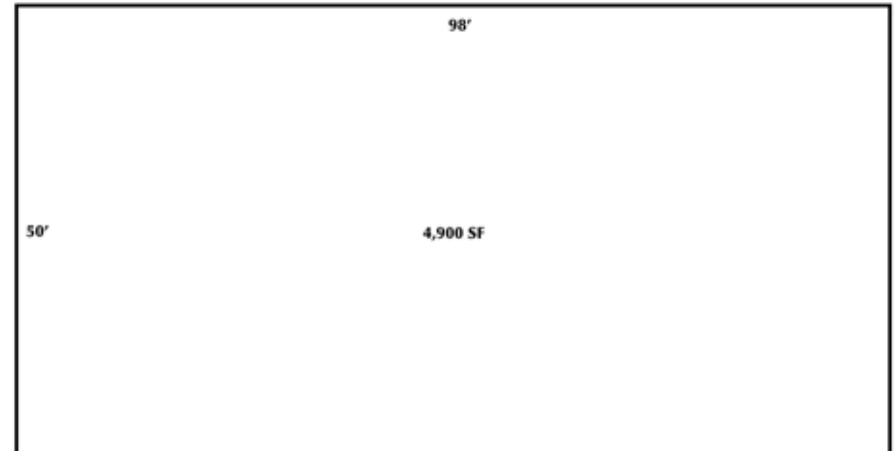




**BUILDING 2014 E INTERIOR PHOTOS**

**BUILDING 2014 C**

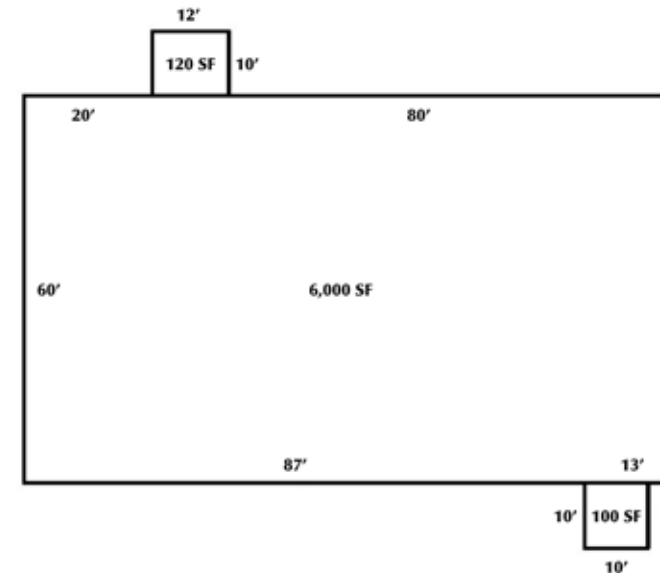
Total SF Available:	±4,900 SF
Story:	1-story
Year Built:	1970
Space Use:	Workshop
Sprinklers:	Fully sprinklered
HVAC:	Gas heaters only, no A/C
Restroom:	(1) restroom
Date Available:	August 2027
Lease Rate:	\$4.00/SF

