

**FOR
LEASE**

Industrial warehouse for LEASE

1350 CUNNINGHAM RD N

65,000 SF Available plus 20 acres

1350 Cunningham Rd N, Kinston, NC 28501



FOR MORE
INFORMATION
CONTACT:

JON BOCKMAN

📞 425-417-5391

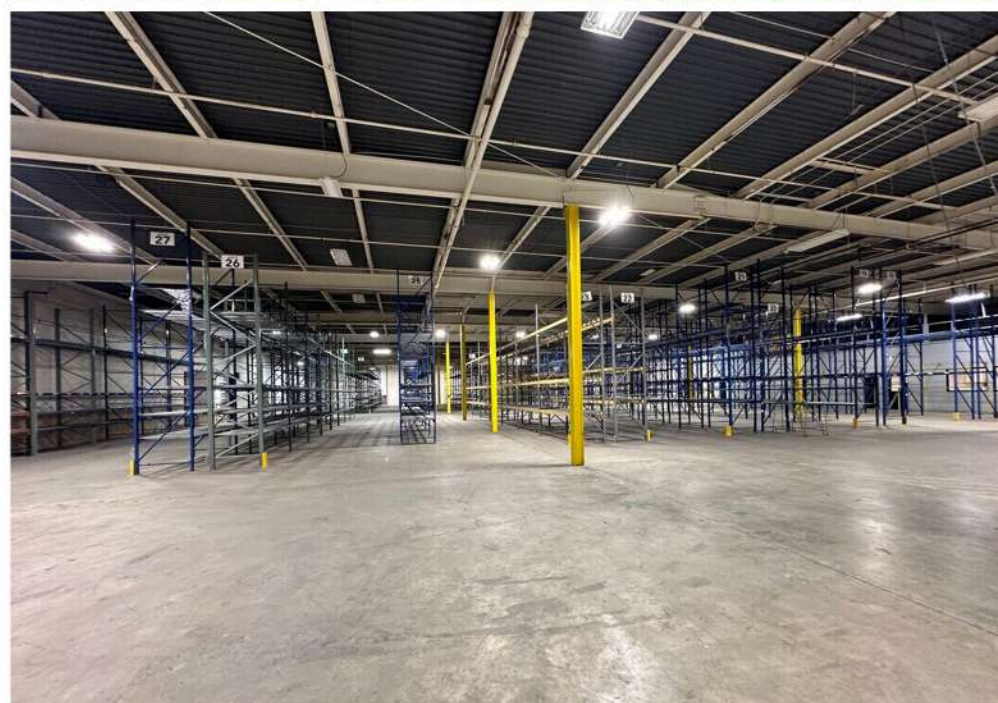
✉ Jon@revolvecre.com



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INVESTMENT HIGHLIGHTS

Total Available Space for Lease:	65,000 SF
# of Divisible Spaces	3 (Each has own Offices, Restrooms, Independent Electrical Panels)
Divisible Space	Flexible demising: Two separate 32,500SF spaces or 65,000 SF contiguous
Office Space	+/- 5,000 SF
Clear Hight	20 ft
Column Spacing	40 ft x 40 ft
Dock High Doors (with levelers and seals)	18
Grade Level Door	1
Power Capacity	3,200 + Amps (3-Phase 480 Power)
Lighting	LED Motion-sensing
Security	Access Gate
Fire Sprinkler	Yes
Air Conditioned	Yes (Offices, Restrooms & Break rooms)
Outside Storage fronting Highway 11	+/- 2 Acres of Potential
Outside Storage	+/- 16 Acres



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PROPERTY OVERVIEW



INDUSTRIAL PROPERTY

1350 Cunningham Rd N For Sale

Strategically located in Kinston, North Carolina, this high-quality industrial facility presents an exceptional investment opportunity within a rapidly expanding manufacturing corridor. The property offers versatile infrastructure, including high clear heights, heavy power, and ample loading capacity, making it ideal for a range of industrial, logistics, and advanced manufacturing users.

Located at a signalized four-way intersection on Highway 11, just minutes from U.S. Highway 70 and the Global TransPark (GTP) Airport, the site offers direct regional connectivity—22 miles to Greenville and a straight route to Raleigh, NC—linking efficiently to key logistics hubs including Raleigh, Wilmington, and the Port of Morehead City, which serve both domestic and international markets.

Ownership has completed a series of significant capital improvements, positioning the building in excellent condition and ensuring long-term functionality and value. The property's efficient layout supports both single-tenant and multi-tenant configurations, offering flexibility for a variety of industrial operations.

The Kinston region is home to a diverse base of national employers, including Spirit AeroSystems, Moen, MasterBrand Cabinets, Smithfield Foods, Electrolux, HanesBrands, and Pactiv, along with major aerospace and defense users such as the U.S. Navy at the Global TransPark. The area also benefits from a strong healthcare presence anchored by Novant Health and Lenoir Memorial Hospital, contributing to regional stability and workforce depth.

