

PROPERTY HIGHLIGHTS



**KITTRELL &
ARMSTRONG, LLC**



1512 Hooker Road, Greenville, NC 27834

Parcel Number: 15458

- 20,320 SF industrial facility on 1.38 acres
- 15,000 SF warehouse space
- 3,600 SF office + 750 SF showroom
- 1,000 SF small tool storage area
- (3) 10' x 12' drive-in doors
- (1) 14' x 14' drive-in door
- Ceiling height 25' with clear height of 21'
- 18' eave height with 25' column spacing
- Functional office layout with private offices & open workspace
- Conference room, breakroom & 3 restrooms
- Ideal for warehouse, service, distribution, or commercial users
- Zoned CH – Heavy Commercial



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Property Overview

1512 Hooker Road in Greenville, North Carolina is a 20,320 SF industrial property situated on 1.38 acres and designed to support a wide range of heavy commercial and warehouse uses. The facility offers a strong combination of functional warehouse space and well-built office components, making it ideal for owner-users or tenants requiring both operational and administrative space.

The property includes approximately 15,000 SF of warehouse space with multiple drive-in doors for efficient loading, along with 3,600 SF of office space, a showroom, and additional tool storage. The office layout features multiple private offices, a conference room, and support areas to accommodate management, sales, and operations teams.

With ample on-site parking, a fenced lay-down yard, and CH (Heavy Commercial) zoning, the property provides flexibility for distribution, service, or industrial users seeking a centrally located Greenville facility.



Location

- Well located near several major retailers
- In close proximity to Greenville Blvd./ Interstate 264 and Highway 11



Pricing Summary

- Rental Rate of **\$8.75/PSF**
- Approximately **\$14,817/Month** +TICAM
- Lease Type: **NNN**
- Sales Price: **\$1,930,400.00**



Potential

- 20,320 SF industrial building on 1.38 acres
- 15,000 SF warehouse with (3) 10'x12' & (1) 14'x14' drive-in doors
- Ceiling height 25' with clear height of 21', 18' eave height with 25' column spacing
- 3,600 SF office buildout plus showroom & tool storage
- Fenced lay-down yard, 25 parking spaces, zoned CH