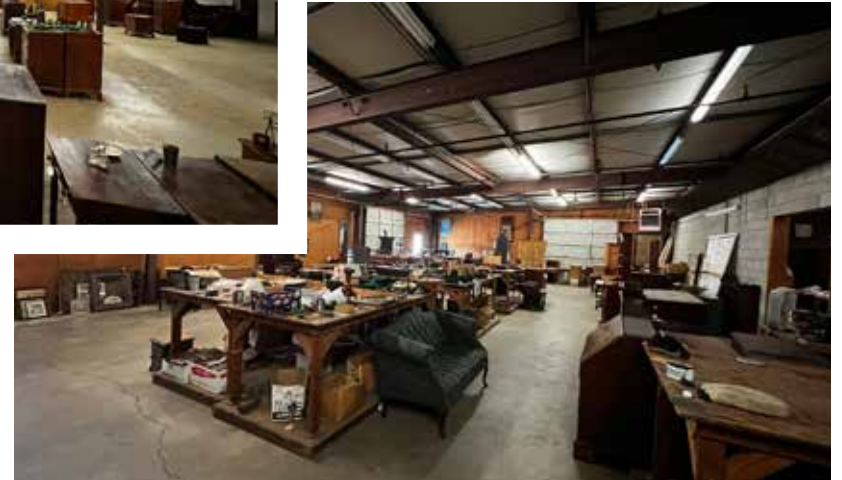




## BUILDING 2014 A

Total SF Available:	±18,000 SF (± 6,000 SF per floor)
Story:	3-story
Year Built:	1968
Space Use:	Warehouse/Storage
Sprinklers:	Fully sprinklered
Ceiling Height:	9' 7" to ceiling
Clear Ceiling Height:	8' 1" clear under rafters
HVAC:	Gas heaters only, no A/C
Loading Dock:	(1) 12' wide x 8' tall loading dock on 1st floor
Dock Door:	(1) 8' x 10' door on 2nd floor
Lighting:	Fluorescent lighting throughout
Restroom:	(2) restrooms on ground floor
Stairwell:	Separate stairwell to second floor for private entrance
Date Available:	In 60 days
Lease Rate:	1st Floor: \$6.00/SF 2nd Floor: \$2.50/SF 3rd Floor: \$1.50/SF



