INDUSTRIAL PROPERTY FOR LEASE

INDUSTRIAL PROPERTY IN SELMA AVAILABLE FOR LEASE

112 South Pollock Street | Selma, NC 27576

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COMMERCIAL REAL ESTATE

112 SOUTH POLLOCK STREET

Selma, NC 27576

INDUSTRIAL PROPERTY FOR LEASE

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PROPERTY SUMMARY

112 South Pollock Street | Selma, NC 27576

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PROPERTY DESCRIPTION

23,685 SF flex industrial space available for lease at 112 S Pollock Street, Selma, NC. Renovated in 2023, this fully heated and cooled building features 14-foot ceilings, three drive-in doors, dock-high doors, and is located less than one mile from I-95. Offered at $10/SF NNN with $2/SF TI/CAM and a three-year initial term.

OFFERING SUMMARY

Lease Rate:	$10.00 SF/yr (NNN)
Available SF:	23,685 SF
Building Size:	23,685 SF

PROPERTY HIGHLIGHTS

- Lease Type: NNN
- Initial Term: 3 years
- Ceiling Height: 14 feet
- Access: 3 drive-in doors + 1 dock-height door
- Condition: Fully heated & cooled; renovated in 2023
- Zoning/Use: Flex industrial
- Location: Less than 1 mile from I-95 and near Carolina Premium Outlets

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PHOTOS

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PHOTOS

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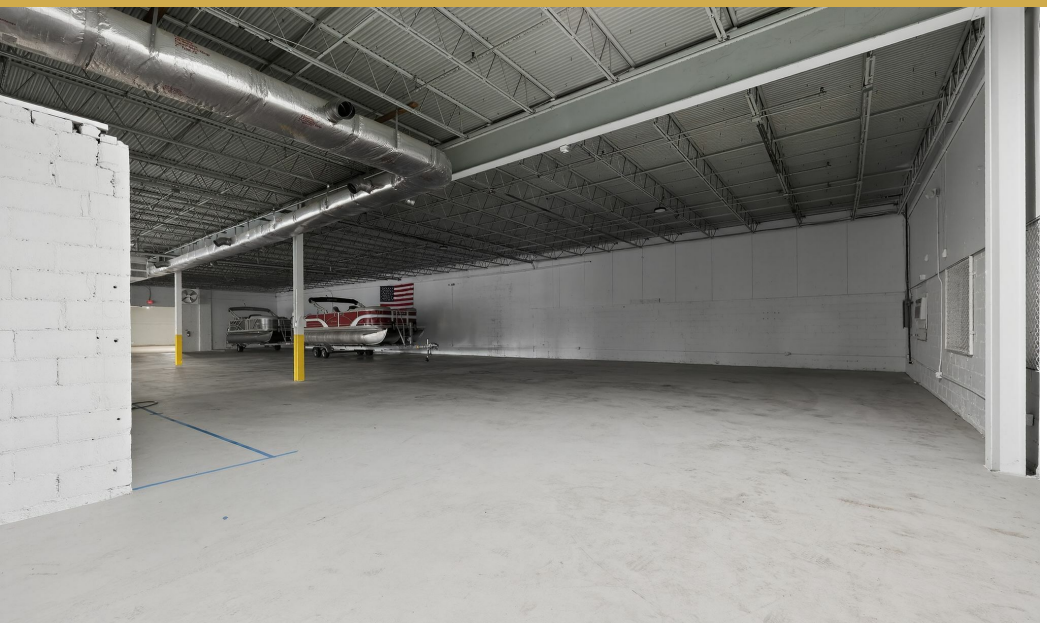

