

INDUSTRIAL FOR SALE

829 WEST STAR STREET

829 WEST STAR STREET, GREENVILLE, NC 27834

kw POINTS EAST
KELLERWILLIAMS. REALTY



FOR SALE

KW COMMERCIAL | KELLER WILLIAMS

1708 East Arlington Boulevard Ste.100
Greenville, NC 27858



Each Office Independently Owned and Operated

PRESENTED BY:

TIM FERRUZZI, CRE

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89665, NC

DISCLAIMER

829 WEST STAR STREET



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EXECUTIVE SUMMARY

829 WEST STAR STREET

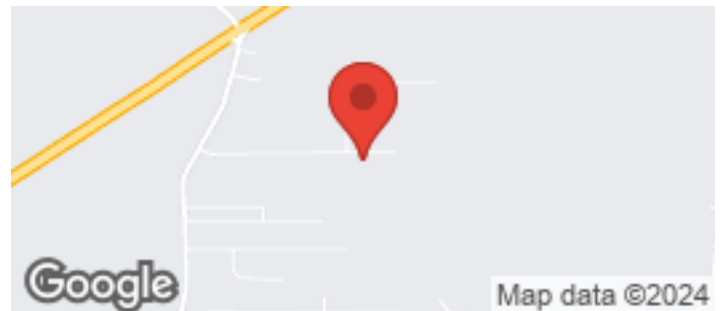


OFFERING SUMMARY

PRICE:	\$1,300,000
BUILDING SF:	11,464
LOT SIZE:	1.46 Acres
WAREHOUSE SF:	7378
RAIL ACCESS:	N/A
YEAR BUILT:	1995

PROPERTY OVERVIEW

829 West Star is located in West Star Commercial Park in Greenville, NC. This property is being sold for \$1,300,000 and contains 4083 +/- SF of 2-story office space with 5 bathrooms, a break room, a conference room, and 7378 +/- SF of warehouse space with 4 drive-in bays. Greenville is situated in Pitt County, approximately 85 miles east of Raleigh, the capital of North Carolina. Greenville's economy is diverse, with sectors such as education, healthcare, manufacturing, and agriculture playing important roles. Greenville is home to various businesses, startups, and research organizations that contribute to innovation and economic development in the region.



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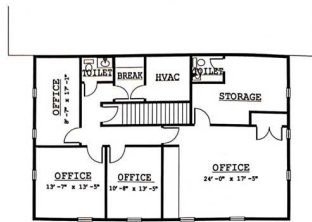


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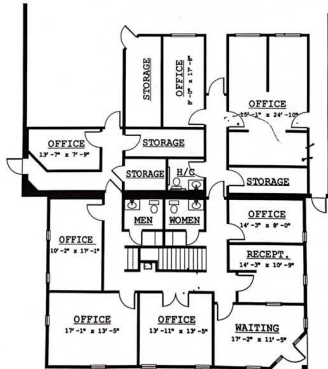
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LOCATION & HIGHLIGHTS

829 WEST STAR STREET



SECOND FLOOR



FIRST FLOOR



LOCATION INFORMATION

Building Name: 829 West Star Street
Street Address: 829 West Star Street
City, State, Zip: Greenville, NC 27834
County: Pitt
Market: Greenville, NC

LOCATION OVERVIEW

Pitt County, in eastern North Carolina, is home to Greenville. Greenville's economy is broad, with education, healthcare, and manufacturing playing important roles. The university and Vidant Medical Center are the area's biggest employers. ECU Health, NMHG Americas, Grady-White Boats, Metrics, and Attends Health Care Products are among the businesses with headquarters located in Greenville. Pitt County is well-known for hosting East Carolina University (ECU), a prestigious public research university. Greenville is located in Pitt County, about 85 miles east of North Carolina's capital, Raleigh. It serves as the county seat for Pitt County.

