

**2178 Highway 258 North,  
Kinston, NC**

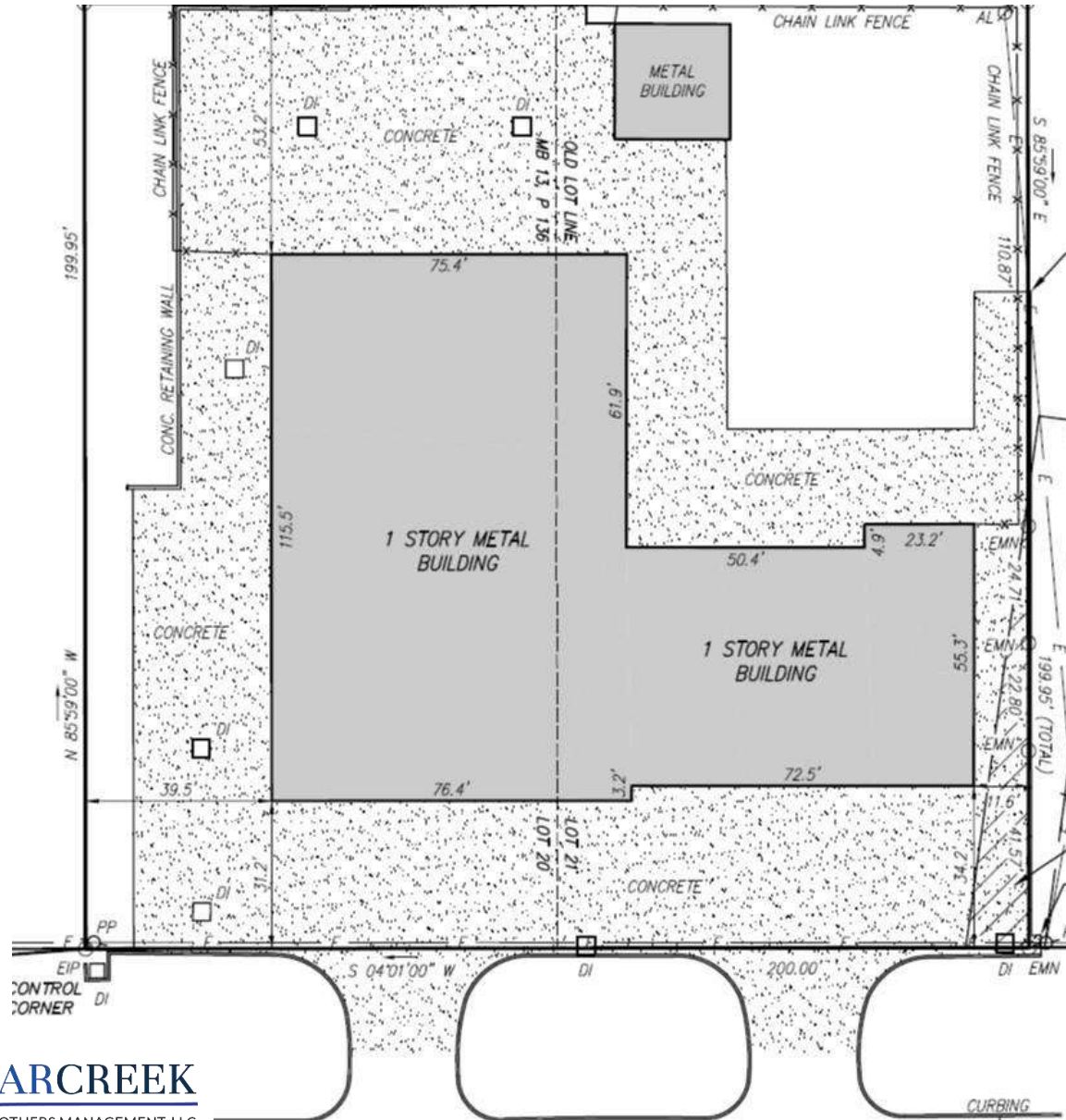


**FORMER  
AUTO BODY SHOP  
FOR LEASE or SALE**

**CLEARCREEK**  
BROTHERS MANAGEMENT, LLC

980-262-4200 101 East Matthews St, Suite 500, Matthews, NC 28105

2178 Highway 258 North,  
Kinston, NC



# FOR SALE

# \$1,550,000

## OR

# FOR LEASE

	Annually	Monthly
Year 1	\$148,680.00	\$12,390.00
Year 2	\$154,627.20	\$12,885.60
Year 3	\$160,812.29	\$13,401.02
Year 4	\$167,244.78	\$13,937.06
Year 5	\$173,934.57	\$14,494.55
Year 6	\$180,891.95	\$15,074.33
Year 7	\$188,127.63	\$15,677.30
Year 8	\$195,652.74	\$16,304.39
Year 9	\$203,478.85	\$16,956.57
Year 10	\$211,618.00	\$17,634.83