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MARKET OVERVIEW

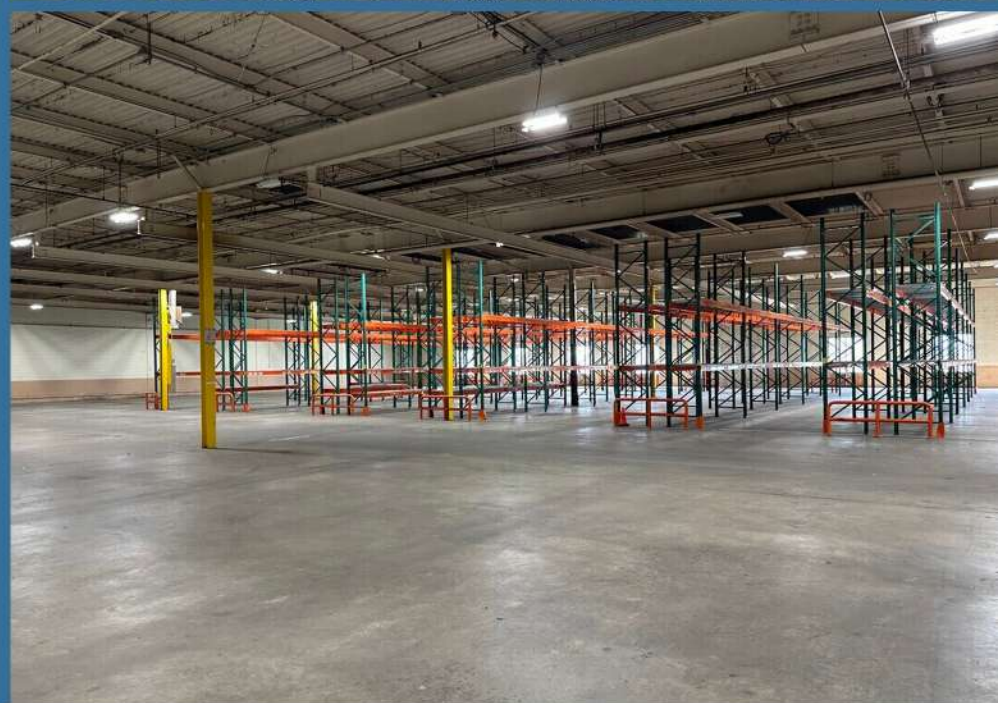
North Carolina's industrial market remains one of the most active in the Southeast, fueled by the continued growth of e-commerce, logistics, and advanced manufacturing. Demand for warehouse and distribution facilities has outpaced supply, leading to rising rental rates and historically low vacancy levels across the state. While major metros such as Raleigh-Durham, Charlotte, and Greensboro/Winston-Salem have captured much of the new development, the tight market conditions in those areas are driving tenants and investors toward emerging secondary markets. The Greenville-Kinston corridor has a limited industrial inventory, creating strong absorption and quick lease-up for quality space when it becomes available. This dynamic positions the Kinston market as an attractive option for both occupiers and investors seeking value and long-term growth potential in Eastern North Carolina.

Lenoir County, North Carolina

Positioned in the heart of eastern North Carolina, Lenoir County sits approximately 75 miles east of Raleigh and 75 miles west of Morehead City, offering convenient access between the state's inland and coastal markets. The area combines a strong agricultural base with a growing industrial and manufacturing presence. Lenoir County includes three incorporated municipalities — Kinston (the county seat), La Grange, located about 10 miles west of Kinston, and Pink Hill, approximately 15 miles to the south.

North Carolina Global TransPark

Located in Lenoir County, the North Carolina Global TransPark (GTP) is a 2,500-acre advanced industrial park designed to serve the aviation, aerospace, defense, logistics, and advanced manufacturing industries. The GTP features an 11,500-foot runway, direct rail connections, a Foreign Trade Zone, and a state-of-the-art composite training and workforce development center—one of the most advanced in the Southeast. The property is located just minutes from Spirit AeroSystems' massive manufacturing campus, one of the largest aerospace facilities in the state, which anchors the Global TransPark and continues to drive significant economic activity and skilled employment growth throughout the region.



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FOREIGN TRADE ZONE

BYGONE

Overview

North Carolina has five designated Foreign Trade Zones, including #214 at the North Carolina Global TransPark, officially designated as FTZ #214 to cost savings by globally utilizing.

FTZ #24 – Southeastern North Carolina (SENCC)

Administered by: North Carolina Department of Transportation (NCDOT).
Covered 22 counties across southeastern North Carolina, including the Wilmington, Mo-

1350 Cunningham Road in FTZ #214

The property at 1350 Kinston, NC lies within North Carolina Global TransPark.