PROPERTY HIGHLIGHTS

- West Star Commercial Park Industrial, Flex, Office, and Warehouse.
- 829 West Star: 4083 +/- SF 2-story Office Space with 5 Bathrooms, a break room, and a conference room
- 7378 +/- SF Warehouse Space with 4 Drive-in Bays
- approximately 85 miles east of Raleigh

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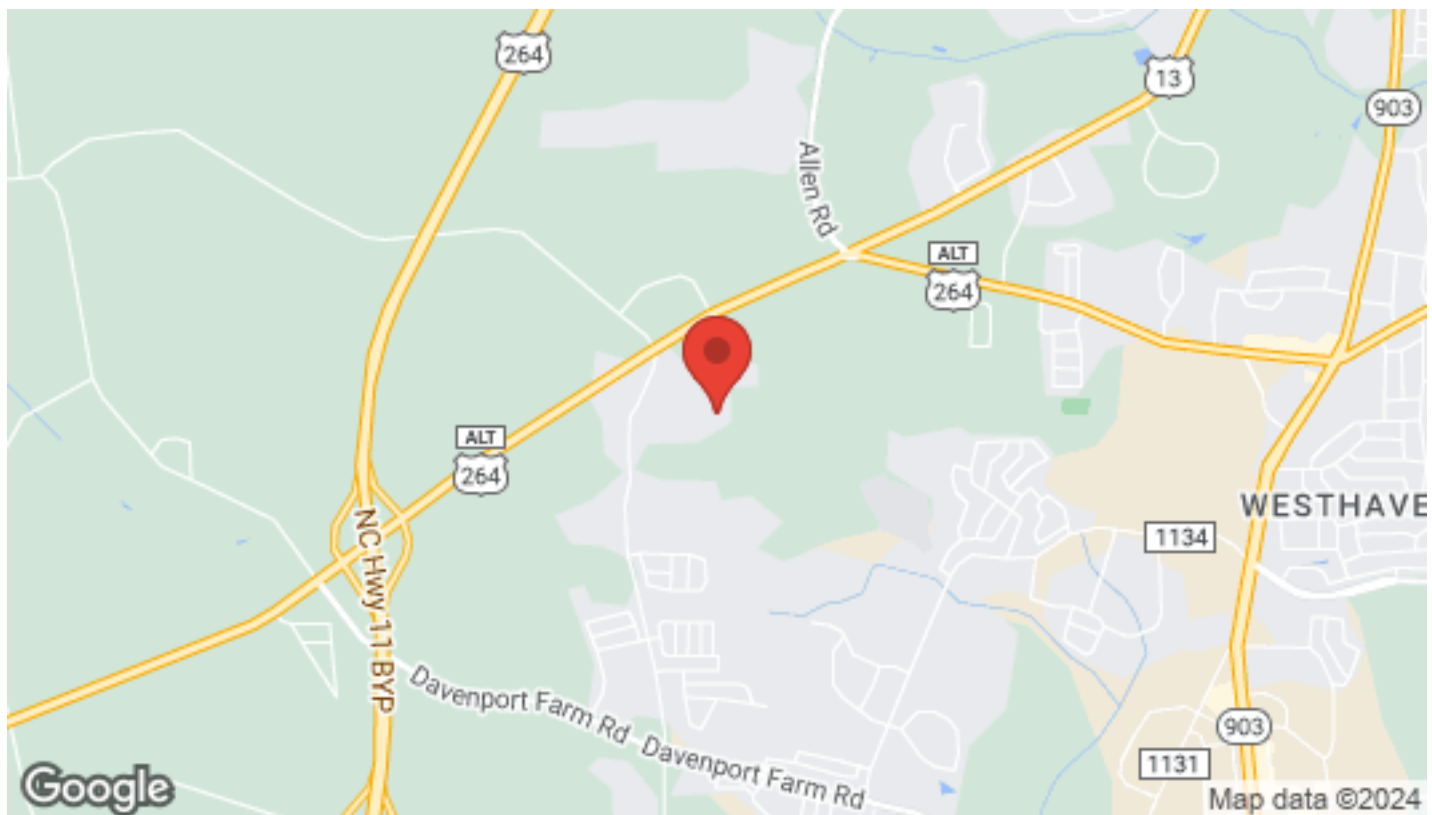
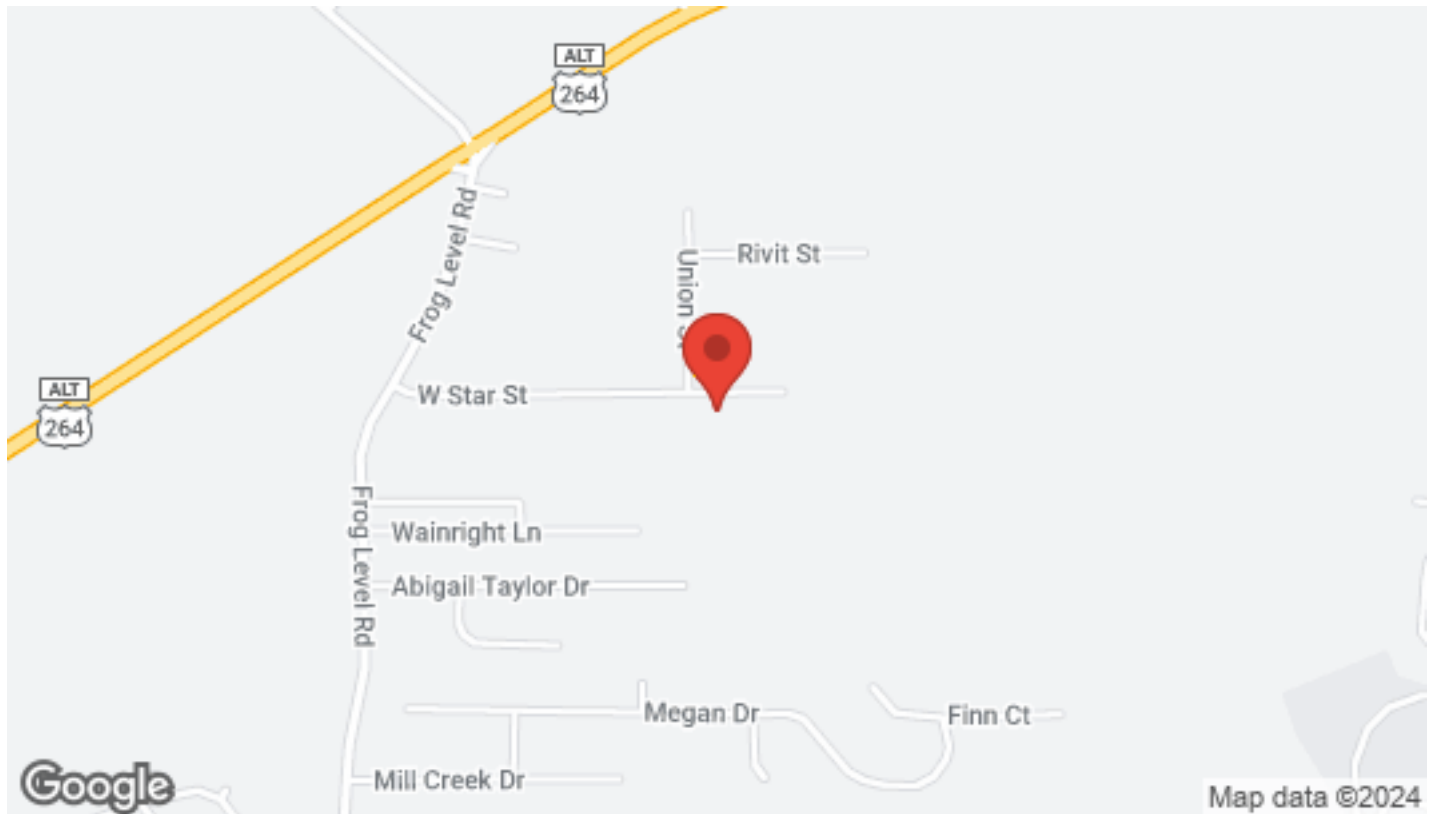


