



# KITTRELL & ARMSTRONG, LLC

2815 B Charles Boulevard  
Greenville, North Carolina 27858  
(252) 355-0088  
[www.kittrellandarmstrong.com](http://www.kittrellandarmstrong.com)

*Your Leader in Commercial Real Estate*



**4005 S. MEMORIAL & 0 CHAPMAN ROAD, WINTERVILLE, NC 28590**

Parcel Numbers + Acreage : 33166 | 3.61 +/- & 33162 | 1.13 +/-

## PROPERTY HIGHLIGHTS

- 26,437 +/- Total SF
- 6,000 +/- Office SF
- 20,437 +/- Warehouse SF
- Total Acreage 4.74 +/-
- 4 Roll-Up Doors/Loading Docks
- Main Warehouse - 15'11" Ceiling Height & 13'7" to the Beams
- Zoned CH (Heavy Commercial)
- Access Points: Two entrances from Memorial / Additional access from Chapman Dr.
- Development Potential: Large parcel available; Flexible use for extra yard space or opportunity for future build out and expansion.

**SALES PRICE: \$2,600,000.00**

**LEASE RATE: \$8.25 PSF NNN**

For More Information, Please Contact the Listing

Agents:

**DEBBIE W. BARBER, CCIM**  
Commercial Broker  
(252) 916-2703

**STEPHANIE WARREN**  
Commercial Broker  
(817) 559-3196

Kittrell and Armstrong has made every effort to present accurate information. Any disclosures of current performance or specifications are not a guarantee of future performance. All figures and assumptions should be independently verified.

This 26,437 +/- square foot property offers a flexible blend of office and warehouse space in a prime Winterville location. The 6,000 +/- square feet of office area includes 15 offices/workrooms, a welcoming lobby and reception area, a conference room, breakroom, three restrooms, and five storage rooms, creating a fully functional business environment. The 20,437 +/- square feet of warehouse space features four roll-up doors/ loading docks and seven additional offices, a customer service area and an open work space area, providing efficiency for distribution, storage, or operations. Zoned CH (Heavy Commercial), the property supports a wide range of uses. Situated at 4005 S. Memorial and O Chapman Road in Winterville, NC, this site is offered for sale at \$2,600,000 and for lease at \$8.25 PSF NNN. It includes Parcel Numbers 33166 and 33162.

**For more details or to schedule a viewing, please contact our dedicated listing agents at Kittrell & Armstrong. Don't miss out on this fantastic commercial opportunity!**



## PROPERTY OVERVIEW

**Total: 26,437 +/- SF**

**Office: 6,000 +/- SF**

**15 offices, workrooms lobby, reception area, conference room, break room, 3 restrooms and 5 storage rooms.**

**Warehouse: 20,437 +/- SF**

**4 roll-up doors/loading docks**

**Large/Main Warehouse - 15'11" to the Ceiling and 13'7" to the Beams  
Side/Adjacent Warehouse - 14'11" to the Ceiling and 10'7" to the Beams**

**7 offices, customer service area, and open work space area.**

**Zoned CH (Heavy Commercial) | Sales Price: \$2,600,000 |  
Lease Price: \$8.25 psf NNN | Parcel Numbers: 33166 & 33162**



**This combination of features makes it a versatile and convenient option for a wide range of commercial businesses. Call today to learn more!**