Advantages of Operating Within FTZ #214

- Duty Deferral or Elimination: Customs duties and federal excise taxes on imports can be deferred, reduced, or removed.
- Tax Savings: Goods imported for manufacturing or export.
- Streamlined Customs Procedures: Simplified entry and on-deck delivery processes.

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North Carolina Foreign Trade Zones



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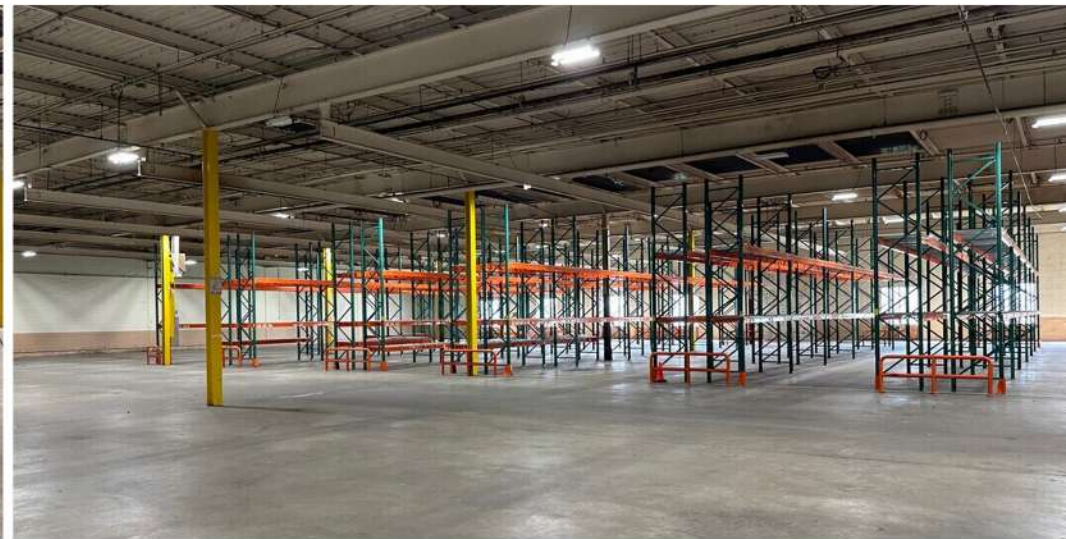


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PHOTOS

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DEMOGRAPHICS

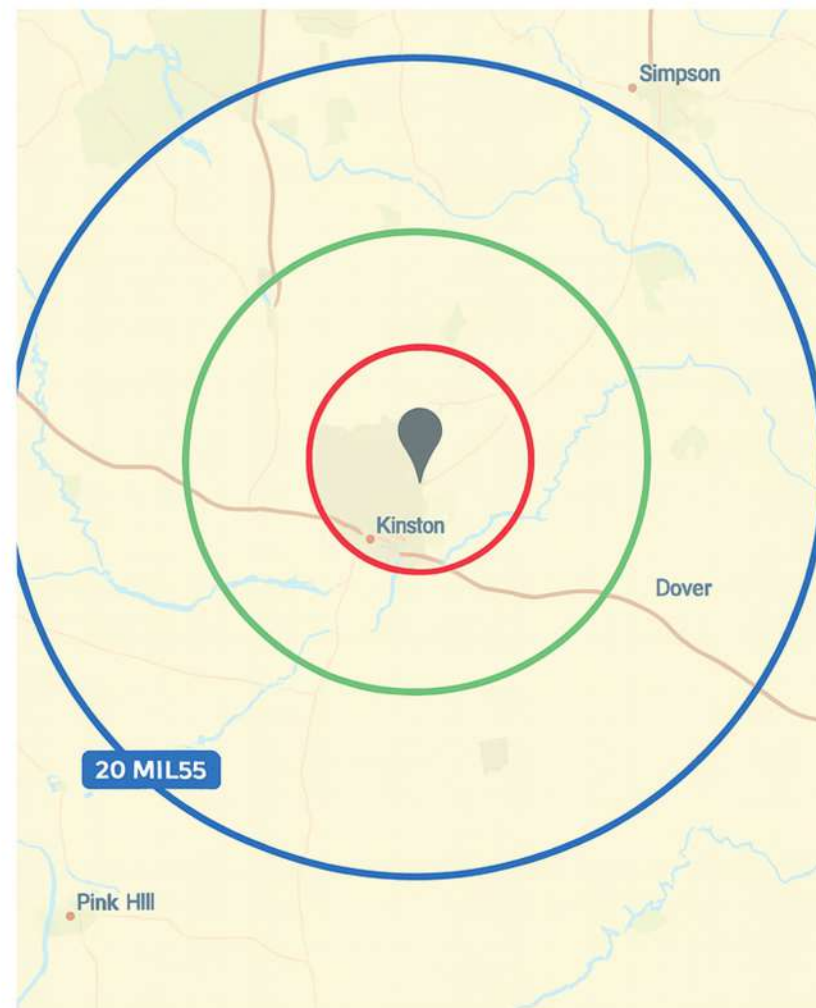
Population	5 Miles	10 Miles
Total Population	22,722	46,127
Median Age	44.5	43.8