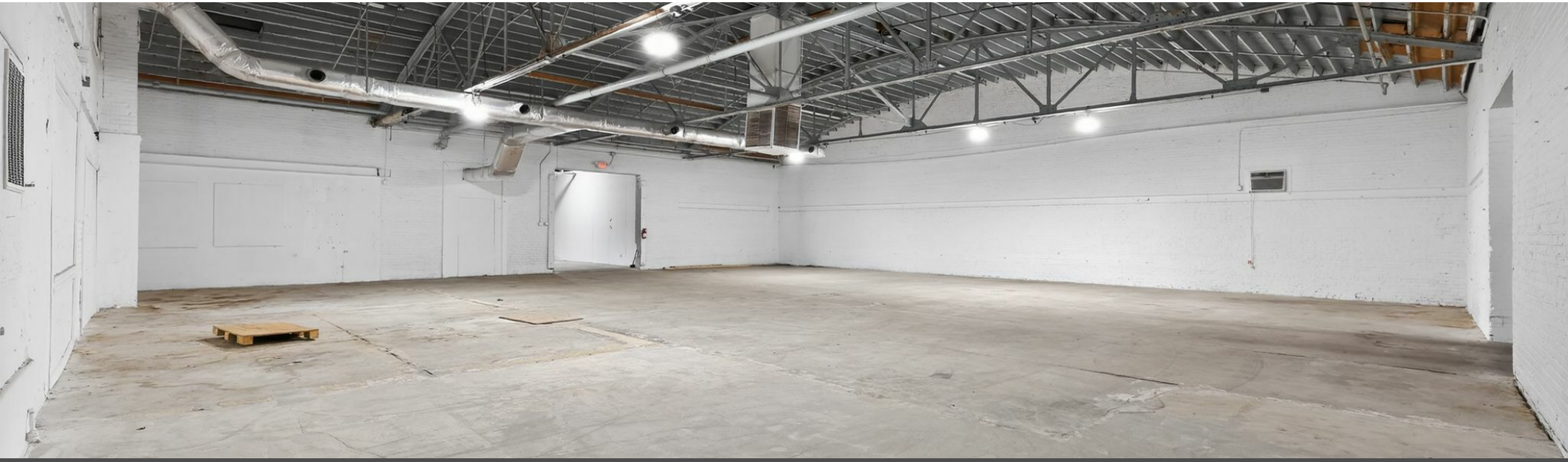

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FLOOR PLAN

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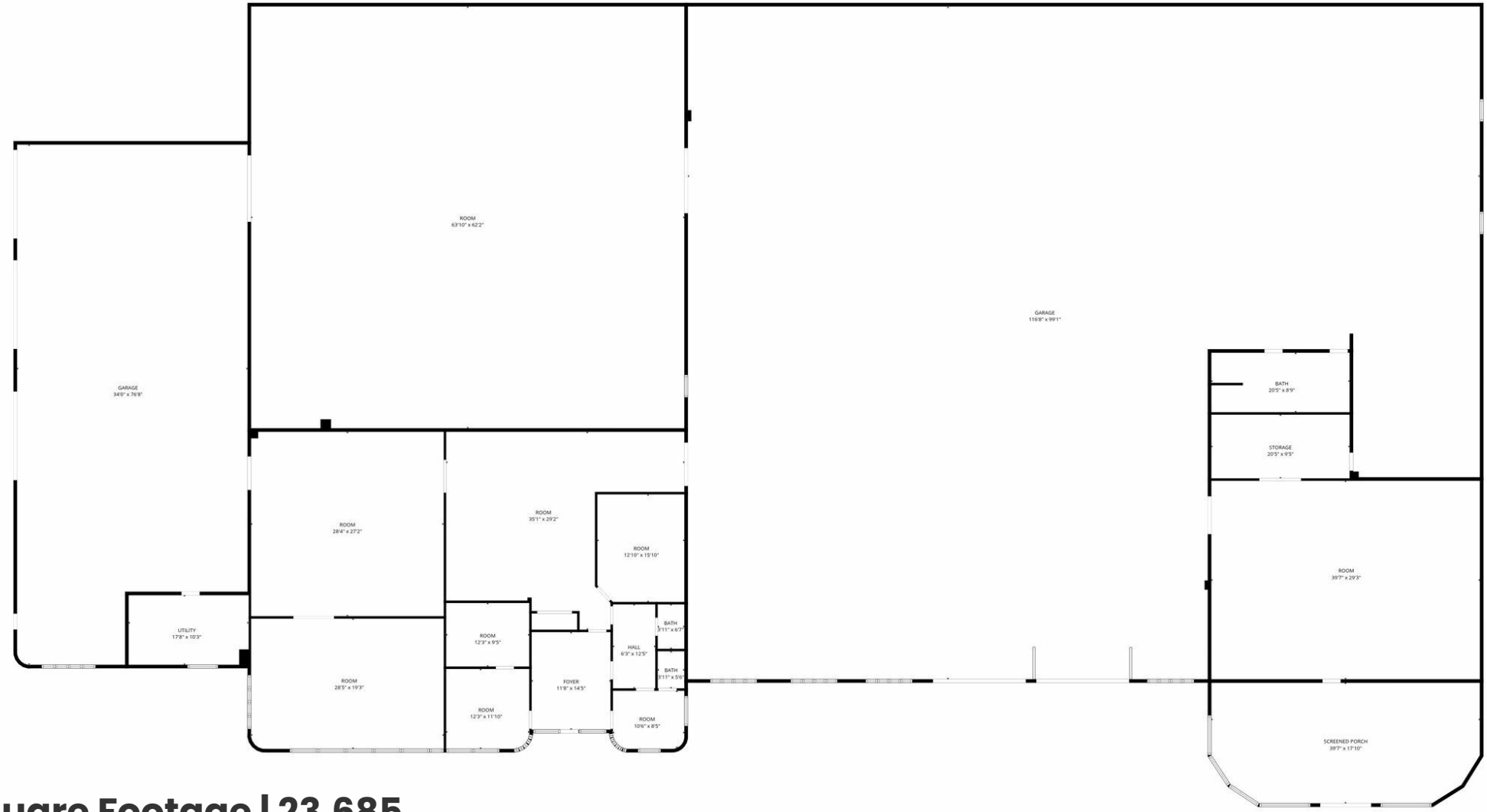