Interior Gallery



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02



01

Large Showroom



02

Open Storage Area



03

General Office Layout with Several
Private Offices



04

Spacious Conference Room



Warehouse Gallery



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03



01

14'x14' & 10'x12' Drive-In Doors in Rear



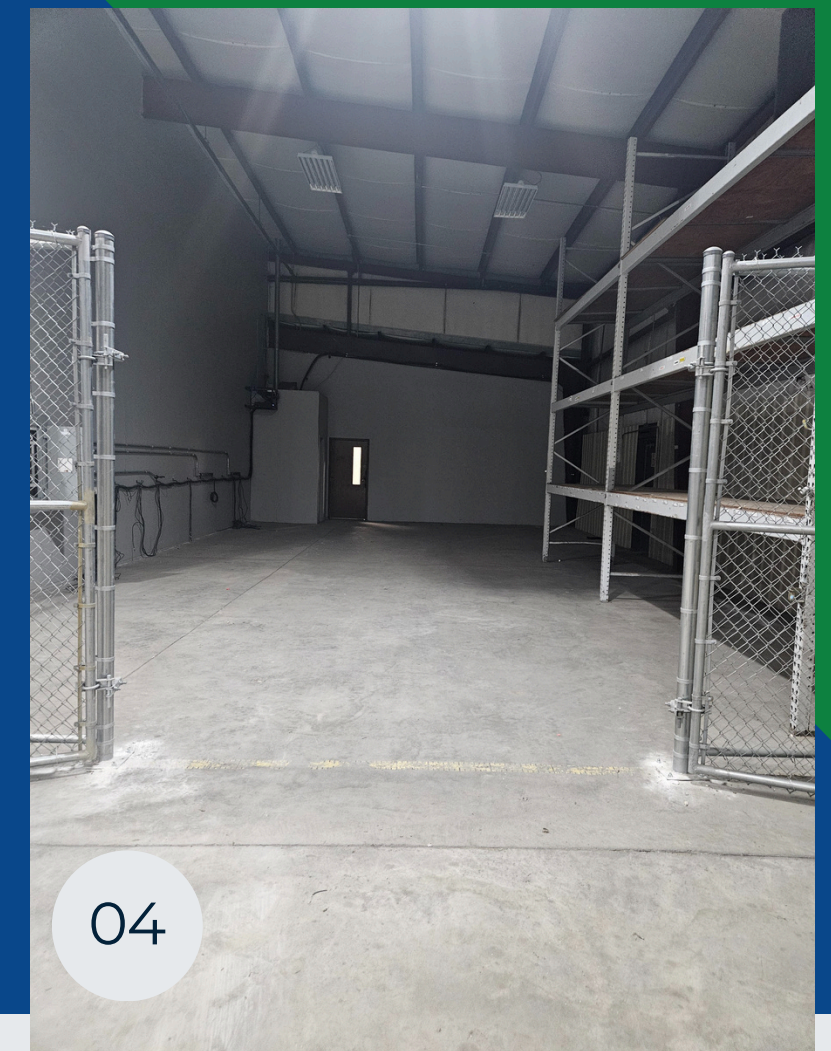
02

Office and 2 10'x12' Drive-In Doors at the Front



03

Ceiling height 25' with clear height of 21' 18' eave height with 25' column spacing



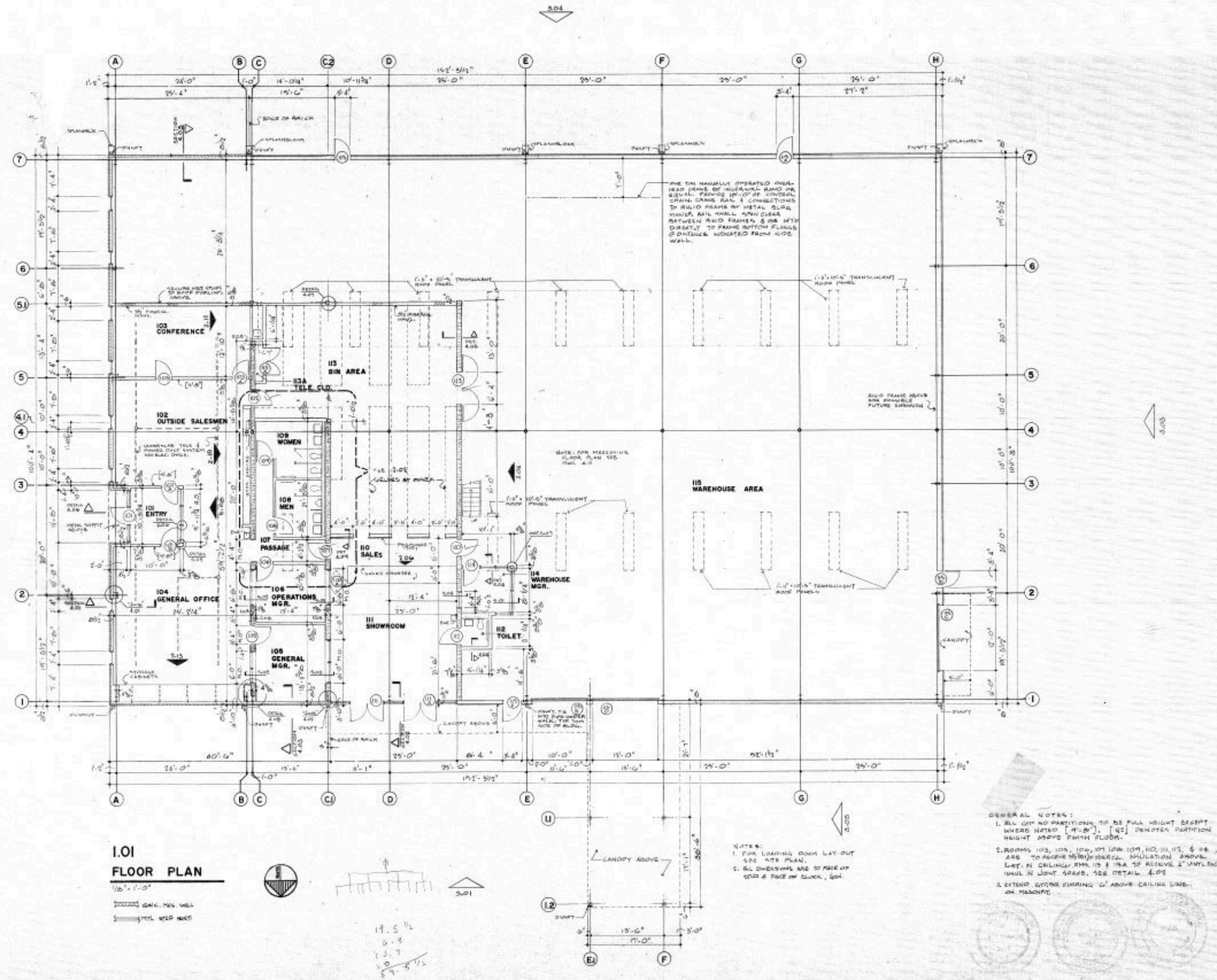
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Gated Storage Area



