



PROPERTY OVERVIEW

- ± 4.81 Acres, fenced and gated
- $\pm 12,800$ 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
- $\pm 5,320$ 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
- $\pm 1,680$ Covered shed service area
- Rear warehouse 16,650 SF with $\pm 1,317$ 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

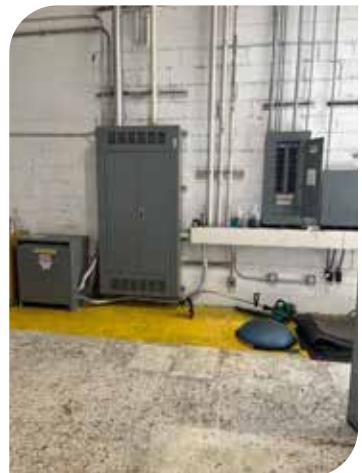
The property is located in Rocky Mount just off Hwy. 301 South with excellent access to Rocky Mount, Wilson, Greenville, and Interstate 95 and Hwy. 64.



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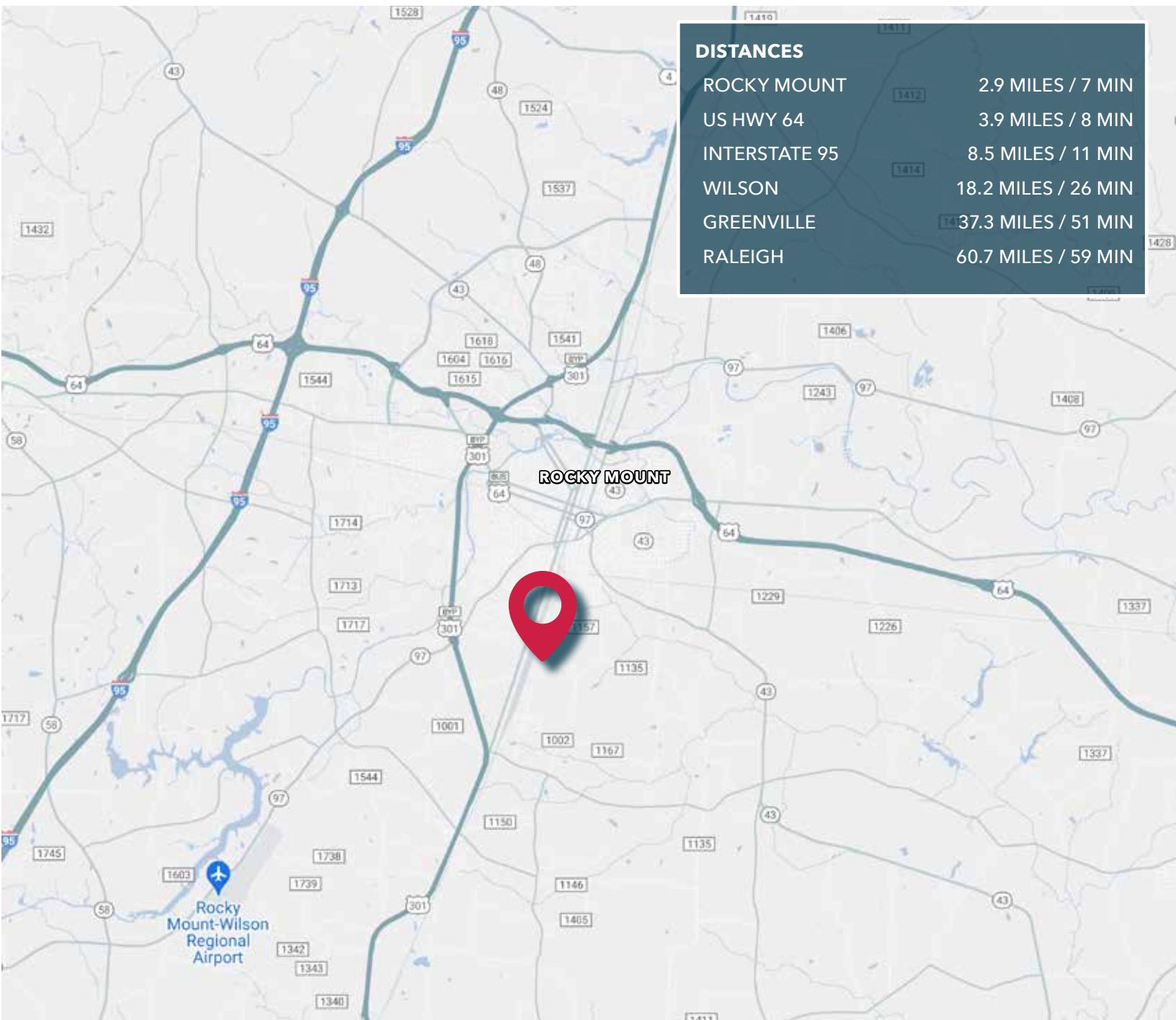
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INDUSTRIAL FOR SALE/LEASE



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