Households & Income	5 Miles	20 Miles
Total Households	9,775	\$61,072
#of Persons per HH	2.23	\$65,799
Average HH Income	\$61,072	\$125,515
Average Home Value	\$110,629	\$182,716

Demographics data derived from ESRI (2025)

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NEARBY COMPANIES

Drive times

Raleigh - 1 hour 30 minutes

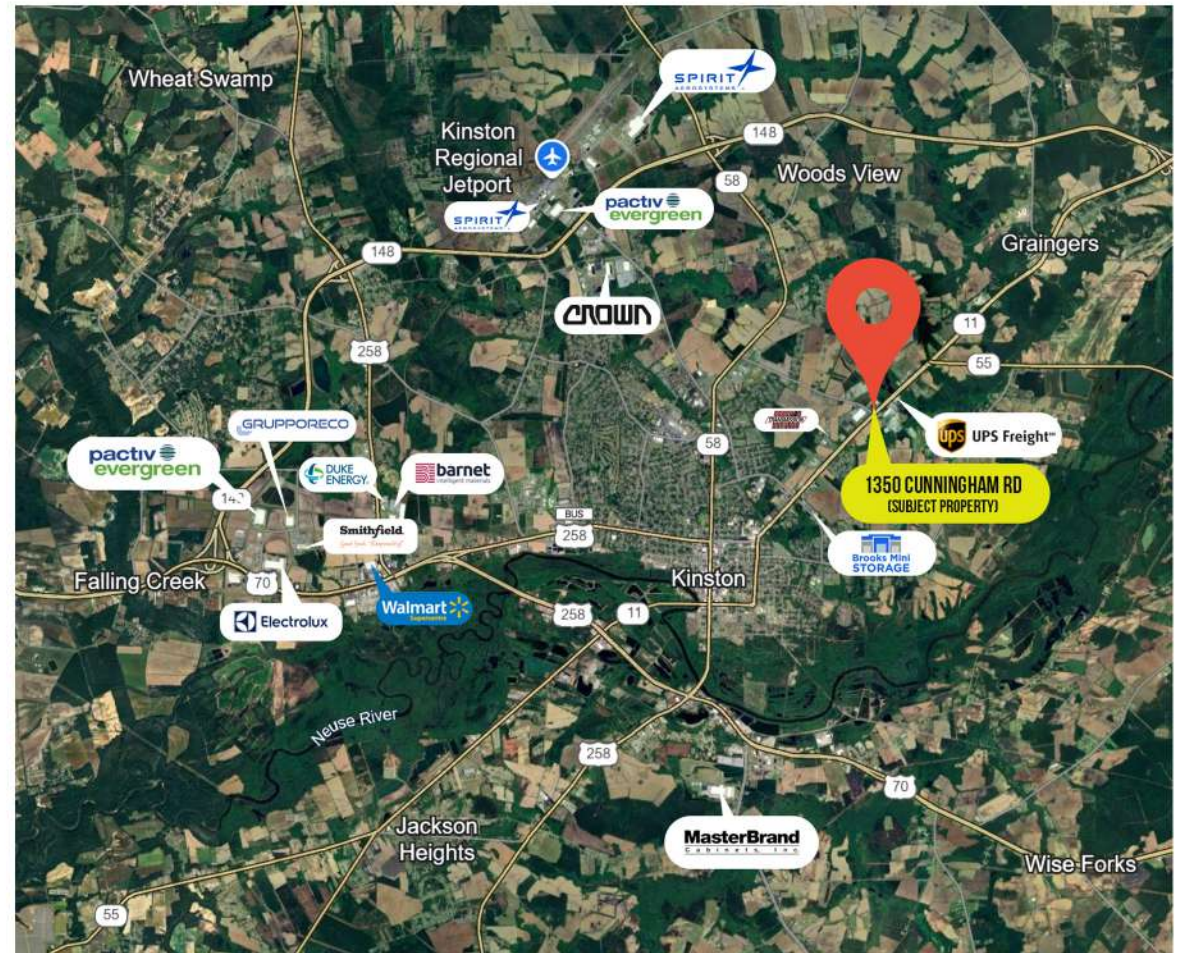
Wilmington - 1 hour 40 minutes

Greensboro - 2 hours 40 minutes

Charlotte - 4 hours

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