PROPERTY FLOORPLAN

04



Market Analysis

Economic & Population Growth

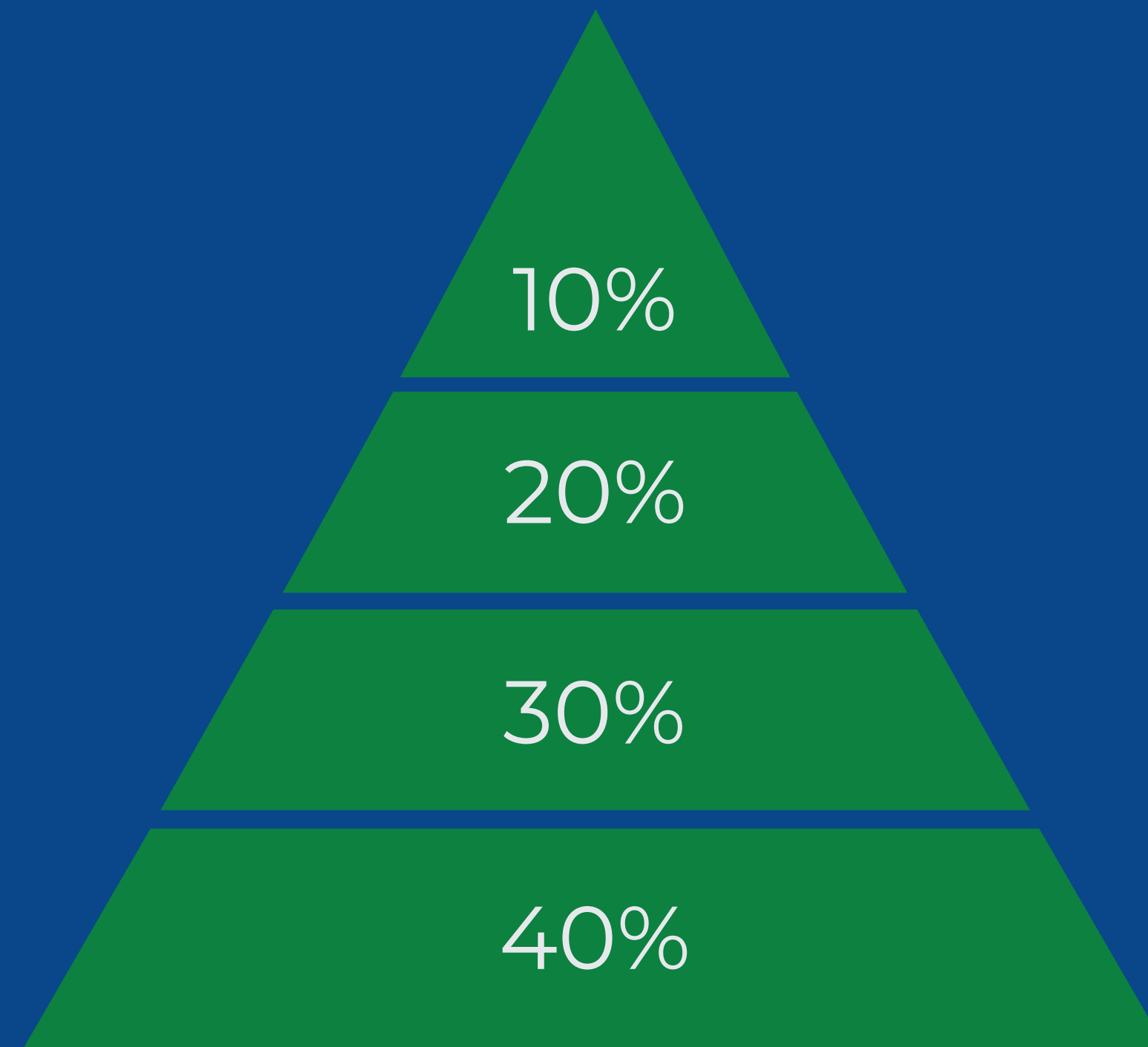
- Greenville's population has increased by approximately 7–8% over the past five years, driven by young professionals, students, and families.
- The area benefits from stable income growth and a balanced mix of renters and homeowners.
- The city's median age of roughly 28 years underscores its youthful and dynamic workforce.

