

NORTH CAROLINA
GLOBALTRANSPARK



FOR LEASE

2772 ROUSE ROAD EXTENSION

KINSTON, NC

PRESENTED BY:



PROPERTY OVERVIEW



2772 Rouse Rd Ext., Kinston, NC 28504



5,000
Available SF



NNN
Lease



Office
& Classroom Space



Lenoir
County

Leasing Broker



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PROPERTY DESCRIPTION

2772 Rouse Road Extension is a $\pm 5,000$ SF freestanding building located within the NC Global TransPark. It is well-suited for office, training, or classroom use and offers a functional layout with a mix of private offices and open classroom or meeting space, allowing flexibility for a variety of professional, educational, or institutional users.

Its standalone configuration provides privacy and convenient access for employees and visitors alike, offering on-site parking and clear visibility, making it an ideal option for organizations seeking a dedicated facility rather than shared space.

The building's adaptable interior can accommodate administrative operations, training programs, continuing education, or similar uses, and offers a cost-effective solution for tenants seeking space that supports both instruction and office functions within a dedicated facility within a strategic economic hub.

PROPERTY HIGHLIGHTS

- $\pm 5,000$ SF freestanding office and classroom facility
- Flexible layout with private offices and open training space
- Located within the NC Global TransPark campus
- On-site parking with strong visibility and convenient access

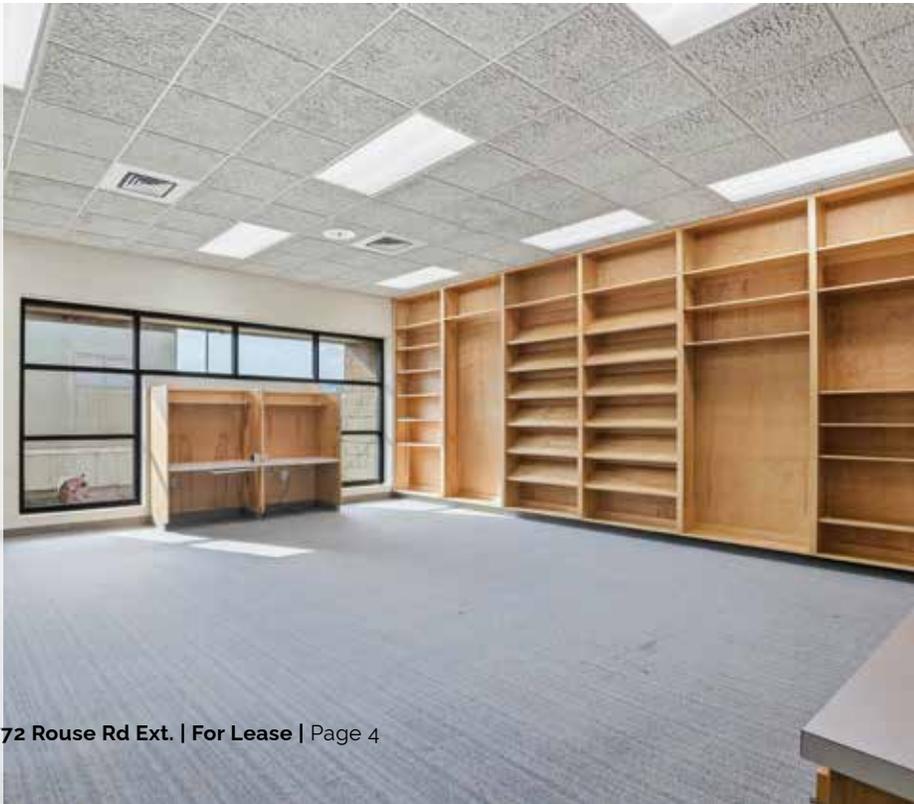
PROPERTY DETAILS

| | |
|-------|--------------------------|
| Type | Office & Classroom Space |
| Size | 5,000 SF |
| Lease | NNN |