### Offered Exclusively By:

**STANLEY H. ARMSTRONG, CCIM, SIOR**  
Managing Partner  
(252) 531-9844

**THOMAS F. STOUGHTON, MBA**  
Managing Partner  
(252) 355-0088

**BRYANT KITTRELL, III, SIOR**  
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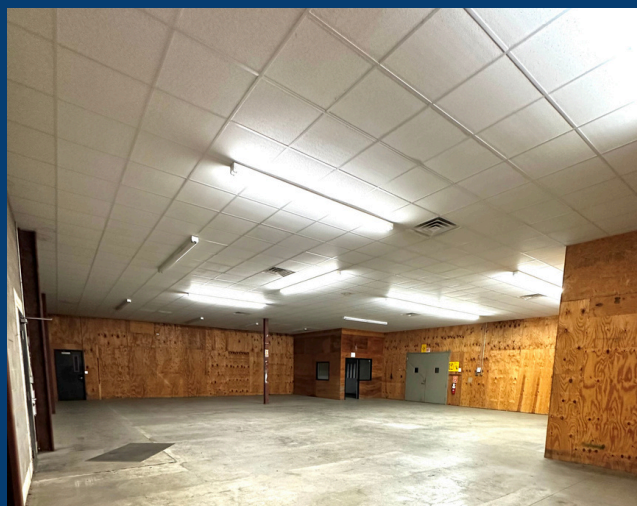
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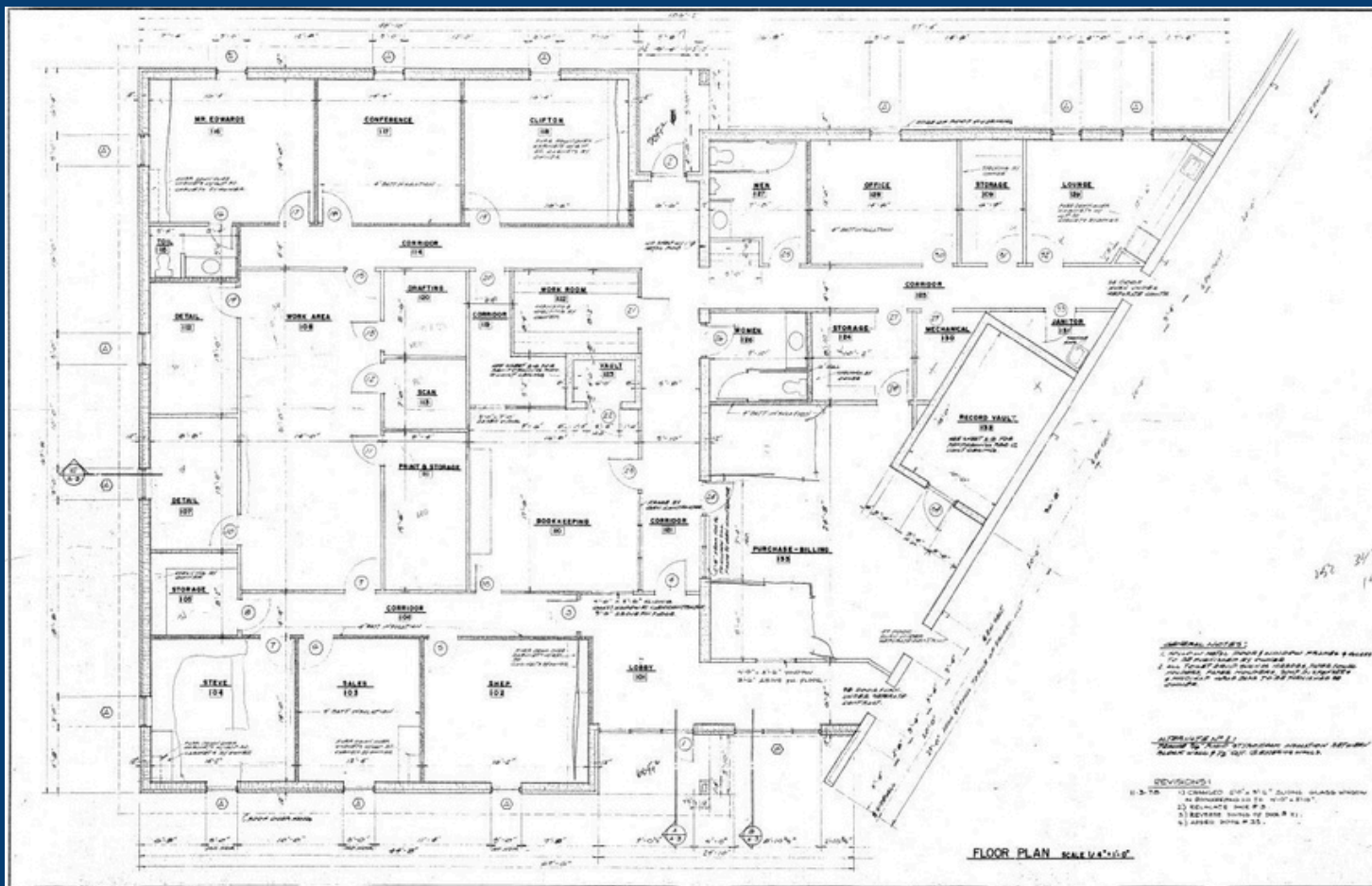


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## Property Floorplan & Layout



