

# AVAILABLE FOR SALE



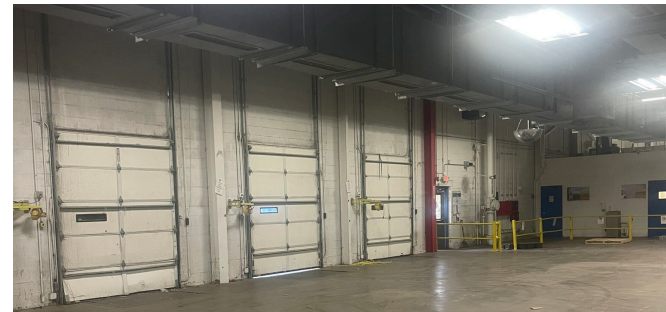
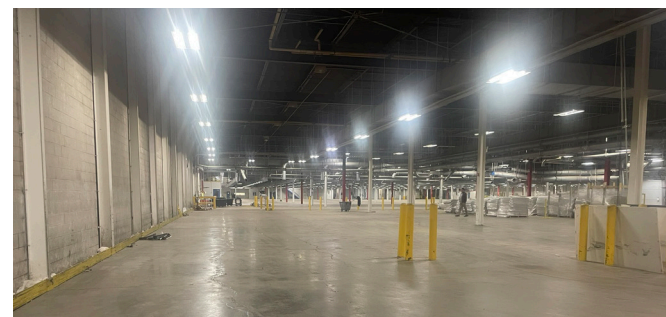
**335 SUMMIT ROAD  
EDEN, NC**