**Tenant Responsible for ALL Expenses**

The equipment is available under separate contract from a 3<sup>rd</sup> party

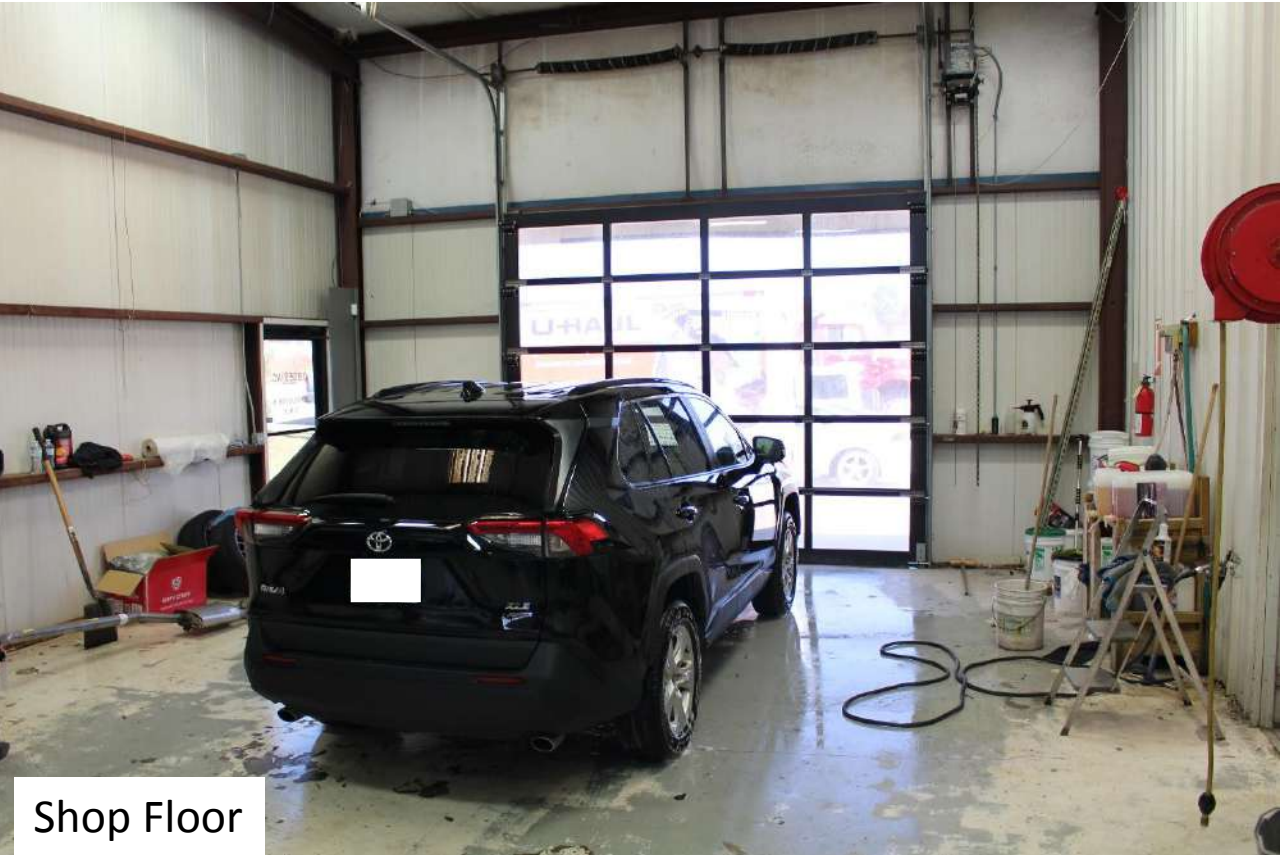
# 2178 Highway 258 North, Kinston, NC

<b>Year Built</b>	1988
<b>Lot Size</b>	0.92
<b>Square Feet</b>	12,390+/-sf per appraisal. Size may be measured.
<b>Parking</b>	22+/-
<b>Parcel number</b>	450601357237
<b>Address</b>	2178 US Highway 258 N, Kinston, NC 28504
<b>County</b>	Lenoir
<b>Number of stories</b>	1
<b>Parking Ratio</b>	1.78 / 1,000 sf
<b>Landscaping</b>	Grass, Shrubs & Trees
<b>Topography</b>	Gentle Slope
<b>Foundation</b>	Reinforced concrete slab on compacted fill
<b>Framing</b>	Pre-Engineered Steel Building
<b>Exterior</b>	Finished-metal Panels
<b>Parking Surface</b>	Concrete
<b>Roof</b>	Gable design; Rigid Steel Frame; Metal Roof Panels
<b>Windows</b>	Storefront glass
<b>HVAC</b>	Office: Central HVAC Shop: Overhead Blowers; Radiant Strips
<b>Entry Doors</b>	Front: Storefront glass; Shop: Overhead rollup door
<b>Utilites</b>	Public
<b>Lighting</b>	Office: Fluorescent strip; Shop: skylight panels Fluorescent strip
<b>Walls</b>	Plyboard office walls
<b>Interior Doors</b>	Flush wood office door
<b>Floors</b>	Office: Concrete; Shop: Concrete
<b>Restrooms</b>	Office: 2 2-fixture toilet rooms; Shop 2 restrooms

