

FOR LEASE

ROCKY MOUNT INDUSTRIAL VILLAGE

BUILDING 1

(UNDER CONSTRUCTION)

ROCKY MOUNT, NC



MARKET ADVISORS

JOHN LEA - JLEA@SH-CRE.COM

GARDNER NOBLE - GNOBLE@SH-CRE.COM

CONTENTS

EXECUTIVE SUMMARY	03
BUILDING FEATURES	04
EXTERIOR RENDERINGS	05
ZONING & ENTITLEMENTS	11
CONNECTIVITY AT A GLANCE	12
MARKET & DEMOGRAPHICS	13
PROPERTY LOCATION	15
I-95 DISTRIBUTION CENTERS	16
DISCLAIMER	17
CONTACT	18



ROCKY MOUNT INDUSTRIAL VILLAGE

EXECUTIVE SUMMARY

Positioned in the heart of Eastern North Carolina's rapidly expanding industrial corridor, Rocky Mount Industrial Village presents an exceptional opportunity for businesses seeking modern, flexible, and strategically located industrial space.

This 55-acre master-planned industrial park is designed to accommodate a range of industrial and flex users with customizable building options and proximity to major transportation routes, including I-95, US-64 (future I-87), and the Carolina Connector Intermodal Terminal (CSX CCX).

PROPERTY HIGHLIGHTS

The Rocky Mount Industrial Village offers a unique opportunity for tenants seeking scalable industrial space in a pro-growth market. With immediate proximity to major transportation and logistics networks, this development represents the next phase of industrial growth in the Twin Counties region.



BUILDING FEATURES

LEASE RATE	\$11.50/ft NNN	CLEAR HEIGHT	32 feet
TICAM	Call for Rates	LOADING DOCK	4 docks, 2 drive in doors
COUNTY	Nash	PAVED PARKING	29 spaces
DATE AVAILABLE	Q2 2026	TRUCK COURT DEPTH	300ft 106ft
ZONING	I-1 (Light Industrial)	AMPERAGE	Up to 600A
BUILDING DIMENSIONS	300 x 150	POWER TYPE	3 Phase
BUILDING SIZE	45,000	POWER PROVIDER	City of Rocky Mount
COLUMN SPACING	Clear span	WATER AND SEWER	City of Rocky Mount
		SPRINKLER SYSTEM	Riser in place for ESFR



BUILDING 1



BUILDING 1



BUILDING 1



SMITH ENGINEERING AND DESIGN, P.A.	
1100 Greene Place, Suite A Greenville, NC 27834 Corporate License No. C-2281 Phone: (252) 756-4111 Fax: (252) 756-2112	
<p>Building 2 Rocky Mount Industrial Village Rocky Mount, NC</p>	
<p>DATE: 10/20/06 DRAWING NO.: 100-00000 SCALE: 1/2" = 20'-0"</p>	
<p>G-2</p>	

EXTERIOR RENDERINGS

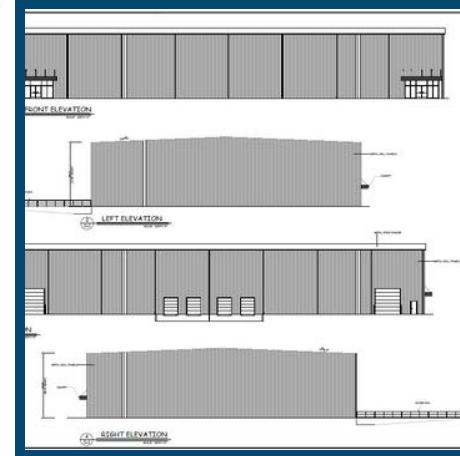
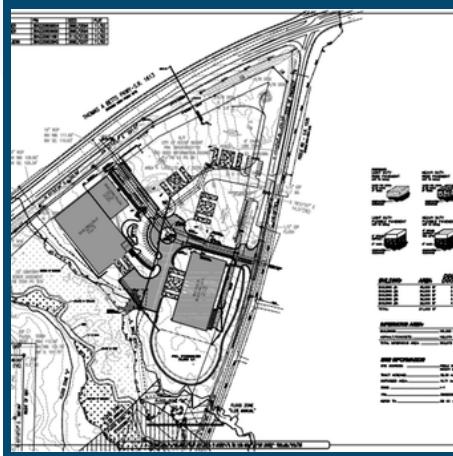