**Colliers**

# PROPERTY OVERVIEW

## PROPERTY SPECS

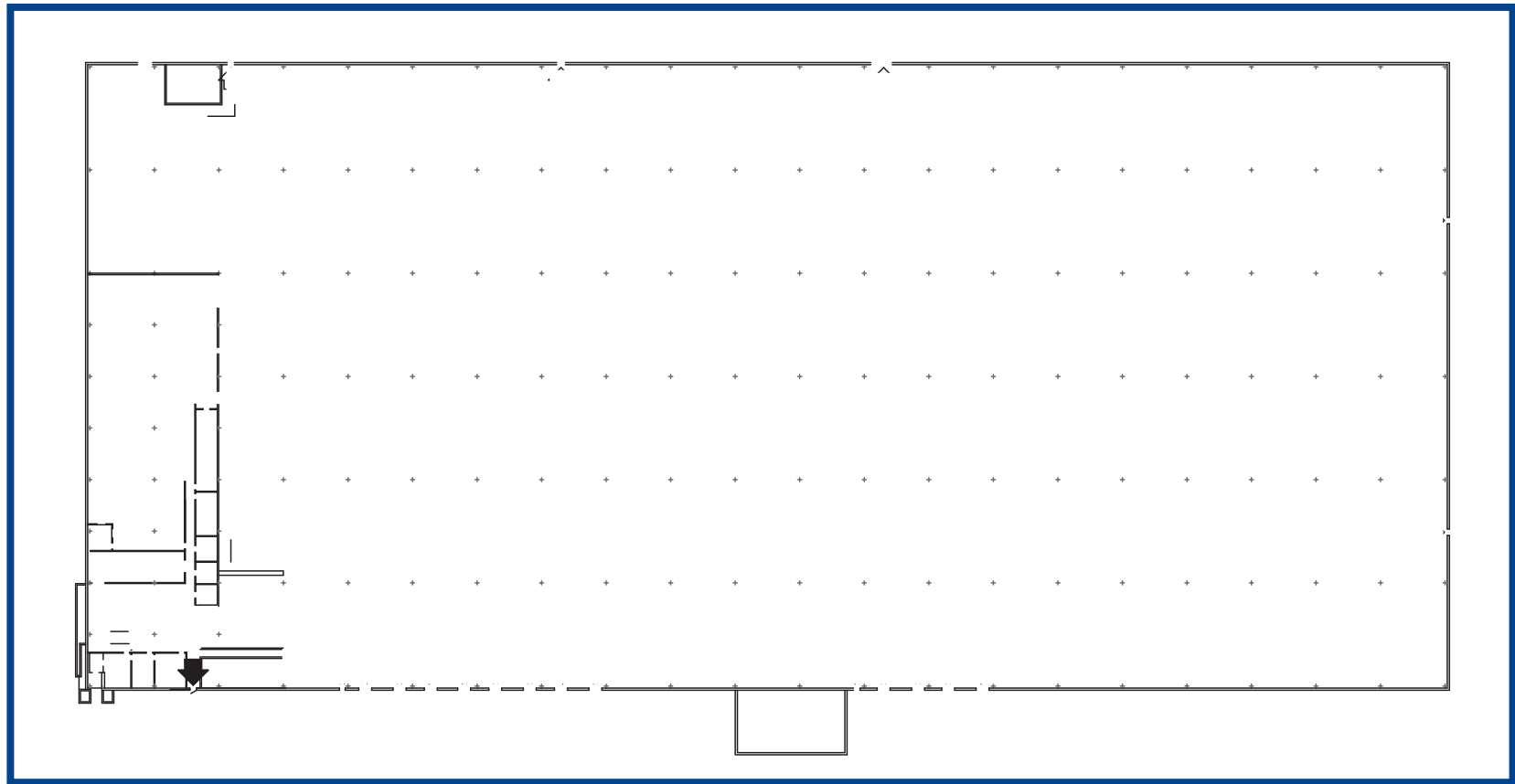
|                             |                                   |                     |  |
|-----------------------------|-----------------------------------|---------------------|--|
| Address:                    | 335 Summit Road<br>Eden, NC 27288 | Sprinkler System:   | 100% wet system  |
| County:                     | Rockingham                        | Dock High Doors:    | Six (6) dock high doors with lights and pit levelers   |
| Date Available:             | Immediate                         | Compressed Air:     | Compressed air throughout:<br>(3) compressors; (3) dryers;<br>(2) accumulation tanks   |
| Zoning:                     | I1/ED                             | HVAC:               | New chillers and cooling towers installed in 2019; New HVAC system installed for canteen area in 2024<br>New air washer controls installed in 2024 |
| Site Area:                  | ± 21.6 Acres                      | Lighting:           | Primarily LED  |
| Building Size:              | ± 181,000 SF                      | Natural Gas:        | Piedmont Natural Gas Company<br>4" pipe size; 60 psi   |
| Office:                     | ± 5,760 SF                        | Water:              | City of Eden<br>10" Main; 4" service to building   |
| 2nd Floor Mezzanine:        | +11,520 SF                        | Sewer:              | City of Eden<br>8" main; 4" service to building  |
| Year Built:                 | 1964 / 1965                       | Electricity:        | Duke Energy<br>(1) 4000A 480Y/277 Switchboard<br>(1) 3000A 480Y/277 Switchboard<br>(1) 2000A 480Y/277 Switchboard                                  |
| Building Dimensions:        | Primarily 288' x 630'             | Security & Fencing: | All loading access is fenced with guardhouse<br>Alarm / security cameras   |
| Column Spacing:             | 30' x 48'                         | Auto Parking:       | ± 174 marked and paved   |
| Floors:                     | 6" concrete floor                 |                     |  |
| Exterior Wall Construction: | Walls: Brick on block             |                     |  |
| Roof:                       | New roof installed December 2019  |                     |  |
| Clear Height:               | 23'                               |                     |  |



# PROPERTY OVERVIEW LOCATION AERIAL



# PROPERTY OVERVIEW **FLOOR PLAN**



# AREA & MARKET OVERVIEW

## NC PIEDMONT TRIAD



Piedmont Triad region consists of over  
**1.7MM residents**



Region has **access to 13** colleges  
and universities



**Diversified Economy** including aviation,  
biotechnology, textiles, advanced manufacturing



**30th largest** MSA in the U.S.

Local Incentives are based on investment in machinery and equipment, the creation of jobs and building improvements.