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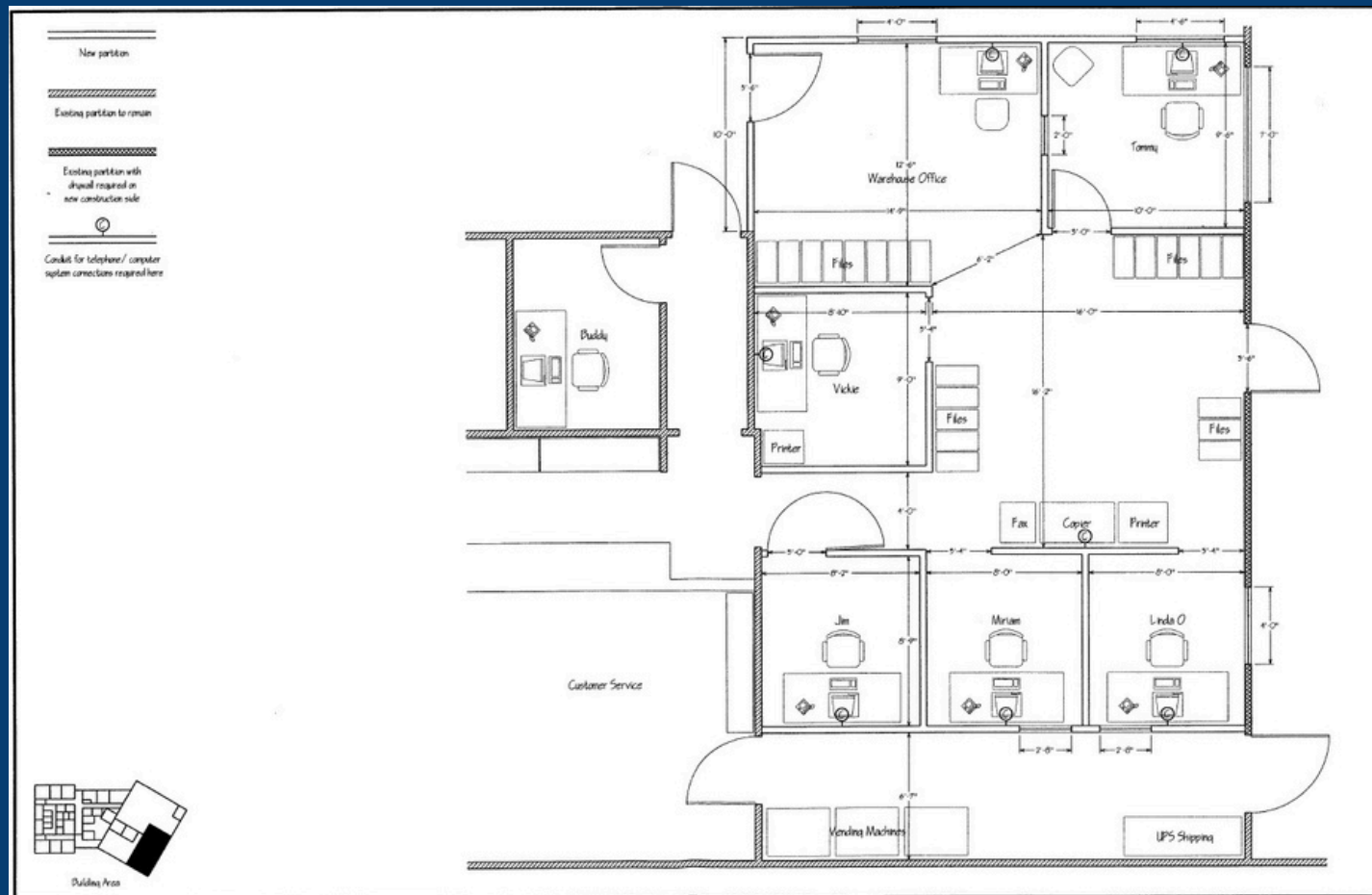


