



MID-ATLANTIC 106,000 SF NC OFFICE CAMPUS & CALL CENTER

720 WESTERN BLVD
TARBORO, NC 27886

Josh Taylor

Advisor

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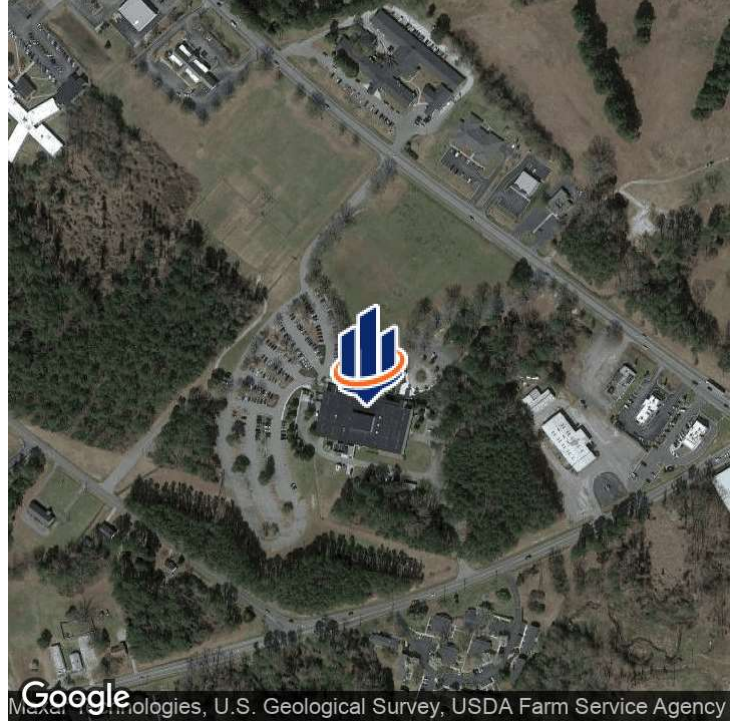
Frank Efird Jr

Managing Director

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Property Summary



OFFERING SUMMARY

Building Size:	106,693 SF
Lot Size:	51.7 Acres
Year Built:	1975
Zoning:	B-3 General Commercial
Market:	Rocky Mount
Submarket:	Tarboro

Mid-Atlantic 106,000 SF NC Office Campus & Call Center

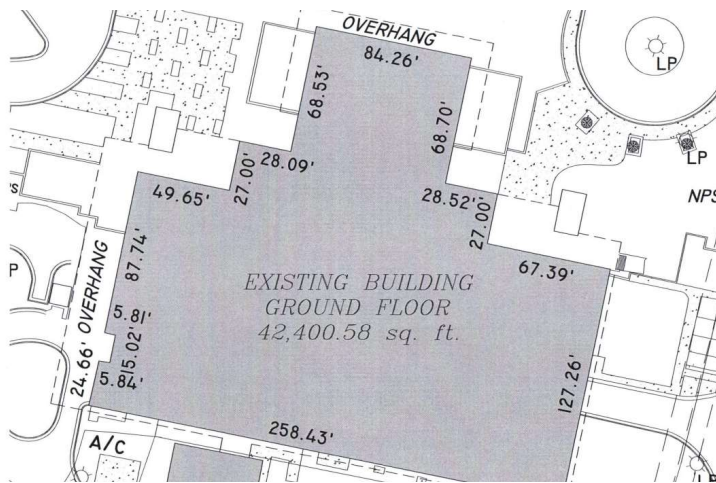


Property Description



TRANSPORTATION & INDUSTRY

- Midpoint between Maine and Florida located along I-95 and future I-87 with international trucking facilities
- Almost half of the U.S. population within a day's drive
- 50 minutes to the NC Global Transpark, a 2,500 acre park that can accommodate the world's largest aircraft
- 90 minutes to Raleigh-Durham International Airport
- 90 minutes to Research Triangle Park, an epicenter of U.S. life sciences development.

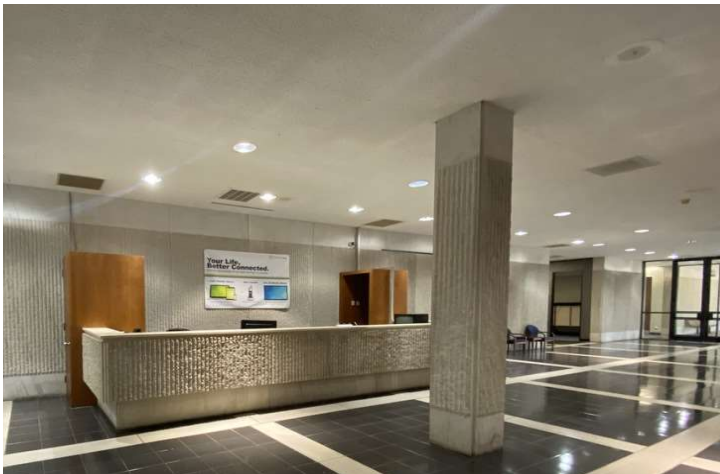


PORT ACCESS

- 2 hrs to Norfolk, VA
- 2 hrs to Morehead City, NC
- 2.5 hrs to Wilmington, NC
- 4.5 hrs to Charleston, SC
- 5 hrs to Savannah, GA

