

# 711 E. ROSE STREET

46K SF INDUSTRIAL & WAREHOUSE SPACE FOR LEASE

SMITHFIELD, NC



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# PROPERTY OVERVIEW



7

Total Units



3

Available Units



46,000

Total SF



NNN

Lease



Johnson  
County

## Leasing Broker



### ANDREW ROUPAS

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## PROPERTY DESCRIPTION

711 E Rose Street is located in South Smithfield off US Hwy 301/S Brightleaf Blvd behind a retail building and pre-owned auto dealership. The property is adjacent to a railroad line and consists of 7 buildings and is easily accessible from I-95, US 70 Hwy and I-40. The spaces are not conditioned, but provide basic warehouse storage.

Smithfield, Johnston County, North Carolina is located on the East Coast of the United States. The county is halfway between New York and Florida, and just about 2 hours from the Atlantic Ocean. A four hour drive to the north puts you in Washington, D.C. and a three hour drive to the southwest puts you in the financial center of Charlotte, NC.

Johnston County is part of the Research Triangle Region of North Carolina. Home to major universities and fast-growing cities. The Research Triangle is frequently named as one of the best places in the U.S. for starting a business, finding a fulfilling career, and raising a family.

## PROPERTY HIGHLIGHTS

- Large storage spaces (4,000 to 7,500 SF)
- Easily accessible from major highways (1 mile from I-95, Exit 93)
- 12' Clear Height: Units 1 & 5

### PROPERTY DETAILS

Address	711 E. Rose Street
Market	Triangle
County	Johnson
Type	Industrial
# Buildings	7
Total Building Size	46,000 SF



# Surrounding Area





Property Photos





Property Photos





# Unit Layout



■ AVAILABLE   ■ LEASED

# Area Demographics

## Smithfield, NC



### 20-Mile Radius Demographics

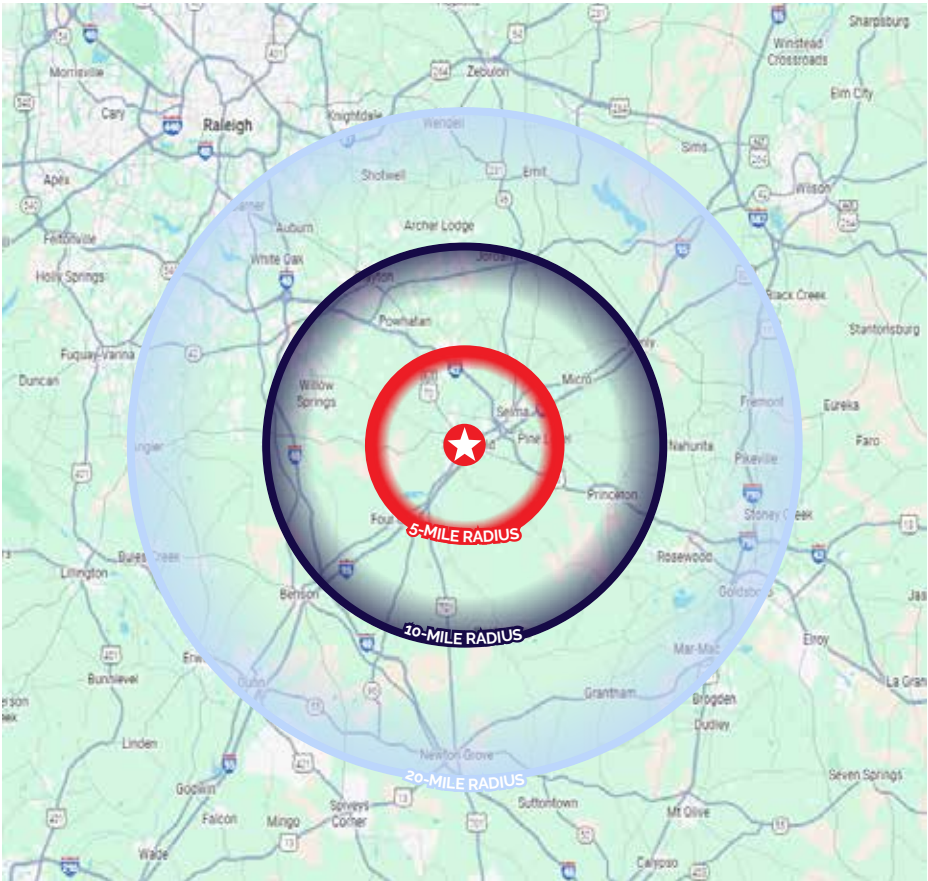
 **378K**  
Total Population

 **38**  
Median Age

 **140K**  
Total Households

 **\$106K**  
Avg. Household Income

 **\$352K**  
Avg. Home Value



Population			
	5 Mile Radius	10 Mile Radius	20 Mile Radius
Total Population	26,162	86,004	378,406
Median Age	39	38	38
Households & Income			
Total Households	9,764	31,503	140,127
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$71,630	\$98,038	\$105,842
Average Home Value	\$281,403	\$322,560	\$352,342

# Disclosure

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.





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