

Industrial For Sale



The Overton Group, LLC

401 W. 1st Street Greenville, NC 27834 | 252-355-7006

Industrial Building and House

6282 Blount Hall Rd, Grifton, NC, 28530

Industrial: Warehouse/Office For Sale

Prepared on July 18, 2024

1 of 1 Listings



Estimated area
GLA FLOOR 1: 2740 sq. ft., excluded 2365 sq. ft.
Total GLA 5105 sq. ft., total screened area 5105 sq. ft.



Listing Details | Industrial For Sale

Total Available Space	6,979 SF
Asking Price	\$1,100,000
Listing Price Per SF	\$157.62
Cap Rate (Actual)	-
Total Expenses	\$4,011
Tax Year	2024
Real Estate Taxes	\$4,011 in 2024
Vacant	Yes
Available Date	Now
Date Listed	7/18/2024

Last Modified	7/18/2024
Listing ID	40763351
Electric Service	Yes, Private, Duke Progress Energy
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Parking Spaces	-
Water	Yes, Municipal Utility District, City of ...
Sanitary Sewer	Yes, Septic

Description

Presenting a fantastic commercial opportunity on Hwy 11, ideally situated between Greenville and Kinston, NC. This expansive 4,700 square foot flex space is designed to meet diverse business needs, featuring nine offices, three bathrooms, and a well-appointed 1,200 square foot shop area.

Included with the main property is an additional parcel that boasts a 2,200 square foot house, offering extra shop space. The house includes three bedrooms and 2.5 bathrooms, providing a perfect blend of residential comfort and commercial utility.

Spanning a total of 5.45 acres, this property offers ample space for future expansion and development. Zoned for commercial and general business, it is an excellent investment opportunity in a prime location.

Property Features

Location Details

Address	6282 Blount Hall Rd, Grifton, NC, 28530
Zoning	B1
County	Pitt

Parcels	35249
Name	6282 Blount Hall Rd

Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	4,700 SF
Land Size	3.19 Acres / 138,823 SF
Number of Buildings	1
Number of Floors	1
Year Built	1999
Occupancy Type	Single Tenant
Yard	-

Electricity	Yes, Private, Duke Progress Energy
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Sprinklers	-
Water	Yes, Municipal Utility District, City of ...
Sanitary Sewer	Yes, Septic
Heated	Yes

Property Listings

1 Listing | 6,979 SF | \$1,100,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	6,979 SF	\$1,100,000	Now	-	-	-	-	-

Additional Photos



Estimated areas
 GLA FLOOR 1: 2740 sq. ft, excluded 2361 sq. ft
 Total GLA 2740 sq. ft, total scanned area 5101 sq. ft

FIGURE PLAN GENERATED BY CATALIST. ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND NOT GUARANTEED.



Estimated areas
 G/LA FLOOR 1: 1,000 sq. ft. excluded 12 sq. ft.
 G/LA FLOOR 2: 686 sq. ft. excluded 526 sq. ft.
 Total G/LA 2,282 sq. ft. Total excluded area 218 sq. ft.







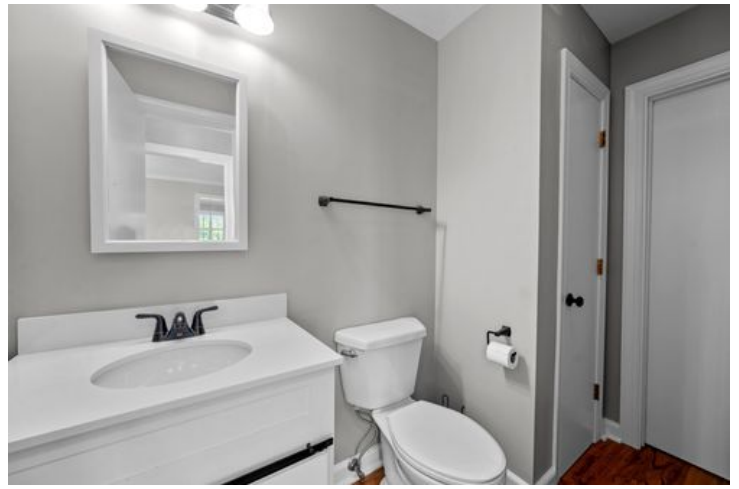














Contact



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6282 Blount Hall Rd, Grifton, NC 28530

CITY, STATE

Grifton, NC

POPULATION

13,891

AVG. HHSIZE

2.48

MEDIAN HH INCOME

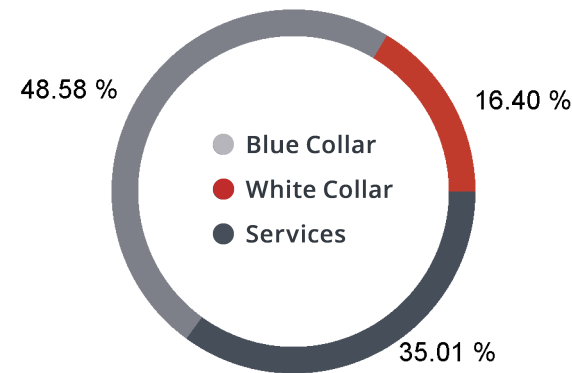
\$42,007

HOME OWNERSHIP

Renters: **1,631**

Owners: **3,926**

EMPLOYMENT



40.11 %
Employed

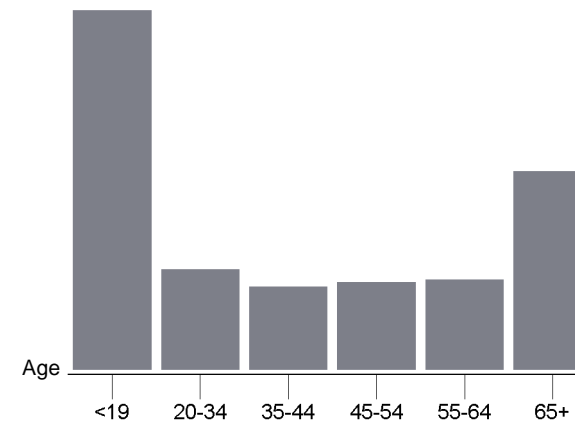
4.02 %
Unemployed

EDUCATION

High School Grad: **30.53 %**
Some College: **22.06 %**
Associates: **8.22 %**
Bachelors: **13.78 %**

GENDER & AGE

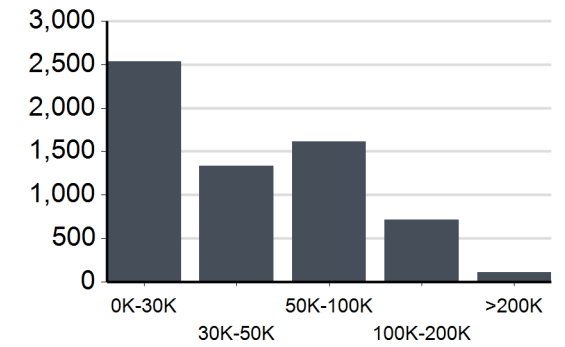
48.03 % **51.97 %**



RACE & ETHNICITY

White: **47.67 %**
Asian: **0.13 %**
Native American: **0.11 %**
Pacific Islanders: **0.00 %**
African-American: **35.16 %**
Hispanic: **9.45 %**
Two or More Races: **7.48 %**

INCOME BY HOUSEHOLD



HH SPENDING