RAIL ACCESS

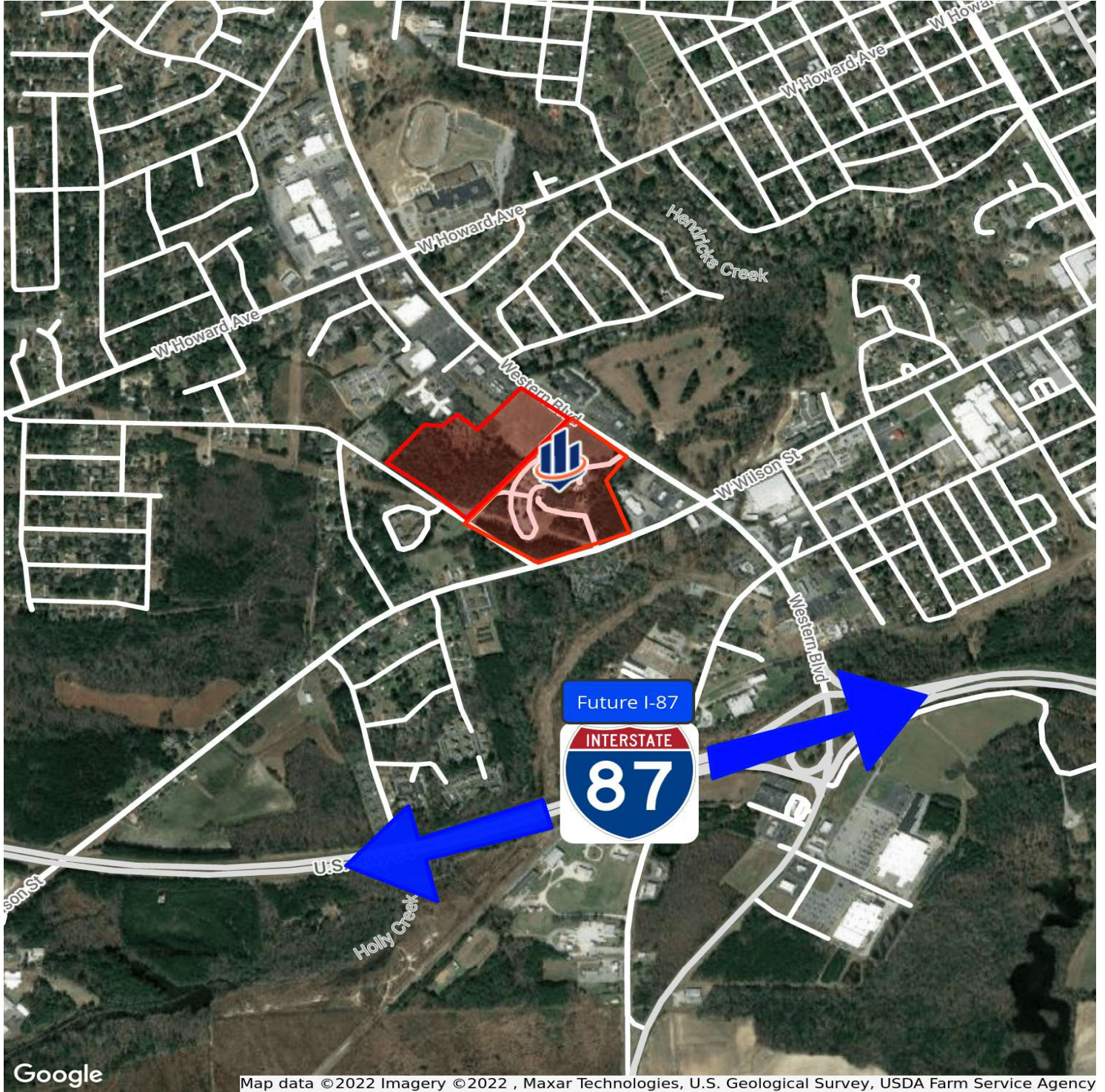
- 20 minutes to the CSX Carolina Connector Intermodal Facility that opened in 2021 located in Rocky Mount, NC.



