



## PROPERTY OVERVIEW

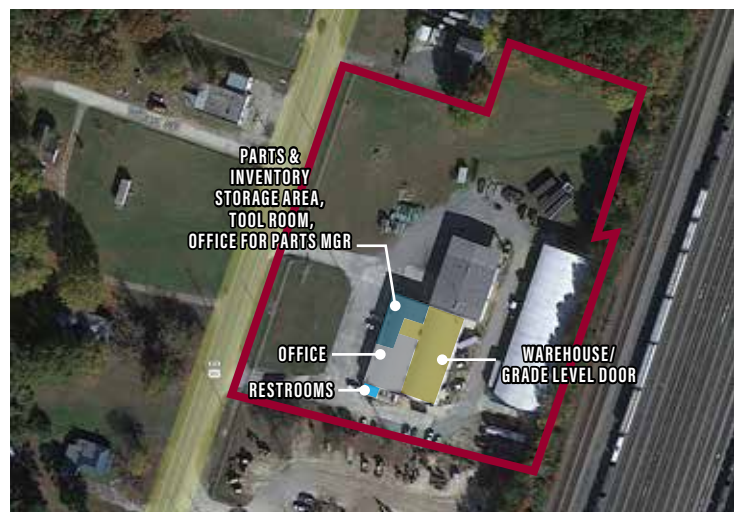
- ±4.81 Acres, fenced and gated
- ±12,800 SF Main warehouse with office and 12' grade level door on end
- Main warehouse has gas, 800 AMP, 600 volt, 3-phase power
- Finished office area in main warehouse
- Restrooms off main warehouse: ±675 SF
- ± 5,320 SF Enclosed service warehouse attached to the main warehouse with 18' clearance, 2-ton crane inside, two 18' grade-level doors on front, one 18' grade-level door on rear, and one 18' grade-level door on side of service area leading to covered service area with open sides
- ±1,680 Covered shed service area
- Rear warehouse 16,650 SF with ±1,317 SF outside dock area (no restrooms)
- Lease rate: \$5.25/SF NNN
- Sale price: \$1,550,000

## PROPERTY DESCRIPTION

Two excellent industrial buildings with fenced and gated yard, excellent power and ideal service area for repair, service and plenty of yard space. Gas onsite and I-2 Zoning for Heavy Industrial users.

## LOCATION DESCRIPTION

The property is located in Rocky Mount just off Hwy. 301 South with excellent access to Rocky Mount, Wilson, Greenville, and Interstate 95 and Hwy. 64.



Scott Hadley  
shadley@lee-associates.com  
D 919.576.2504  
O 919.906.0524



**3209 S CHURCH ST**  
ROCKY MOUNT, NC 27803

**INDUSTRIAL FOR SALE/LEASE**



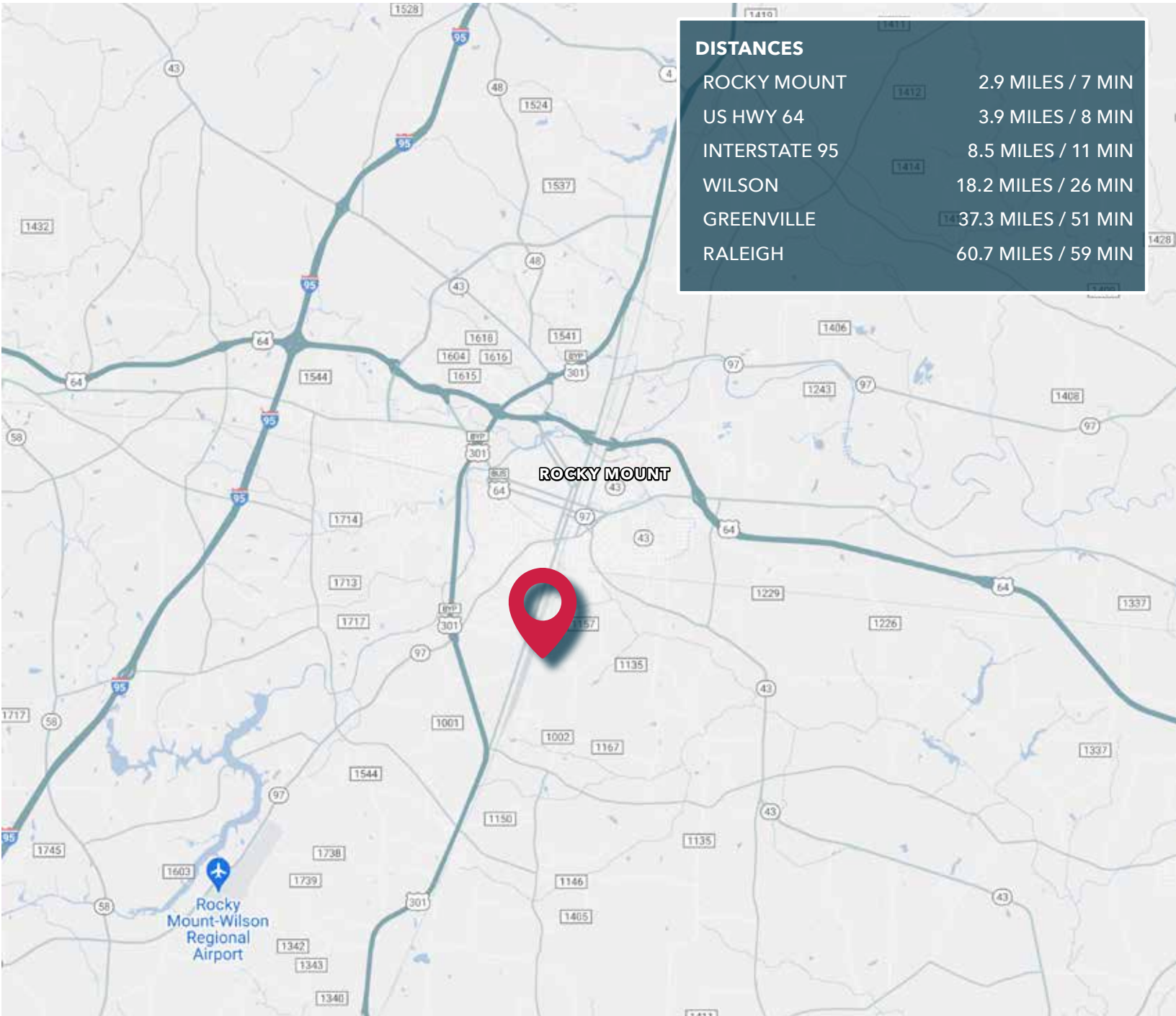
Scott Hadley  
shadley@lee-associates.com  
D 919.576.2504  
O 919.906.0524

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**3209 S CHURCH ST**  
ROCKY MOUNT, NC 27803

# INDUSTRIAL FOR SALE/LEASE



## DISTANCES

ROCKY MOUNT	2.9 MILES / 7 MIN
US HWY 64	3.9 MILES / 8 MIN
INTERSTATE 95	8.5 MILES / 11 MIN
WILSON	18.2 MILES / 26 MIN
GREENVILLE	37.3 MILES / 51 MIN
RALEIGH	60.7 MILES / 59 MIN

Scott Hadley  
shadley@lee-associates.com  
D 919.576.2504  
O 919.906.0524