5,000 SF Office & Classroom Space



Large, Open Classroom Facilities



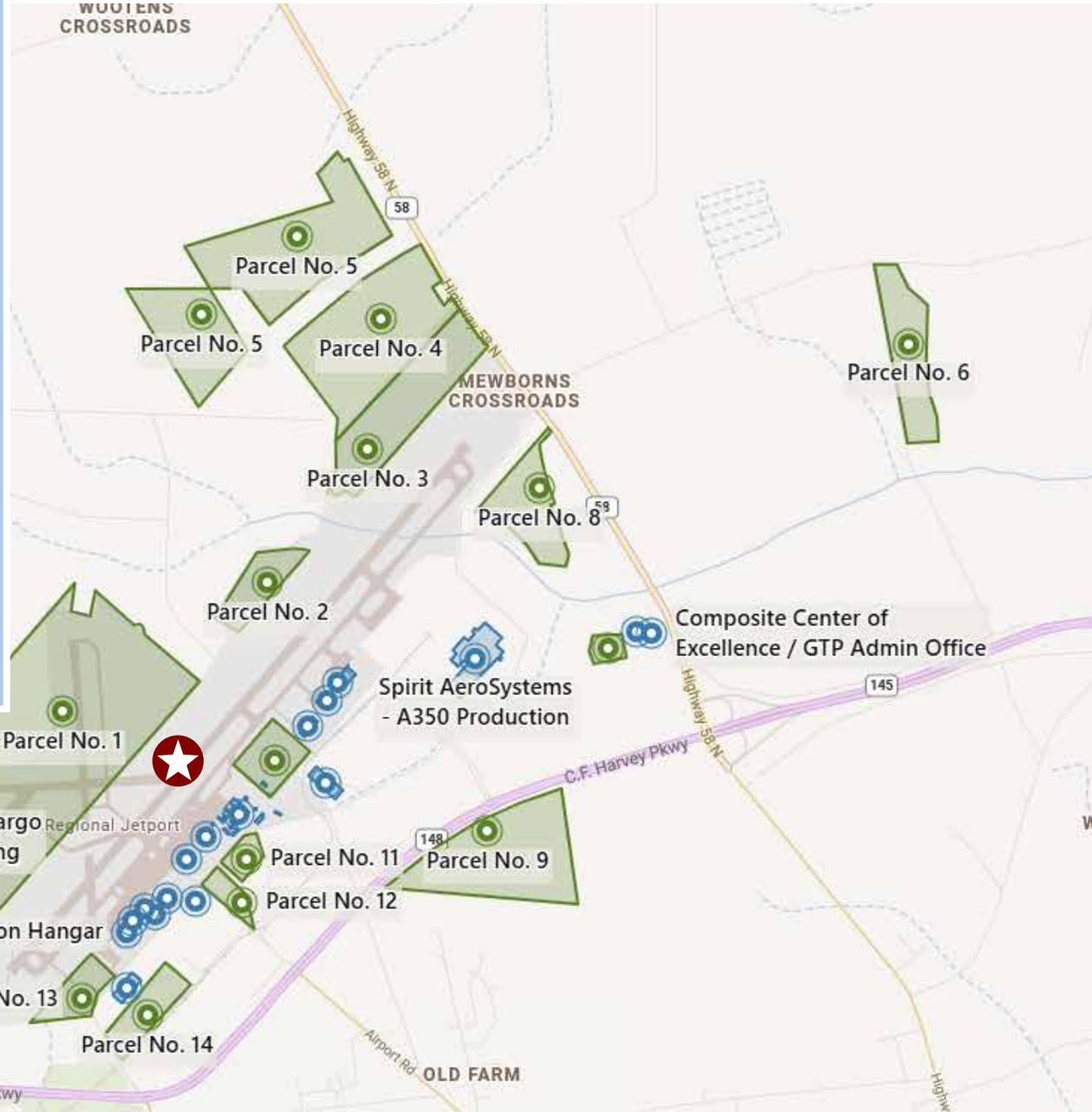
Private Offices



NC Global TransPark Surrounding Area



NC Global TransPark Site Plan & Flight Times





The Top Cost-Competitive Industrial Market in Eastern NC



The Kinston area is a cost-competitive industrial market anchored by the North Carolina Global TransPark (NCGTP)—a state-supported, multi-modal industrial park purpose-built for manufacturing, aerospace, and logistics users. The TransPark gives Kinston an outsized industrial profile relative to its size, with infrastructure and site readiness that appeal to advanced manufacturers and export-oriented operations.



The market's defining strength is aerospace and advanced composites manufacturing. Spirit AeroSystems operates a large composites facility at NCGTP producing major aerostructures for the Airbus A350 program. More recently, Airbus launched operations in a ~500,000 SF facility at the TransPark, positioning Kinston as a global center of excellence for advanced composite manufacturing.



From a logistics perspective, NCGTP offers rare multimodal capabilities for a tertiary market. The on-site Kinston Regional Jetport features an 11,500-foot runway designed for cargo operations, while ports at Morehead City and Wilmington are within roughly 90 miles, providing access to domestic and international shipping lanes. These advantages favor regional distribution, light assembly, and export-focused warehousing rather than large-scale population-driven e-commerce hubs.



Industrial real estate in Kinston is characterized by functional manufacturing facilities, bulk and shallow-bay industrial product, and large tracts of developable land. Employers benefit from lower operating costs, available labor, and aligned workforce training programs tied directly to aerospace and advanced manufacturing needs.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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