Square Footage | 23,685

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LOCATION MAP

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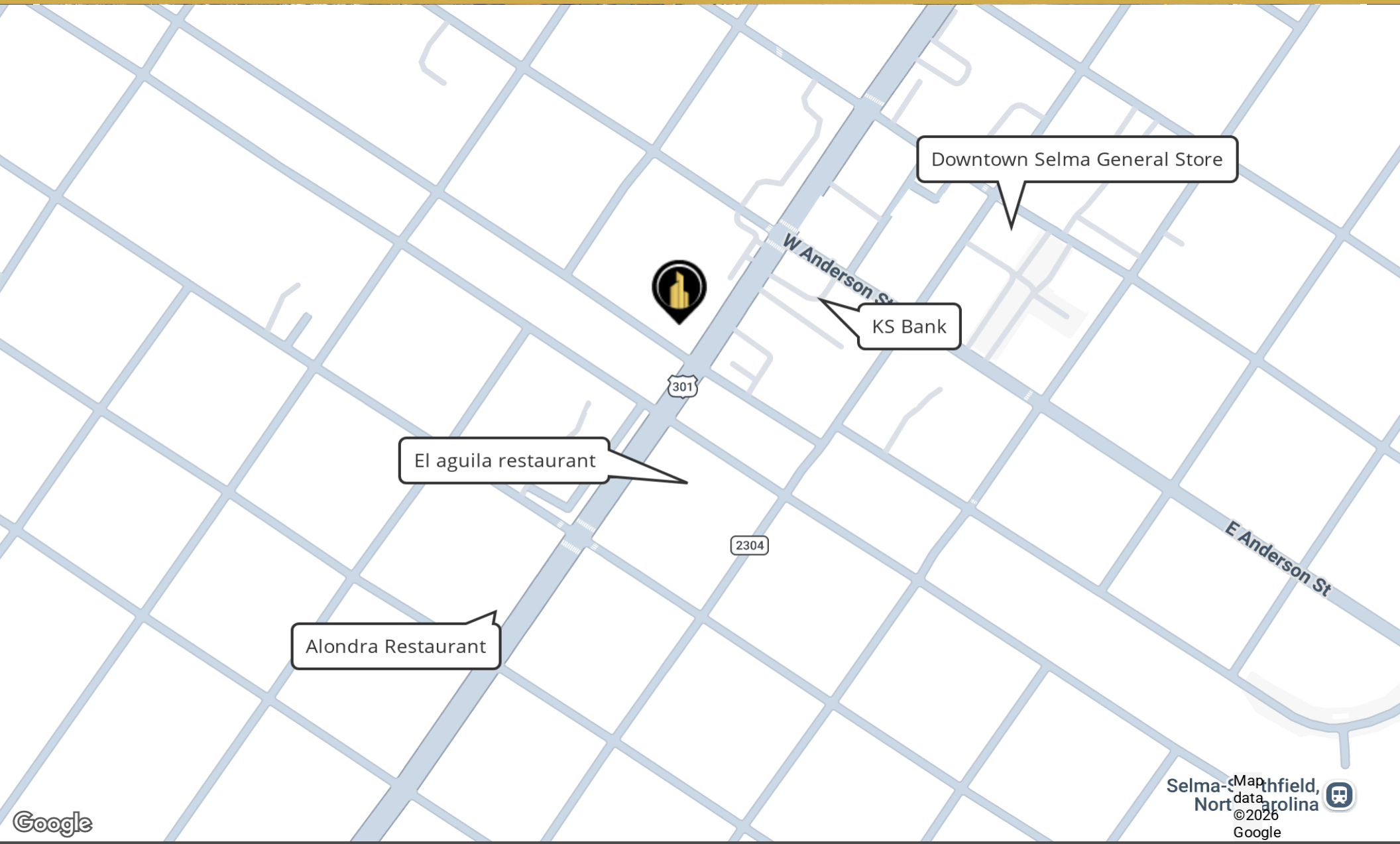