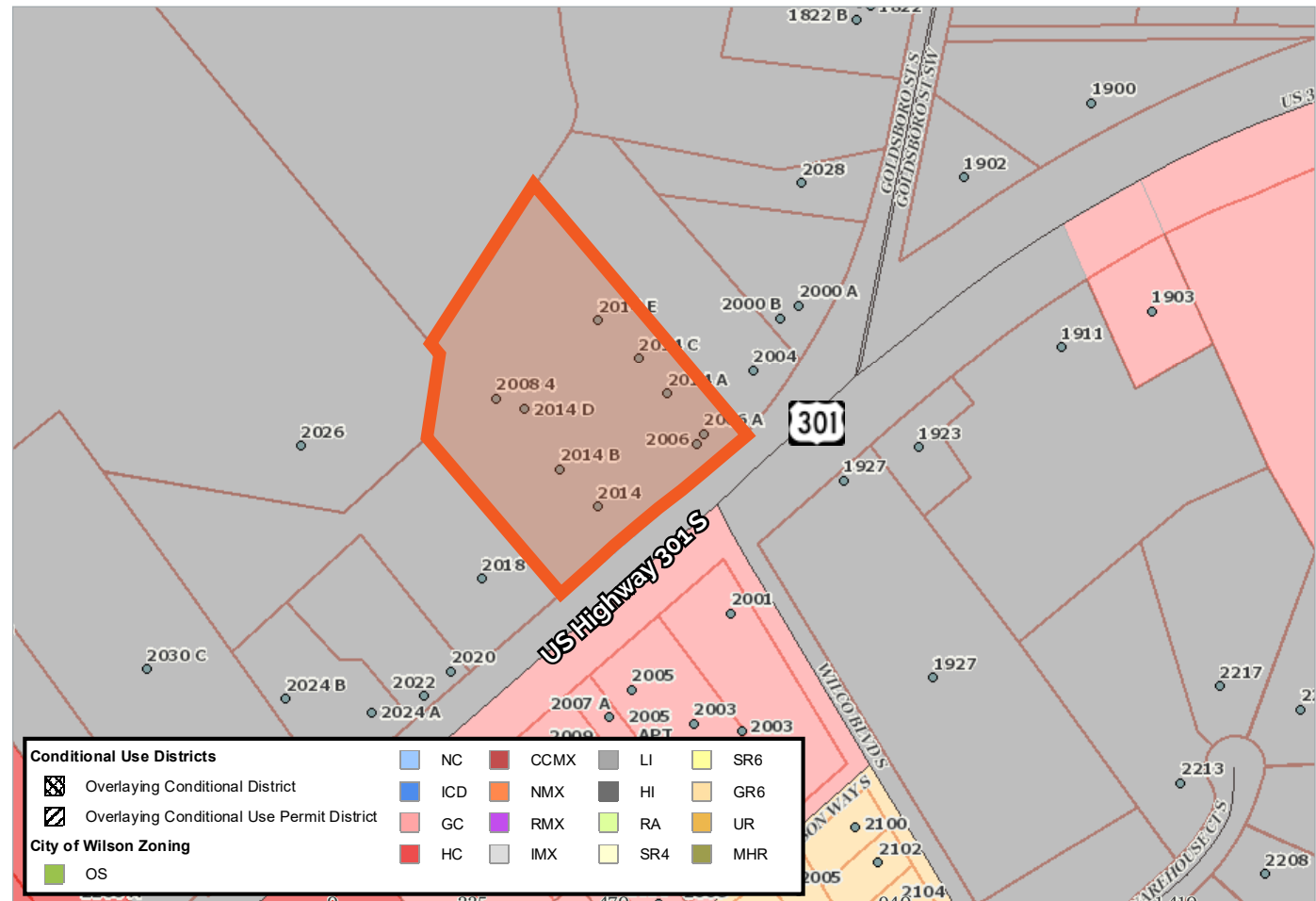
**BUILDING 2014 A INTERIOR PHOTOS**



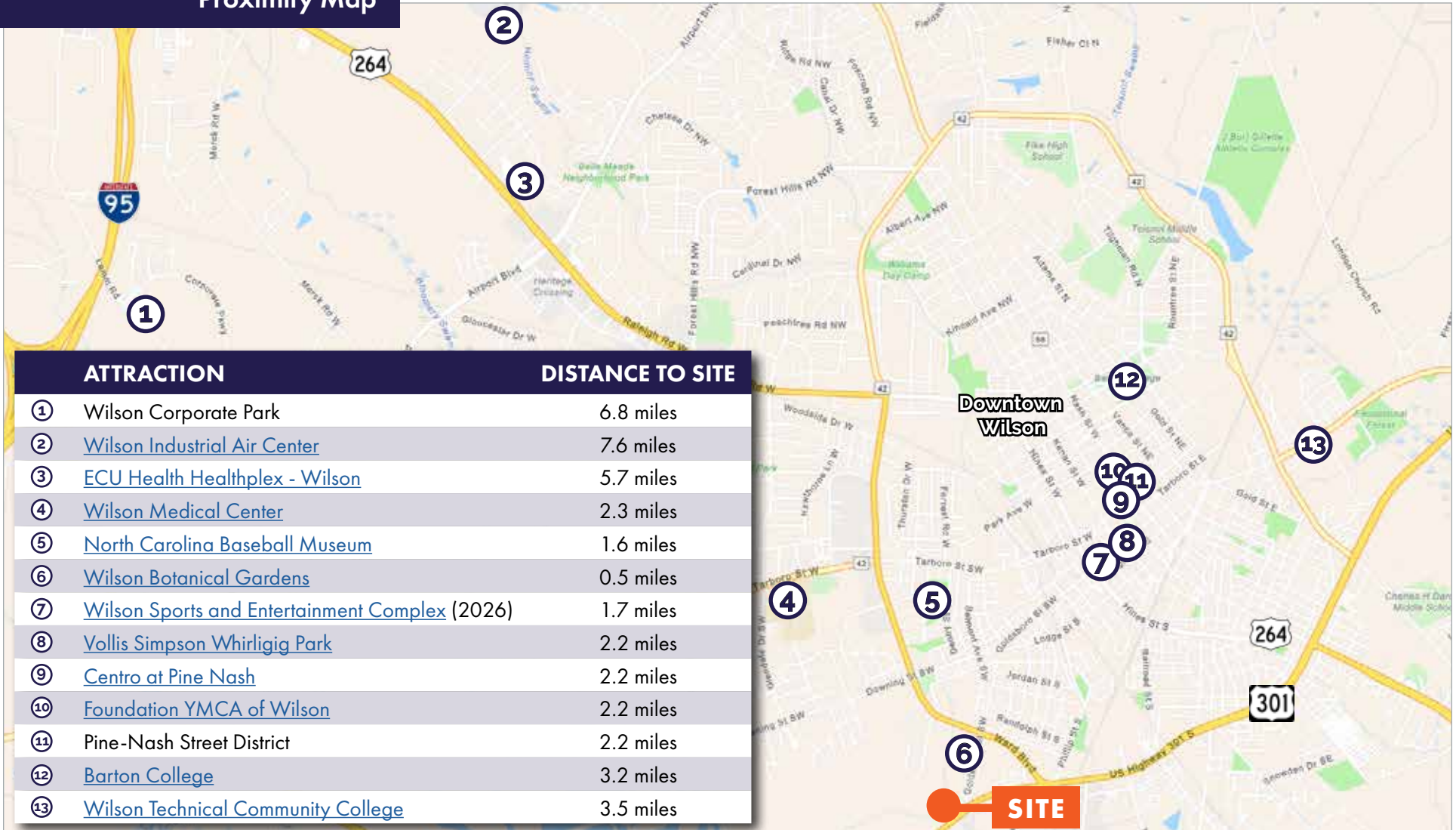
## Zoning Map

### LI - Light Industrial

The Light Industrial District is established for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided.



## Proximity Map





## WILSON COUNTY QUICK FACTS

Strategically located along I-95 and just minutes from I-40, Wilson County spans 374 square miles in the heart of Eastern North Carolina. With convenient access to major railways, highways, airports and seaports, Wilson County is never far from anything. It lies just 45 miles east of Raleigh and about 100 miles from the Atlantic Coast—placing it within easy reach of Raleigh-Durham International Airport and key ports in Wilmington, Morehead City and Norfolk.

Wilson County offers the perfect blend of affordability, reliable infrastructure, strong schools, quality healthcare and top-tier employers. It's no surprise that Site Selection Magazine ranked Wilson as the 9th highest Micropolitan area in the U.S. for new business.

At the heart of Wilson County is the growing and dynamic City of Wilson—its largest municipality—surrounded by a collection of smaller towns known for their charm, welcoming spirit, and strong sense of community. Whether you're drawn to the energy of city life or the tranquility of the countryside, Wilson County offers the best of both worlds, all within a short drive.

The county continues to thrive, with a robust agricultural economy generating over \$100 million in crop value each year. Additionally, Wilson County is home to more than 8,500 manufacturing jobs, reinforcing its role as a key player in North Carolina's economy.

As the population grows, so do the cultural, educational, and recreational opportunities. Residents take pride in the county's excellent schools, vibrant arts and cultural scene, and wide range of outdoor and leisure activities—making Wilson County a truly enriching place to call home.

Source: [Wilson County Government North Carolina](#)