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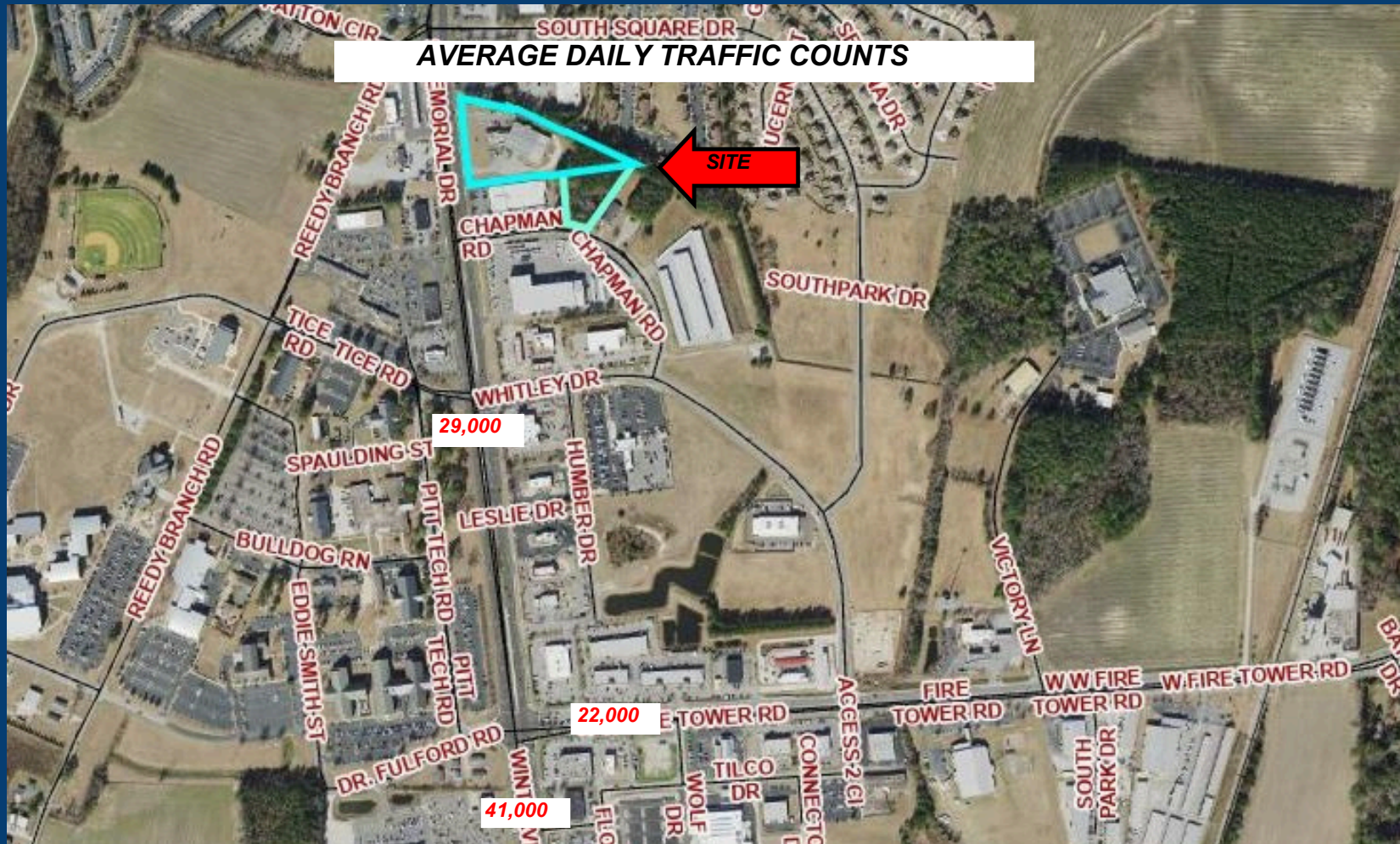




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## HEAVY COMMERCIAL ZONING PERMITTED USES

### Wholesale/Rental/Vehicle/MobileHome Trade

#### Construction

- \* Licensed Contractor; General, Electrical, Plumbing, Mechanical, etc. Excluding Outside Storage Building
- \* Supply; Lumber and Material Sales, Plumbing and/or Electrical Supply, Excluding Outside Storage
- \* Hardware Store

#### Transportation

- \* Taxi or Limousine Service
- \* Parcel Delivery Service
- \* Ambulance Service

#### Manufacturing/Warehousing

- \* Ice Plant and Freezer Lockers
- \* Dairy Production, Storage and Shipment Facilities
- \* Bakery; Production, Storage and Shipment Facilities
- \* Cabinet, Woodwork, or Frame Shop (Excluding Furniture Manufacturing or Upholster) Engraving; Wood, Glass or
- \* Metal Mini-Storage Warehouse Excluding Outside Storage
- \* Tire Recapping or Retreading Plant

## HEAVY COMMERCIAL ZONING SPECIAL USES

### Residential Quarters for Residential Manager

#### Recreation

- \* Game Center Billiard Parlor
- \* or Pool Hall Public or
- \* Private Club

#### Services

- \* Child Day Care Facilities Adult
- \* Day Care Facilities
- \* Convention Center—Private
- \* Massage Establishment

#### Retail Trade

- \* Restaurant; Regulated Outdoor Activities Appliances;
- \* Commercial Use, Sales and Accessory Repair Flea Market

#### Manufacturing/Warehousing

- \* Stone or Monument Cutting, Engraving Moving
- \* and Storage; Including Outside Storage
- \* Warehouse or Mini-Storage Recycling Collection
- \* Station or Facilities

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Winterville is a charming town in North Carolina, located just south of Greenville. It's known for its small-town feel and friendly community. The town hosts several events throughout the year, including the popular Winterville Watermelon Festival, which attracts visitors from all over the region. Winterville is home to Pitt County Community College and also has a range of local parks and recreational activities, making it a great place for families and those who enjoy a slower pace of life.



## CITY OF WINTERVILLE

### DEMOPGRAPHICS

2025 Population : 10,704

2025 Total Households Average: 4,420

2025 AVERAGE HH Income: \$101,299

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