



94,227 SF Industrial building along
the I-95 corridor with secure, industrial
outdoor storage and three
2-ton cranes

4734 POTATO HOUSE COURT

WILSON, NC 27893

FOR SALE | \$2,350,000

FOR LEASE | \$2.95/SF

EXECUTIVE SUMMARY

Cushman & Wakefield and Simmons & Harris, Inc. are pleased to offer **4734 Potato House Court** and **4715 Yank Road** for lease and for sale. Located in Wilson, NC, 4734 Potato House is an approximately 94,227 SF industrial facility with abundant warehouse space, secure outdoor storage, and connectivity to the I-95 corridor. The property is a 10-minute drive from I-95 exit 119 via I-795 W.

The property is comprised of three buildings, a large primarily industrial building, a small office, and a small storage building. The large industrial building also includes two separate areas of climate-controlled office space. The industrial space is heated by commercial suspended heaters. The outdoor storage space is fenced, lit by a 24-hr outdoor light, and protected by a camera security system. There are nine drive-in doors of varying dimensions including 10'x10', 12'x14', 18'x10', and 20'x14'. All dock-highs are standard 48" heights with dock plates. There are also three 2-ton cranes. TYM North America, a leading agricultural tractor and manufacturer, has occupied the property since 2007 for assembly, distribution, and sales. Prior to 2007, it was occupied by Carolina Cabinet Co. and used for cabinet manufacturing. TYM vacated the property at the end of June 2024 due to a previously announced merger with Branson Tractors.

SALES PRICE

\$2,350,000
(\$24.94/SF)

LEASE RATE

\$2.95/SF
NNN



ADDRESS	4734 Potato House Ct & 4715 Yank Rd, Wilson, NC 27893
BUILDING SIZE	~ 94,227 SF
AVAILABLE SF	~94,227 SF
LOT SIZE	10.92 Acres
OUTDOOR STORAGE SPACE (Est.)	2.85 Acres
ZONING	M-1 & OI-CD (Light Industrial & Conditional Office Institutional)
YEAR BUILT	1976, addition in 1991
PROPERTY TAX (2023)	\$7,112
CLEAR HEIGHTS	10' - 19'6"
DRIVE-IN DOORS	Eleven
DOCK-HIGHS	Five
CRANES	Three 2-ton cranes
NNNs (Est.)	TBD

PROPERTY OVERVIEW

PROPERTY DETAILS

Address	4734 Potato House Court and 4715 Yank Road, Wilson, NC 27893
PIN & REID	Wilson County 3619-86-4274-000
Total Square Feet	Approximately 94,227 SF
Site Acreage	Approximately 10.92 acres
Square Footage Breakdown	See site plan for approximate square footages of the different building sections.
Outdoor Storage	Approximately 2.85 acres of fenced industrial outdoor storage protected by 24-hr lights and camera security system.
Year Built/Expanded	1976, addition in 1991
Parking	Ample. Parking surface is gravel.
Ingress/Egress	Seven total points of ingress/egress. Six on Potato House Court and one on Yank Road. The property has approximately 1,027 feet of frontage on Potato House Court and approximately 336 feet of Yank Road frontage.
Zoning	4734 Potato House Court is designated primarily M1 while a small portion of the property on the western edge is zoned OI-CD. 4715 Yank Road is zoned OI-CD. M1 is a Light Industrial District established to accommodate low to moderate intensity and small scale industrial, manufacturing, warehousing, wholesaling and transportation uses in areas served by primary roads. A limited number of supporting uses, such as professional and business service uses, offices and some convenience retail are also allowed to support the primary uses in the district and the employees of those uses. OI is an Office and Industrial District intended to accommodate a wide range of professional office and industrial uses which do not generate large amounts of traffic or create burdensome impacts on adjacent or nearby residential areas. the CD indicates an approved conditional zoning district. Refer to https://www.wilsoncountync.gov/home/showpublisheddocument/7298/638431600860770000 pg. 96-98 for more details.

PROPERTY OVERVIEW

PROPERTY DETAILS

Adjacencies	<p><u>North</u> - Potato House Court</p> <p><u>South</u> - 4737 Yank Road, a 183,465 SF industrial building occupied by Tobacco Rag Processors, a tobacco processing company</p> <p><u>East</u> - Single family home at 4748 Potato House Court and 4737 Yank Road</p> <p><u>West</u> - Yank Road, which connects to US-117 ALT, providing access to US-301, I-587, and I-795</p>
Building Façade	Metal siding
Construction	6" concrete slab-on-grade with open warehouse and steel support beam. The superstructure is metal construction
Cranes	Three 2-ton cranes
Ceiling Heights	<p><u>Office Space:</u> 8' drop tiles, 8'6" ceiling</p> <p><u>Industrial Space:</u> 10'-19'6", Most of the industrial space is 16' or higher</p>
Dock Doors	Five 48" dock-highs at three separate locations. All dock-highs have dock plates.
Drive-In Doors	Eleven drive-in doors of varying dimensions. See site plan map for door dimensions.
Security Systems	24-hr camera security system, security fencing, and outdoor lighting.

PROPERTY OVERVIEW

PROPERTY DETAILS

HVAC	The warehouse square footage is heated by commercial suspended heaters distributed throughout the space. The office space has heating and air conditioning. All office units are split heat pump units. Two of the units were installed in December 2021.
Roof	The building has a corrugated truss metal roof supported by steel beams and is in fair condition.
Electrical/Fire	Electricity is delivered via a three-phase 277/480V transformer. Main electrical service is rated at 1200-amp. There is no fire sprinkler system. Fire extinguishers are distributed around the interior.
Water/Sewer	Town of Wilson water. The property is served by a septic system.