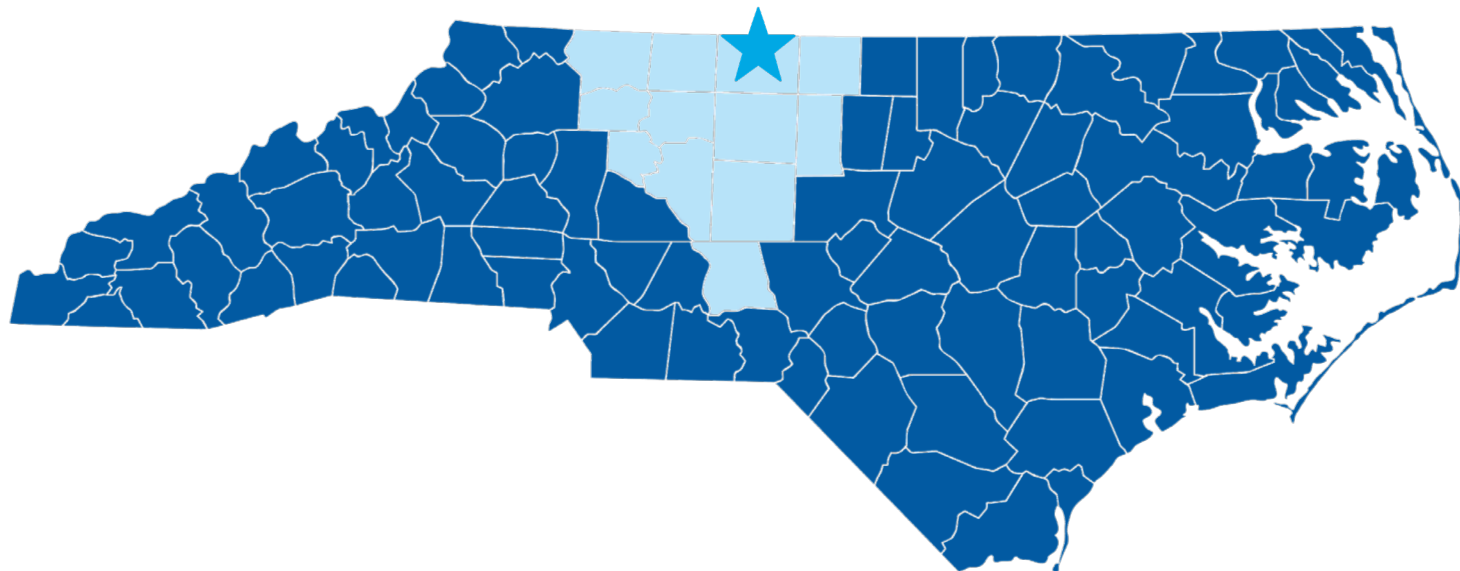
The State of North Carolina offers performance based targeted incentives including:

- Job Development Investment Grant (JDIG)
- One NC Fund
- Infrastructure and Transportation Programs
- Workforce Development and Customized Training

**#1**  
**Best State  
For Business**  
(CNBC, 2025)

**#2**  
**Best Business  
Climate**  
(Site Selection Magazine, 2024)

**#1**  
**Best State  
to Start a Business**  
(B2B Reviews, 2025)



# AREA & MARKET OVERVIEW

## ROCKINGHAM COUNTY LABOR



### Base Labor Availability

|                                |         |
|--------------------------------|---------|
| Population 2025                | 420,005 |
| Labor Force                    | 185,033 |
| Working age participation rate | 95.6%   |