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LOCATION MAPS

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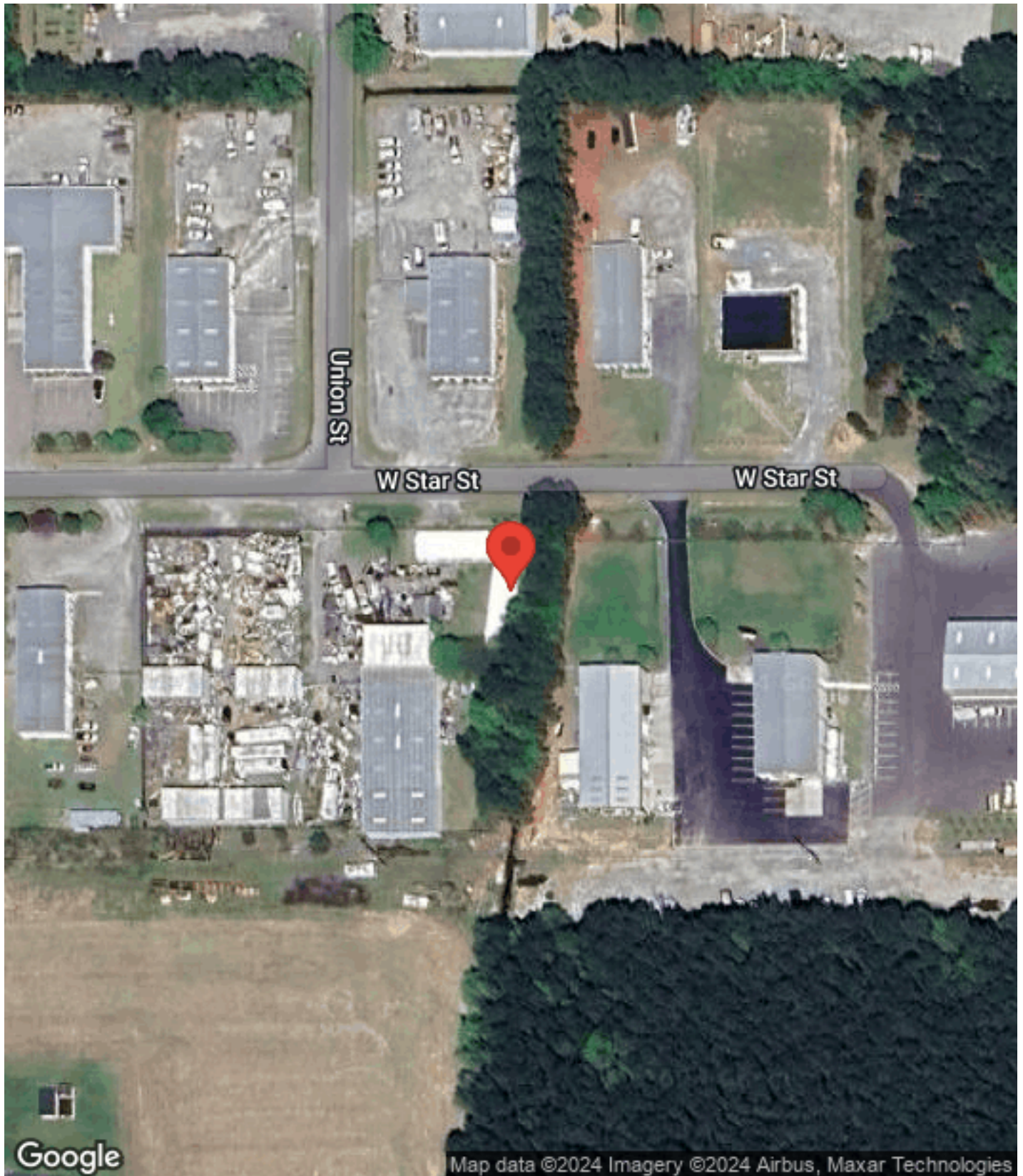