## US HWY 301 HIGHLIGHTS

- U.S. 301 remains a major alternative to I-95, channeling significant commuter, freight and tourism traffic through Wilson every day.
- Daily traffic counts exceed 19,500 vehicles.
- It connects Wilson to Fayetteville, Rocky Mount and the Virginia state line, serving both short-haul commuters and long-distance travelers.
- The area's infrastructure supports truck and trailer traffic.
- U.S. 301 offers unmatched frontage and signage potential to capture highway traffic.



## Newest Developments Nearby



Completed in 2024, [Centro at Pine-Nash](#) is a five-story, \$60 million mixed-use development located at the intersection of Pine Street and Nash Street in downtown Wilson, on the former BB&T Towers site. The project includes 240 upscale studio, one- and two-bedroom apartments, along with approximately 10,000 square feet of ground-floor retail space aimed at energizing the street with dining and shopping options. As a cornerstone of Wilson's broader Pine-Nash Street District master plan, which also features the new Foundation YMCA, a 700-space parking deck, and major streetscape upgrades, Centro at Pine Nash plays a vital role in driving downtown revitalization. As the first luxury apartment community in the city's core, it brings a new standard of modern, urban-style living to Wilson.

[Wilson Sports + Entertainment Complex \(WiSE\)](#) is a transformative \$64 million development in downtown Wilson set to open in 2026. This state-of-the-art facility will serve as the home for the Wilson Warbirds, a Minor League Baseball team affiliated with the Milwaukee Brewers, formerly known as the Carolina Mudcats. Beyond baseball, WiSE is designed to host a variety of events, including concerts, festivals and community gatherings, making it a vibrant hub for entertainment and cultural activities in the region. The project is a collaboration between the City of Wilson and New South Ventures Wilson, LLC, which is investing an additional \$212 million to develop surrounding amenities such as a 100-bed hotel and multifamily housing.



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