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DEMOGRAPHICS

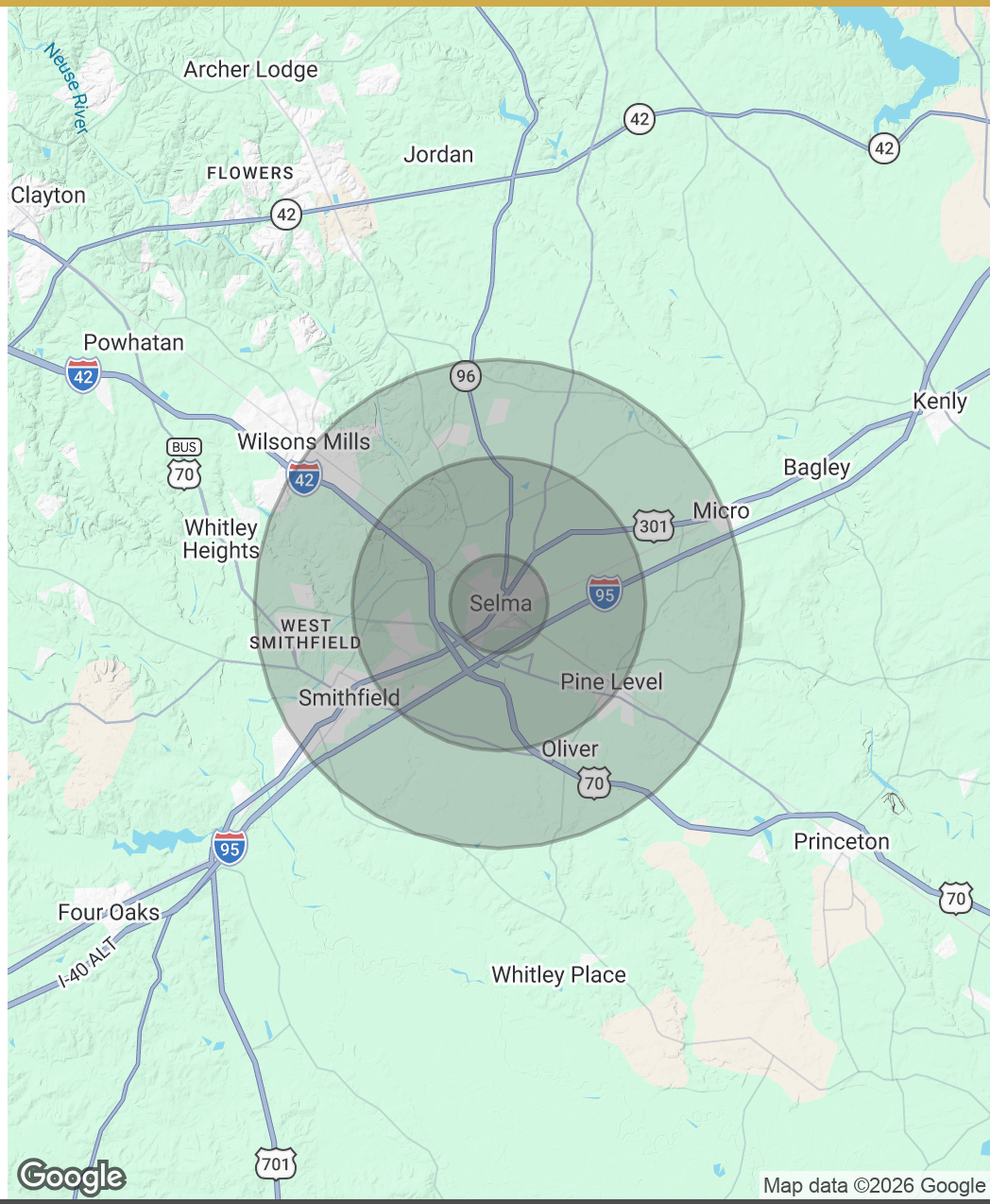
112 South Pollock Street | Selma, NC 27576

INDUSTRIAL PROPERTY FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,422	13,136	29,891
Average Age	38	39	40
Average Age (Male)	36	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,024	4,948	11,195
# of Persons per HH	2.7	2.7	2.7
Average HH Income	$44,546	$59,181	$67,568
Average House Value	$183,751	$194,769	$223,871

Demographics data derived from AlphaMap



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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 CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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