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AERIAL MAP

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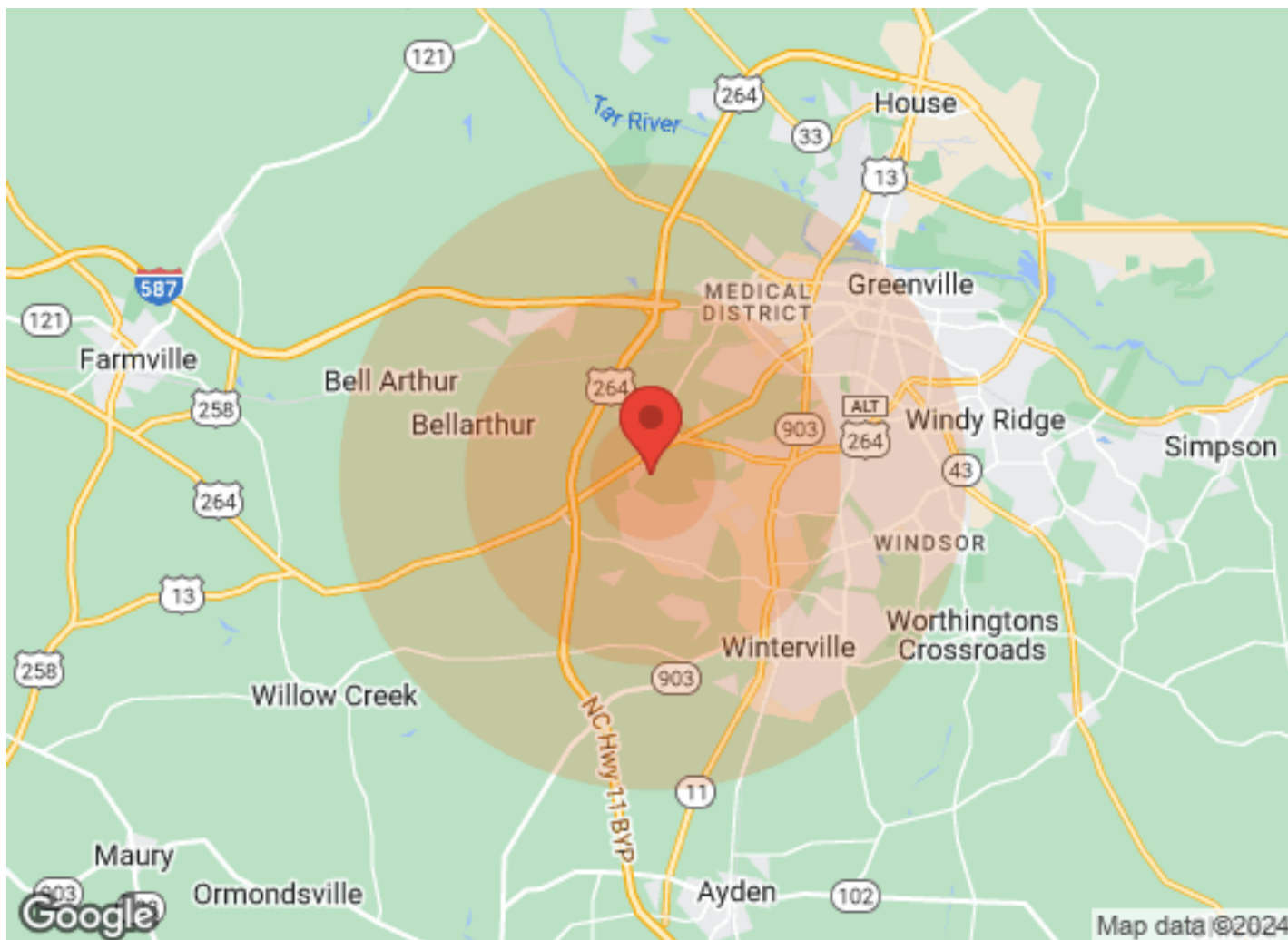