Major Employment Drivers

- Anchored by East Carolina University and ECU Health Medical Center, Greenville serves as the medical and educational hub of Eastern North Carolina.
- The industrial, logistics, and healthcare sectors continue to expand, fostering small-business growth and sustained retail demand.
- Proximity to major highways and the Greenville Eastern North Carolina Airport supports regional business connectivity.

Commercial Market Trends

- Retail and office occupancy remain stable, with moderate rent appreciation year-over-year.
- The city has seen a consistent rise in new construction permits, indicating investor confidence in the market.
- Renter demand exceeds 55% of occupied housing, showing strong leasing potential for both office and mixed-use developments.



Named in the “Top 100 Best Places to Live in 2025”

Demographics

2020

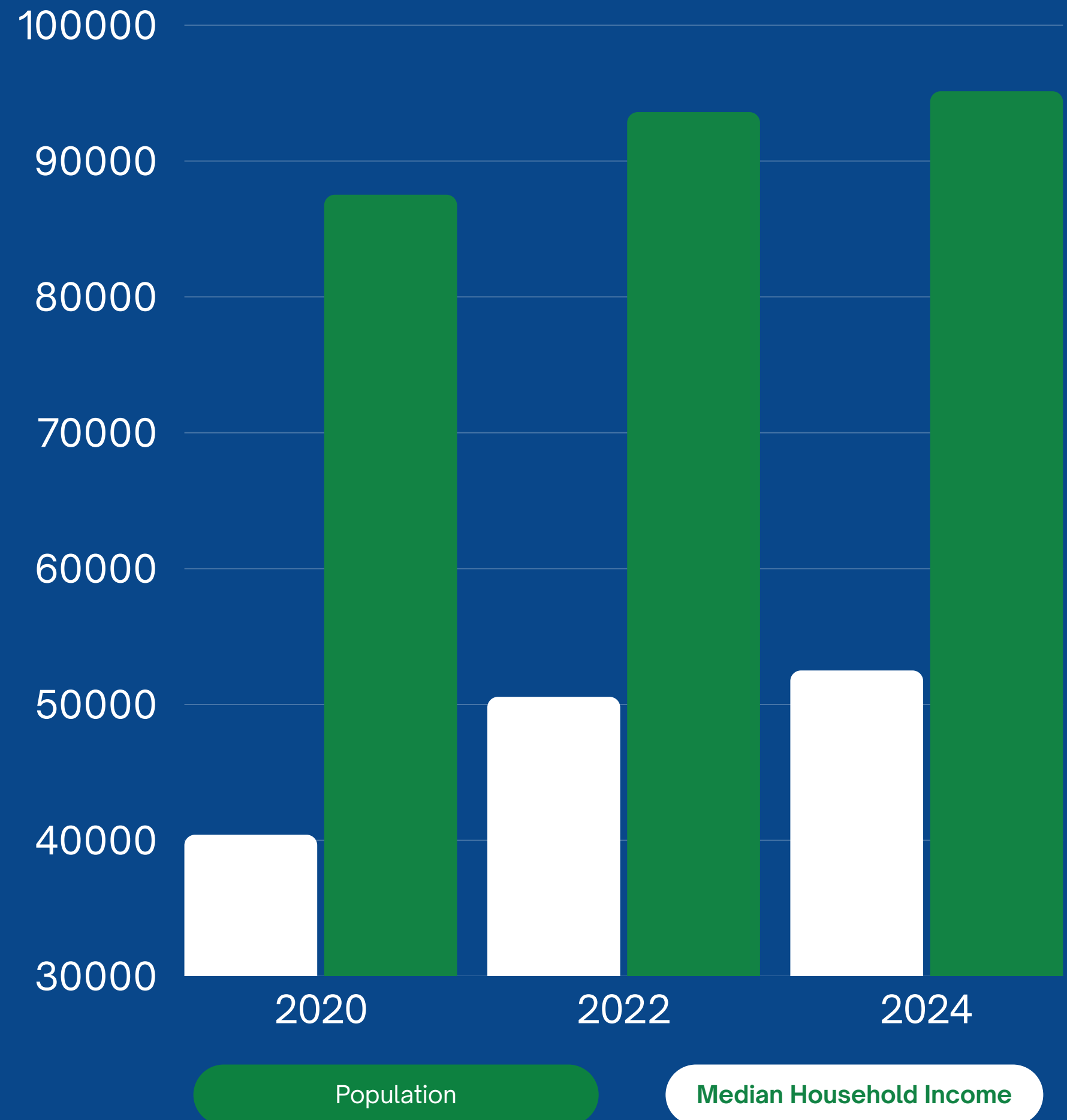
- Population: 87,521
- Median Age: 28 years
- Median Household Income: \$40,414
- Owner-Occupied Housing: 33% of households (majority renter population)