EXTERIOR RENDERINGS



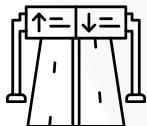
ZONING & ENTITLEMENTS

Current Zoning	I-1 - Light Industrial
Acceptable Uses	<p>Warehouse / storage facilities Light manufacturing / fabrication Contractor operations Truck terminal / logistics support Equipment maintenance / service Wholesale distribution Agricultural support operations Public utility facility</p>
Permitting & Entitlements	No known zoning restrictions beyond standard city approvals.



CONNECTIVITY AT A GLANCE

HIGHWAY ACCESS



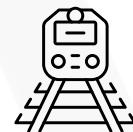
- 0.5 miles to US 301
- 2 miles to US 64
- 6 miles to Interstate 95
- Direct north-south and east-west distribution corridors

PORTS



- 120 miles to Port of Norfolk
- 135 miles to Port of Wilmington
- 150 miles to Port of Morehead City

RAIL ACCESS



- 7 miles to CSX Carolina Connector (CCX) Intermodal Terminal
- Direct Class I rail access (CSX)

MAJOR CITIES & FREIGHT MARKETS



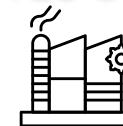
- 45 miles to Greenville
- 60 miles to Raleigh
- 110 miles to Richmond
- 185 miles to Charlotte

AIRPORTS



- 10 miles to Rocky Mount-Wilson Regional Airport (RWI)
- 60 miles to Raleigh-Durham International Airport (RDU)

INDUSTRIAL NEIGHBORS (30 MINUTES OR LESS)



- Pfizer
- Corning
- Cummins
- LS Tractor
- CSX Terminal

MARKET & DEMOGRAPHICS

NEARBY DEMAND DRIVERS

ROCKY MOUNT MILLS



Regional entertainment and brewery hub.

THE ROCKY MOUNT EVENT CENTER



Attracts 125,000 visitors annually.

NASH & EDGECOMBE COUNTIES' GROWTH INITIATIVES



\$3+ Billion in economic development projects underway.