PROPERTY OVERVIEW

SITE PLAN

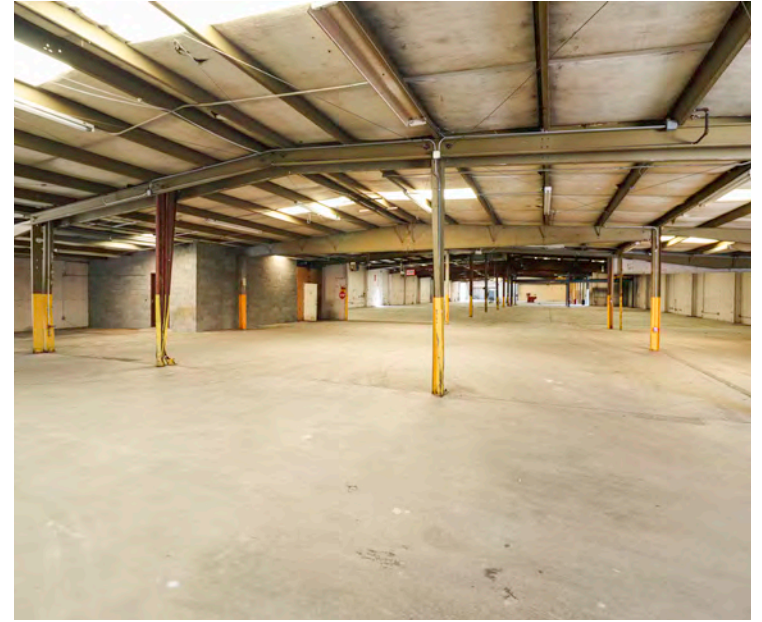
SALES PRICE	\$2,350,000 (\$24.94/SF)
LEASE RATE	\$2.95/SF NNN
NNNs	TBD
CEILING HEIGHTS	10' - 19'6"

4734 POTATO HOUSE COURT LEGEND

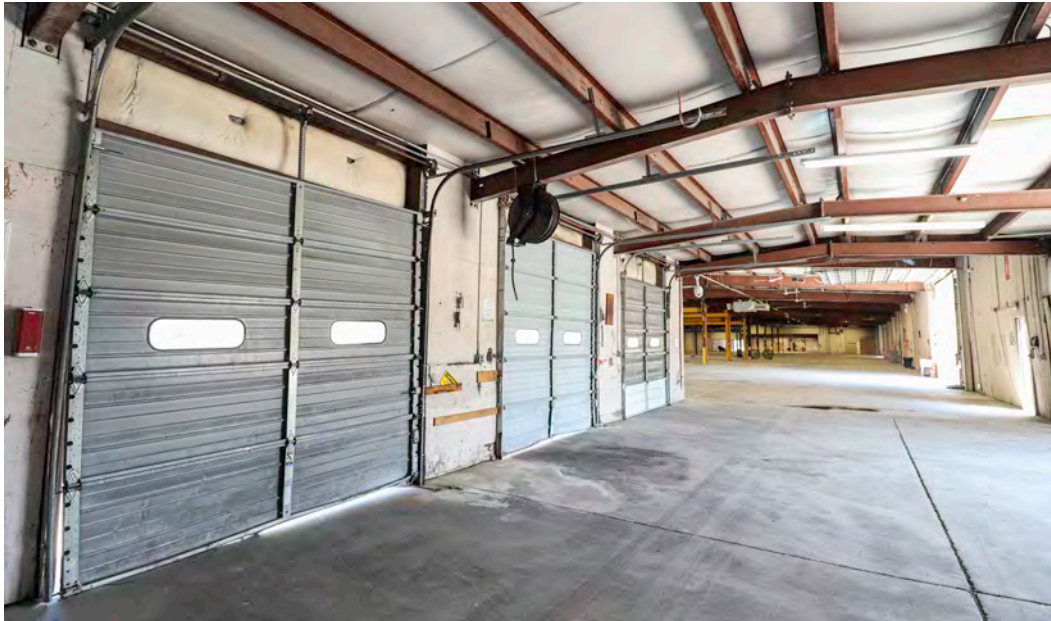
- Industrial Space
- Office Space
- Drive-In Door
- Dock-High Door
- Property Line



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



LOCATION OVERVIEW

WILSON, NC



CONNECTIVITY

- 45 miles east of Raleigh and 100 miles from the Atlantic Coast providing proximity to RDU international Airport and key ports at Wilmington, Morehead City and Norfolk.
- The Wilson Industrial Air Center serves numerous industries within the region with a 6,000-foot runway and freight service provided by several carriers.
- There are over 30 truck terminals in Wilson County representing 24 major freight carriers.
- Three mainline railroads provide north-south and east-west rail passenger and freight service.
- Greenlight (a fiber optic communications system owned and operated by the City of Wilson) has bandwidth to support 1Gbps internet - making it the highest-speed business/residential internet available in North Carolina.

INDUSTRY

- Diverse economy comprised of agriculture, manufacturing, commercial, and service businesses.
- Diverse manufacturing base represented by over 90 companies with leading industries comprised of pharmaceuticals, automotive parts, aerospace, packaging and food preparation.
- The leading non-manufacturing employer is Truist, ranked as the sixth largest financial holding company in the USA. Truist employs around 2,000 people in Wilson, working in various financial services.
- #9 micropolitan in the US for new businesses (Site Selection Magazine).

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