2022

- Population: 93,600
- Median Age: 28 years
- Median Household Income: \$50,564
- Owner-Occupied Housing: 32% (continued renter dominance)

2024

- Population: 95,138
- Median Age: 28 years
- Median Household Income: \$52,504
- Owner-Occupied Housing: 33% (continued renter dominance)





Permitted Uses-Heavy Commercial (CH) Zoning

The CH zoning category is intended to provide roadside uses which will best accommodate the needs of the motoring public and of businesses demanding high volume traffic.

- Residential: Vertical mixed-use development
- Commercial: Arts studio, Athletic club (indoor & out), car wash, car, truck, rv, motorcycle, mobile home & boat sales & service, commercial laundries, digital broadcast studio, flea market, gas station, convenience store, hotel, motel, bed & breakfast inn, limited stay lodging, laundromat & dry cleaners, ABC store, medical supply sales and rental, park, pawnbroker, pet grooming facility, professional offices & services, restaurant, retail sales, taxi or limo service
- Civic & Institutional: Ambulance service, auditorium, cemetery, municipal building, civic organization, correctional facility, county or federal government building or use, cultural services, event center, funeral home, hospital, parking lot or structure, place of worship, shelter for homeless or abused, school (small or private), television and/or radio broadcast, veterinary clinic or animal hospital (including boarding), vocational or trade schools
- Agricultural: Animal boarding with outside facility, farming, beekeeping, farmer's market, greenhouse, kennel
- Industrial: Heavy & light industrial, recycling facilities, upholsterer (vehicles & furniture), warehouse or mini-storage
- Accessory Uses: Temporary field office

Special Uses-Heavy Commercial (CH) Zoning

Under Heavy Commercial (CH) zoning, the following special use permits may be approved, expanding the property's potential for a variety of commercial and industrial purposes:

- Commercial: Adult uses, bar, pool hall, Hookah cafe, internet sweepstakes, microbrewery & microdistillery, restaurant with alcohol sales & regulated outdoor activities, retail sales with outdoor storage, tobacco & hemp sales
- Civic & Institutional: Adult & child day care facility, event center with mixed beverage permit
- Accessory Uses: Outdoor storage of products & materials, Residential quarters for manager or caretaker

About Us



At Kittrell & Armstrong, our team of brokers takes a highly advisory and consultative approach to every transaction. While serving in a transactional capacity, we prioritize collaboration—working closely with clients to identify the critical deal points that shape successful outcomes.

Our focus is on empowering investors, property owners, and tenants with the insight and market knowledge needed to make confident, informed decisions, whether that means moving forward with a purchase, sale, or lease, or strategically waiting for the right opportunity.

With decades of combined experience across commercial, investment, and development real estate, Kittrell & Armstrong is committed to providing clarity, professionalism, and trusted guidance throughout every stage of the deal process.



Your Leader in Commercial Real Estate



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Thank You



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