COMMUTING & TRAFFIC

20,985,025

VEHICLES PER DAY ON NEARBY HIGHWAYS

70 MILES
66 MINUTES

TO RALEIGH-DURHAM INTERNATIONAL AIRPORT

7 MINUTES

TO THE ROCKY MOUNT AMTRAK TRAIN STATION

PROPERTY LOCATION

NORFOLK, VA

130 MILES

RDU AIRPORT

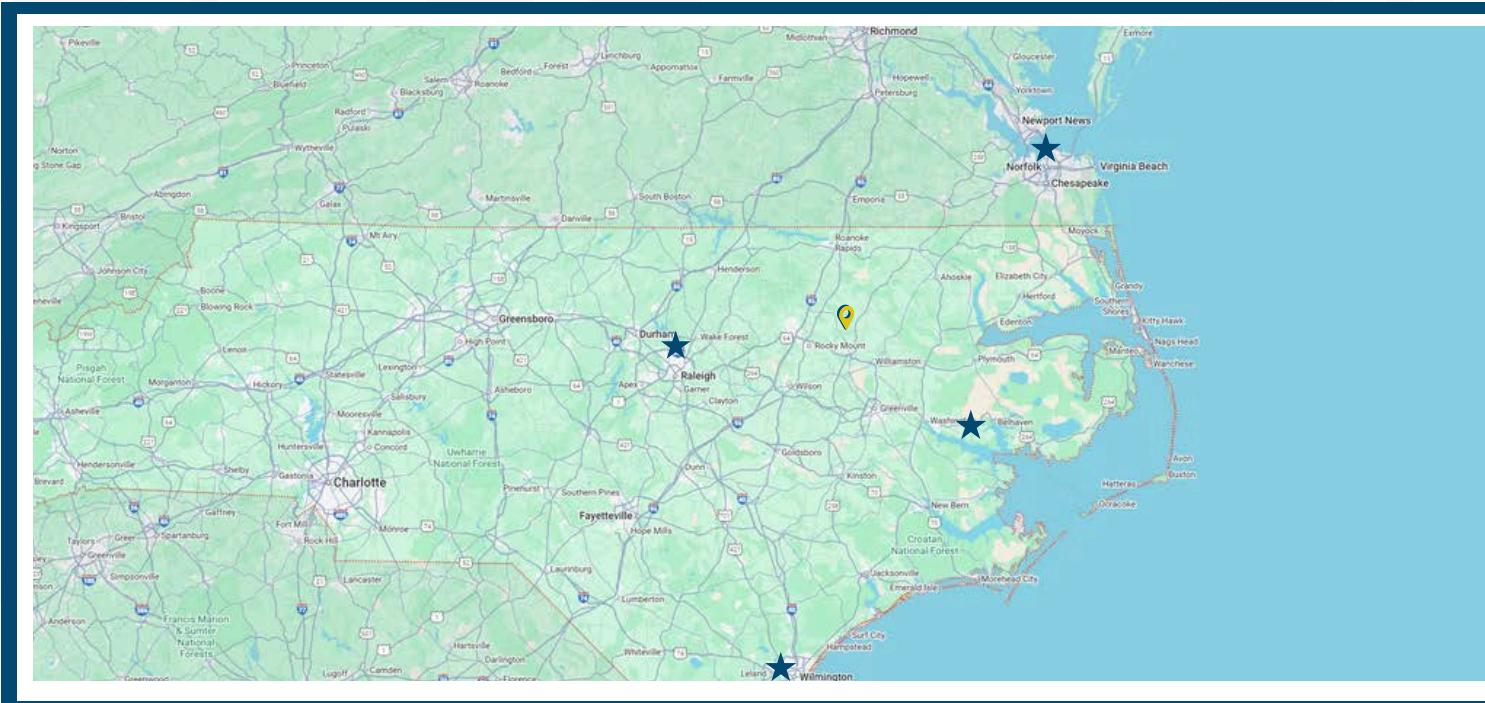
70 MILES

WILMINGTON, NC

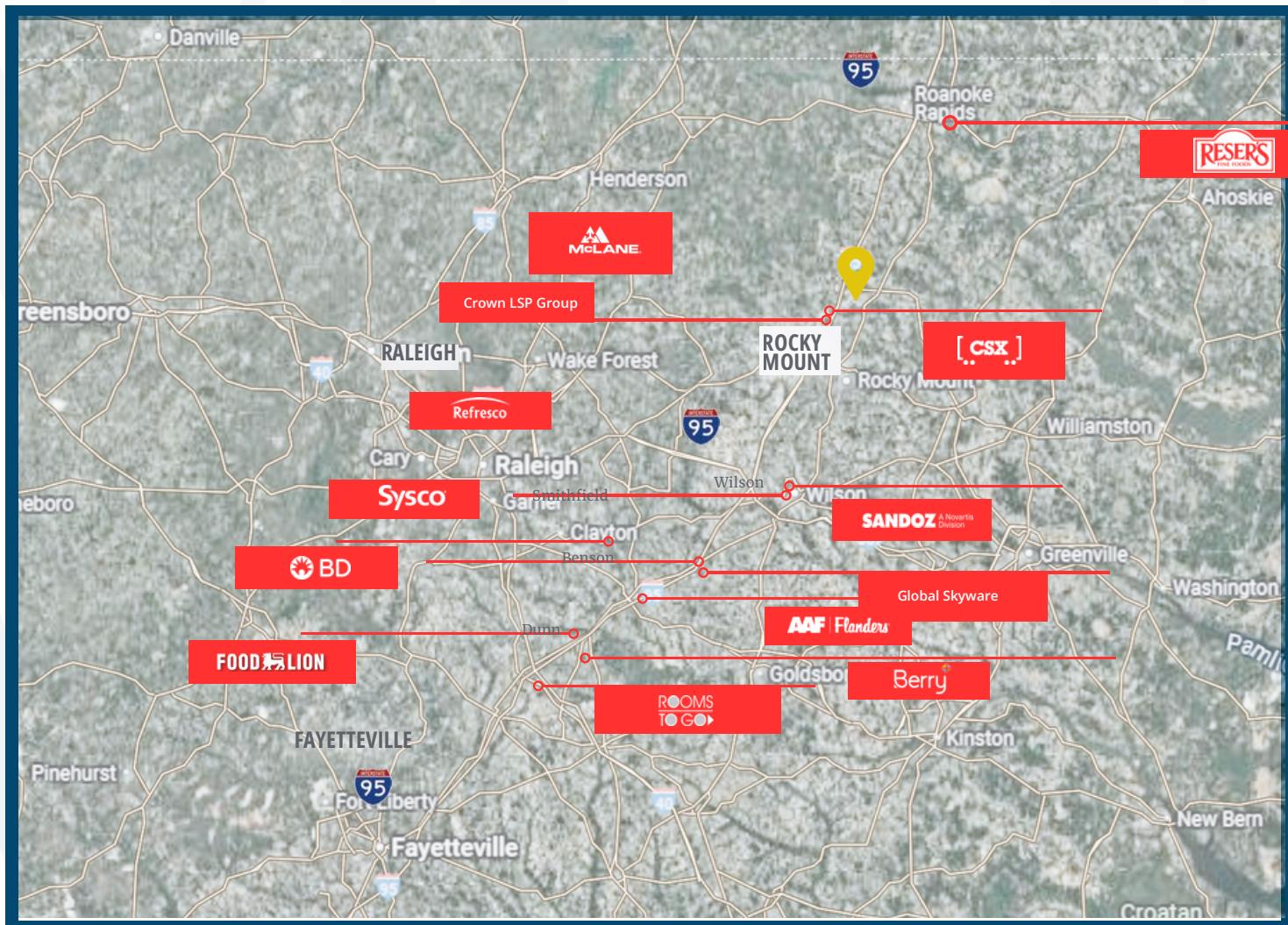
140 MILES

WASHINGTON, NC

62 MILES



I-95 DISTRIBUTION CENTERS



CONFIDENTIALITY & LEGAL DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party(ies) receiving it from Simmons & Harris, Inc. and should not be made available to any other person or entity without the written consent of Simmons & Harris, Inc. If you are not the intended recipient, you are hereby notified that any retention, dissemination, duplication, forwarding, copying, or taking any action in reliance on the contents of this information is strictly prohibited. If you receive this offering memorandum in error, whether in electronic or printed form, please notify the sender and destroy the document.

This offering has been prepared to provide a summary of unverified information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough investigative process and tenant's due diligence.

Simmons & Harris, Inc. has not made any investigation and makes no warranty or representation with respect to the subject property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos, the compliance with state and federal regulations, or the physical condition of the improvements thereon.

The information contained in this Offering has been obtained from sources we believe are reliable; however Simmons & Harris, Inc. has not verified, and will not verify, any of the information contained herein, nor has Simmons & Harris, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

MARKET ADVISORS

JOHN LEA

JLEA@SH-CRE.COM

+1 252.917.4921

GARDNER NOBLE

GNOBLE@SH-CRE.COM

+1 252-955-6174