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DEMOGRAPHICS

829 WEST STAR STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,904	12,263	37,410
Female	2,018	13,745	45,368
Total Population	3,922	26,008	82,778

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	893	5,417	15,207
Ages 15-24	609	3,523	10,572
Ages 25-54	1,331	10,316	36,202
Ages 55-64	489	3,038	9,207
Ages 65+	600	3,714	11,590

Race	1 Mile	3 Miles	5 Miles
White	2,085	12,408	45,226
Black	1,606	12,162	33,722
Am In/AK Nat	N/A	25	57
Hawaiian	N/A	N/A	6
Hispanic	181	1,257	3,038
Multi-Racial	336	2,022	5,124

Income	1 Mile	3 Miles	5 Miles
Median	\$54,577	\$45,023	\$42,022
< \$15,000	227	2,005	7,707
\$15,000-\$24,999	88	1,449	4,424
\$25,000-\$34,999	44	1,551	4,218
\$35,000-\$49,999	344	1,804	5,214
\$50,000-\$74,999	417	2,106	5,217
\$75,000-\$99,999	277	1,113	3,116
\$100,000-\$149,999	124	772	2,583
\$150,000-\$199,999	14	207	906
> \$200,000	N/A	233	1,055

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,709	12,741	39,343
Occupied	1,606	11,331	35,064
Owner Occupied	1,057	5,505	15,879
Renter Occupied	549	5,826	19,185
Vacant	103	1,410	4,279

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PROFESSIONAL BIO

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KW Commercial | Keller Williams Realty - Points East
1708 East Arlington Boulevard Ste.100 Greenville, NC 27858

Tim Ferruzzi holds an MBA and is also a business and construction consultant. Tim started his journey as an entrepreneur in 1987, during his college years, at the age of 20. It was at this time that he founded Handy Helpers Inc., a reputable remodeling, small jobs, and repair company.

Building on his success, Tim went on to establish Highland Residential & Commercial Roofing in 1994, further solidifying his presence in the construction industry. Later in 2015, Tim expanded his portfolio by acquiring Greenville Seamless Gutters and Greater Triangle Gutter & Gutter Guard Company. Currently, all these enterprises operate under the leadership of Tim Ferruzzi.

In addition to his expertise in construction, Tim's licenses as a NC Licensed Commercial Plumber and Licensed Residential Indoor Fire Sprinkler contractor further augment his value as a commercial real estate broker.

Tim Ferruzzi's diverse skill set, encompassing construction knowledge, roofing expertise, and plumbing qualifications, sets him apart in commercial real estate brokerage. His expertise in identifying improvement opportunities, estimating costs, and managing construction projects provides a unique perspective as a broker.

EDUCATION

East Carolina University

Master in Business Administration (M.B.A.) Master o Business Administration (M.B.A.) 1997–199

Activities and societies: MBA Society within East Carolina University East Carolina University

Bachelor's Degree, Business Administration and Management, Bachelor's Degree, Business Administration and Management, General

1985–1990

Activities and societies: Rugby Club. Extracurricular classes in Racquetball, Sailing, and Golf

MEMBERSHIPS

Cape Fear REALTORS®

REALTORS® Commercial Alliance of Southeastern North Carolina (RCASENC) BBB Member

NRCA

IBECC

IBHS