2178 Highway 258 North,  
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Small Out Building



Shop Floor

2178 Highway 258 North,  
Kinston, NC



Paint Booth



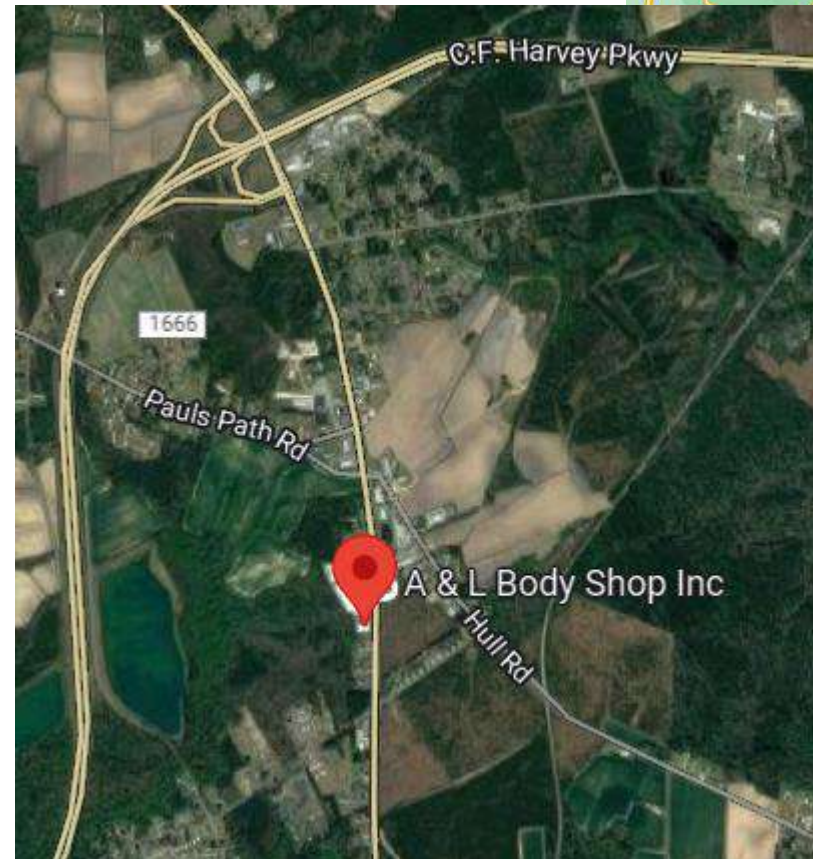
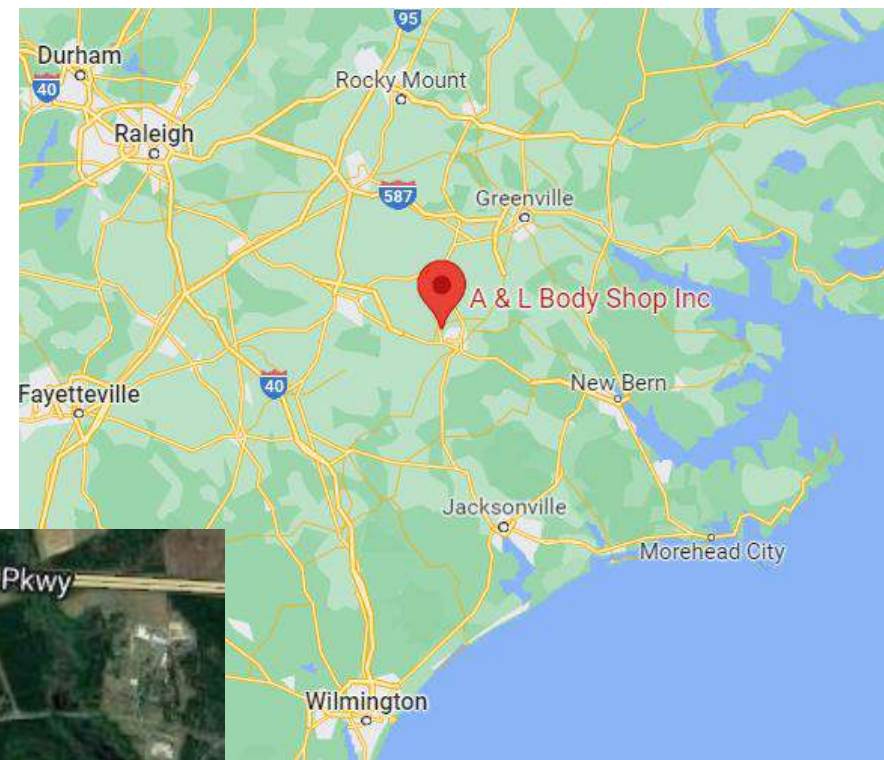
Shop Floor



# KINSTON

NORTH CAROLINA

Located about 30 miles south of Greenville, and 30 miles to the east of Goldsboro, Kinston North Carolina offers "small town vibes" while facilitating growth and development to its businesses. Kinston is the home of UNC Lenoir Health Care (a not-for-profit Hospital), Hillco, Ltd (Provider in assisted living and care), and FlyExclusive (one of the country's largest fleets of private jets). Downtown Kinston fuels the growing night life with Granger Stadium (home of the MLB minor league team The Down East Wood Ducks), Mother Earth Brewing, and farm to fork restaurants like the award winning Chef & The Farmer. Night life is not all downtown Kinston has to offer, there are museums and art galleries, historic buildings, and just over the Neuse river is Kinston Battlefield Park (historic site of civil war battle).





**Michael Woods or Alexandra Papageorge  
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Matthews, NC 28105  
980-262-4200**