Additional Photos



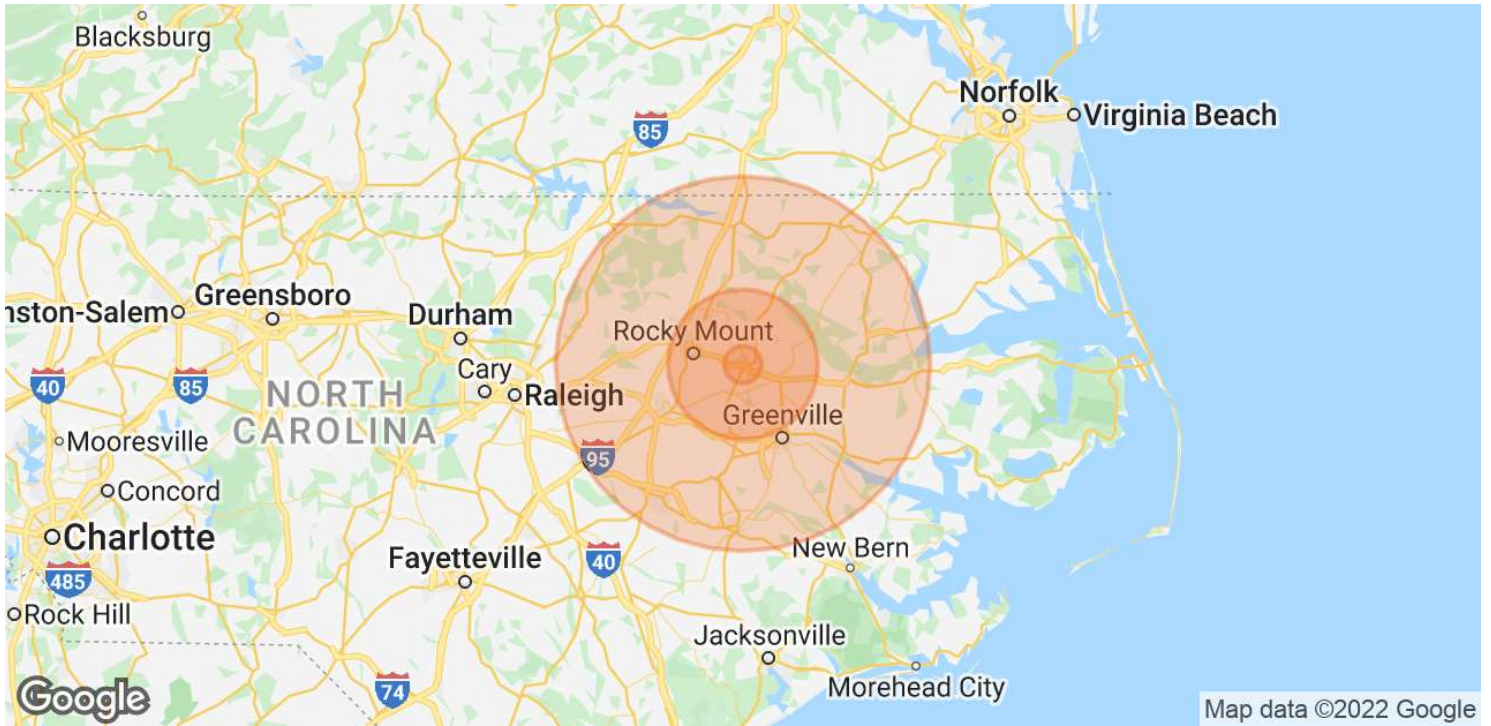
Location Map



Aerial Map



Demographics Map & Report



POPULATION	5 MILES	20 MILES	50 MILES
Total Population	22,053	137,963	918,721
Average Age	39.3	38.5	38.3
Average Age (Male)	37.2	36.8	36.8
Average Age (Female)	41.6	40.3	39.7
HOUSEHOLDS & INCOME	5 MILES	20 MILES	50 MILES
Total Households	8,812	54,094	360,837
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$45,971	\$45,763	\$50,512
Average House Value	\$112,478	\$109,797	\$132,549

* Demographic data derived from 2010 US Census

Advisor Bio



JOSH TAYLOR

Advisor

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NC #318210

PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor cut his teeth in Charlotte working in B2B sales in both the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Josh's athletic and sales background, passion for his home state, and relationship building has provided valuable skills in real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efid Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

EDUCATION

- NC State University - Raleigh, NC
- BS Business Administration, Supply Chain Management
- Varsity Football Letterwinner
- Caterpillar Scholar Athlete
- Leadership Council

MEMBERSHIPS

SVN | Efid Commercial Real Estate
6 Market Street
Wilmington, NC 28401

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