

Partnership. Performance.

**WAREHOUSE FOR LEASE OR FOR SALE****\$1.4 MILLION OR \$3.95/SF, NNN**

Opportunity

Versatile manufacturing or distribution warehouse offering 44,520 square feet of space available for sale or lease in Smithfield. Building features five dock-high doors, two grade-level doors, wet sprinkler system, and a small office area. The building was built in 1998 and sits on 2.3 acres with close proximity to Interstate 95.

Justin Booth
Senior Vice President

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1685-A

S. Brightleaf Boulevard
Smithfield, NC 27577



Platinum member

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Available

Building Size	44,520 sf
Office Size	928 sf
Acreage	2.34 acres
Zoning	B-3
Ceiling Height	24' to eave
Construction	Steel frame — beam and column
Lighting	Metal halide lighting
Dock-High Doors	5
Drive-In Doors	2
Gas	Gas-pack heaters in warehouse
Power	4 panels total: <ul style="list-style-type: none">• 3 panels providing 200 AMP 120/240 V, single-phase• 1 panel providing 400 AMP 240/600 V, three-phase
Utilities	City water, sewer and electrical
Year Built	1998
Lease Rate	\$3.95/sf, NNN
Sale Price	\$1,400,000

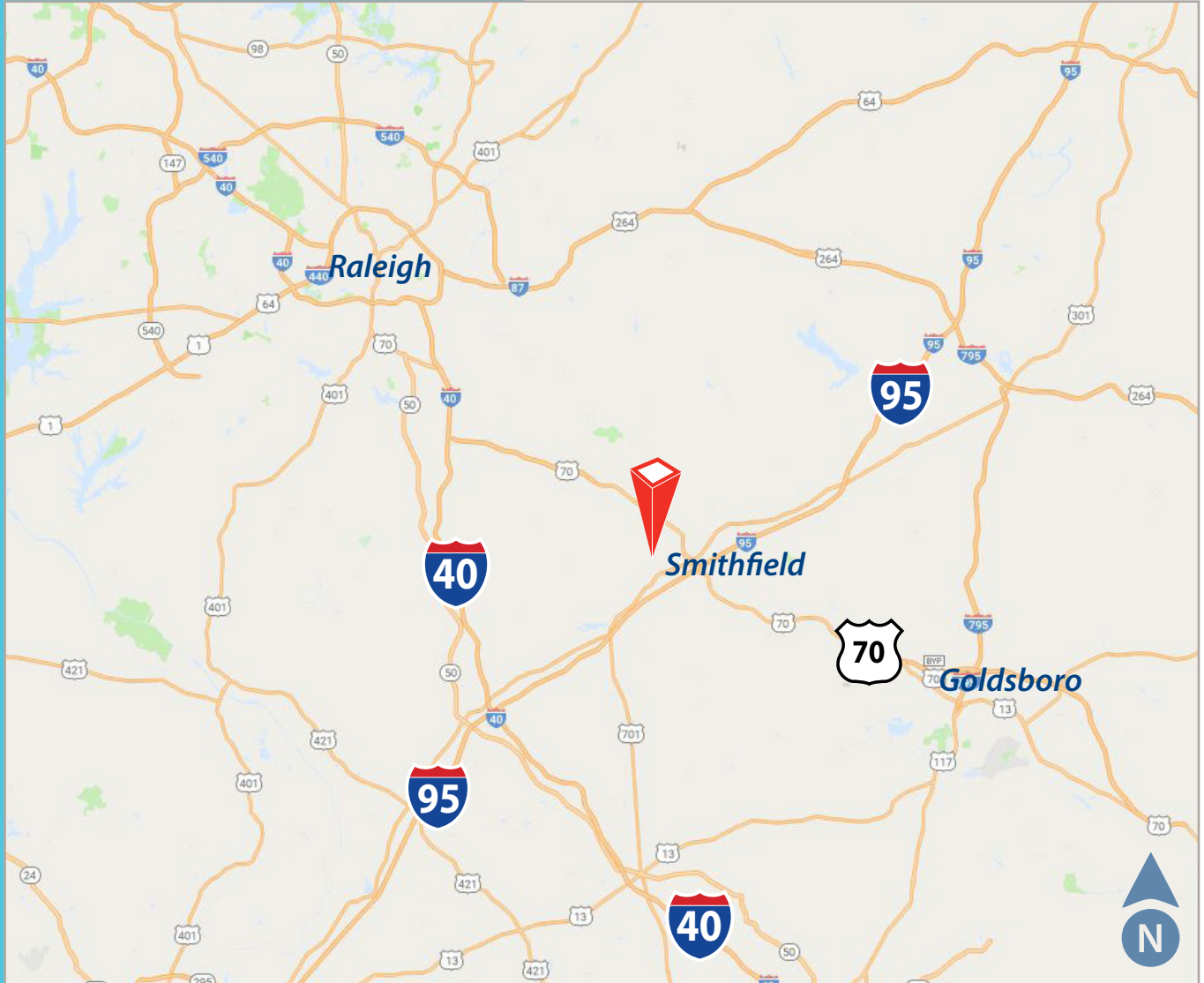


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Location

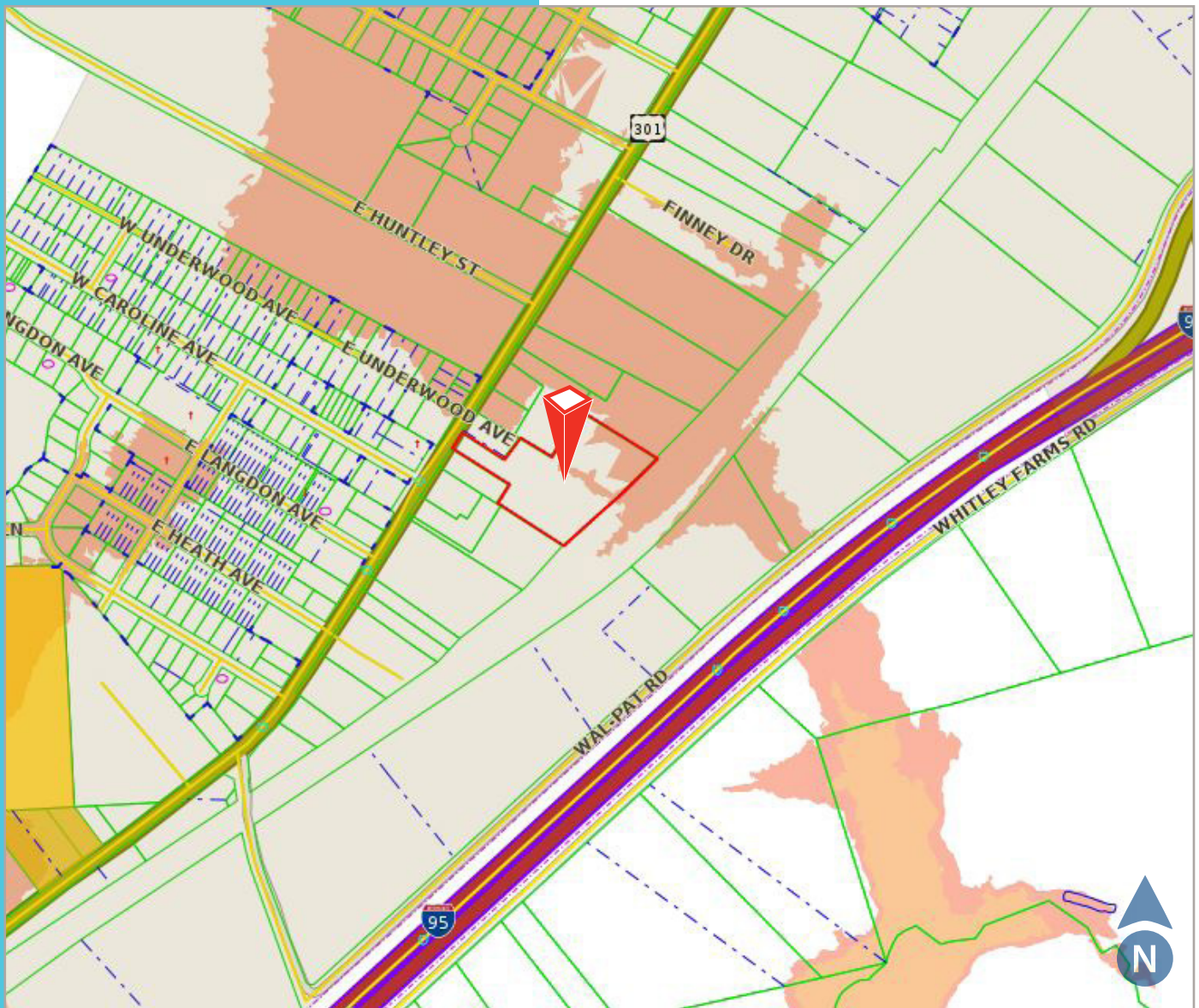
This property is located approximately 1.5 miles away from Interstate 95 and 12.3 miles away from Interstate 40. Smithfield is located in the center of Johnston County in eastern North Carolina. It is approximately 30 miles southeast of Raleigh.

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Flood Map

-  Floodway
-  100 Year Flood
-  500 Year Flood

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