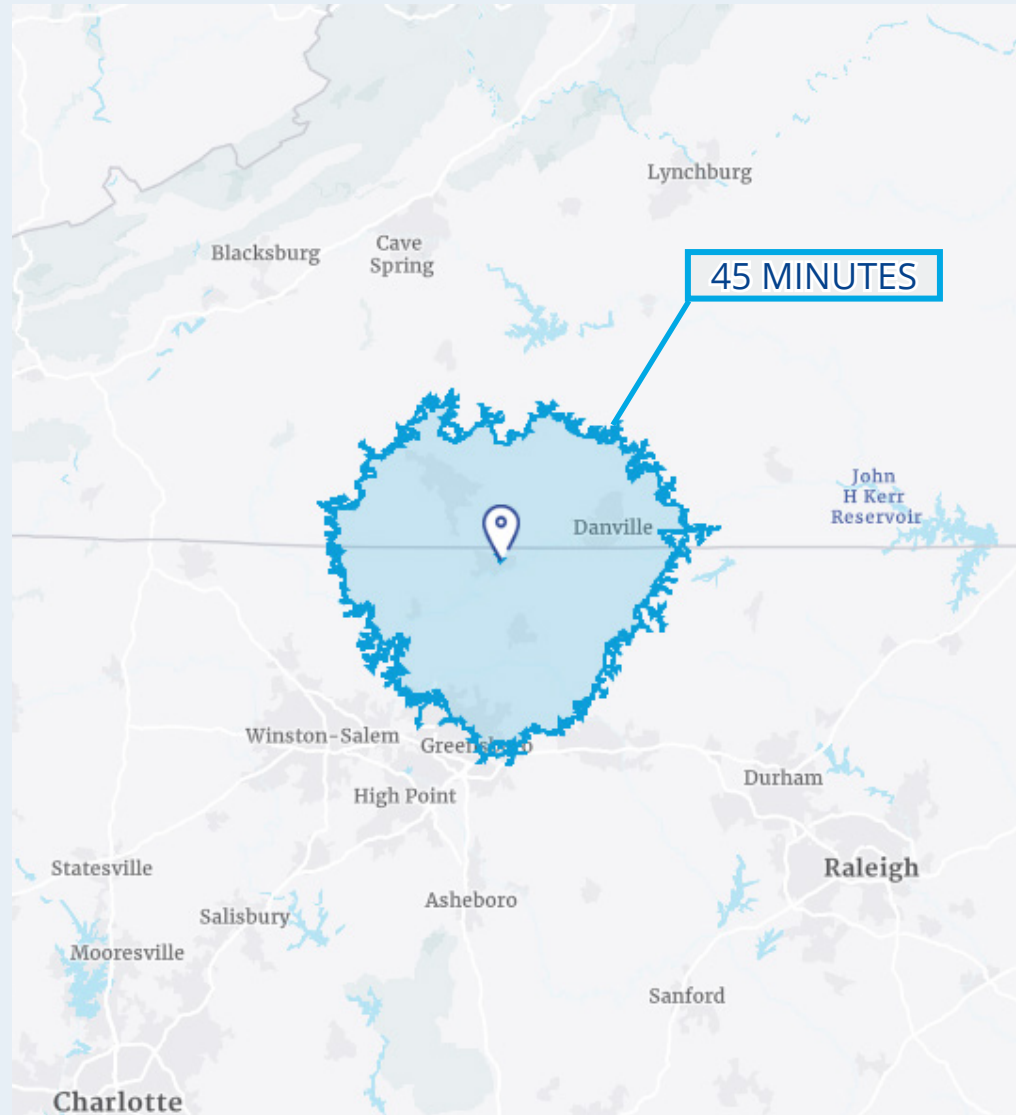
### Blue Collar Work Force

| Sector                          | # of Workers | % of Total Labor Force |
|---------------------------------|--------------|------------------------|
| Construction/Extraction         | 9,621        | 5.2%                   |
| Farming/Fishing/Forestry        | 5,551        | 0.3%                   |
| Installation/Maintenance/Repair | 7,401        | 4.0%                   |
| Production                      | 16,653       | 9.0%                   |
| Transportation/Material Moving  | 18,318       | 9.9%                   |



### Commuter Profile

| Time               | # of Commuters | % of Total Labor Force |
|--------------------|----------------|------------------------|
| 15 Minutes or Less | 48,293         | 26.1%                  |
| 15-30 Minutes      | 60,230         | 32.6%                  |
| 30-45 minutes      | 36,451         | 19.7%                  |
| 45-60 minutes      | 20,353         | 11.0%                  |
| 60+ minutes        | 12,582         | 6.8%                   |



# AREA & MARKET OVERVIEW

## MULTI-MODAL CONNECTIVITY



### Airports

|                                 |            |
|---------------------------------|------------|
| Piedmont Triad International    | 40.2 Miles |
| Raleigh-Durham International    | 98.4 Miles |
| Charlotte Douglas International | 134 Miles  |



### Ports

|                   |           |
|-------------------|-----------|
| Norfolk, VA       | 216 Miles |
| Wilmington, NC    | 241 Miles |
| Morehead City, NC | 258 Miles |
| Charleston, SC    | 323 Miles |
| Savannah, GA      | 366 Miles |
| Jacksonville, FL  | 497 Miles |



# CONTACT US

## **GRANT MILLER, SIOR**

VICE CHAIR

+1 704 409 2364

[grant.miller@colliers.com](mailto:grant.miller@colliers.com)

## **TIM ROACH**

ASSOCIATE

+1 303 929 4294

[tim.roach@colliers.com](mailto:tim.roach@colliers.com)



Copyright © 2026 Colliers

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.