



Price Reduced!

OFFICE/WAREHOUSE WITH REFRIGERATED/FREEZER SPACE FOR SALE/LEASE

104 COMMERCIAL AVE

MOUNT OLIVE, NC 28365

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

Property Overview

\$3,350,000
REDUCED
SALE PRICE

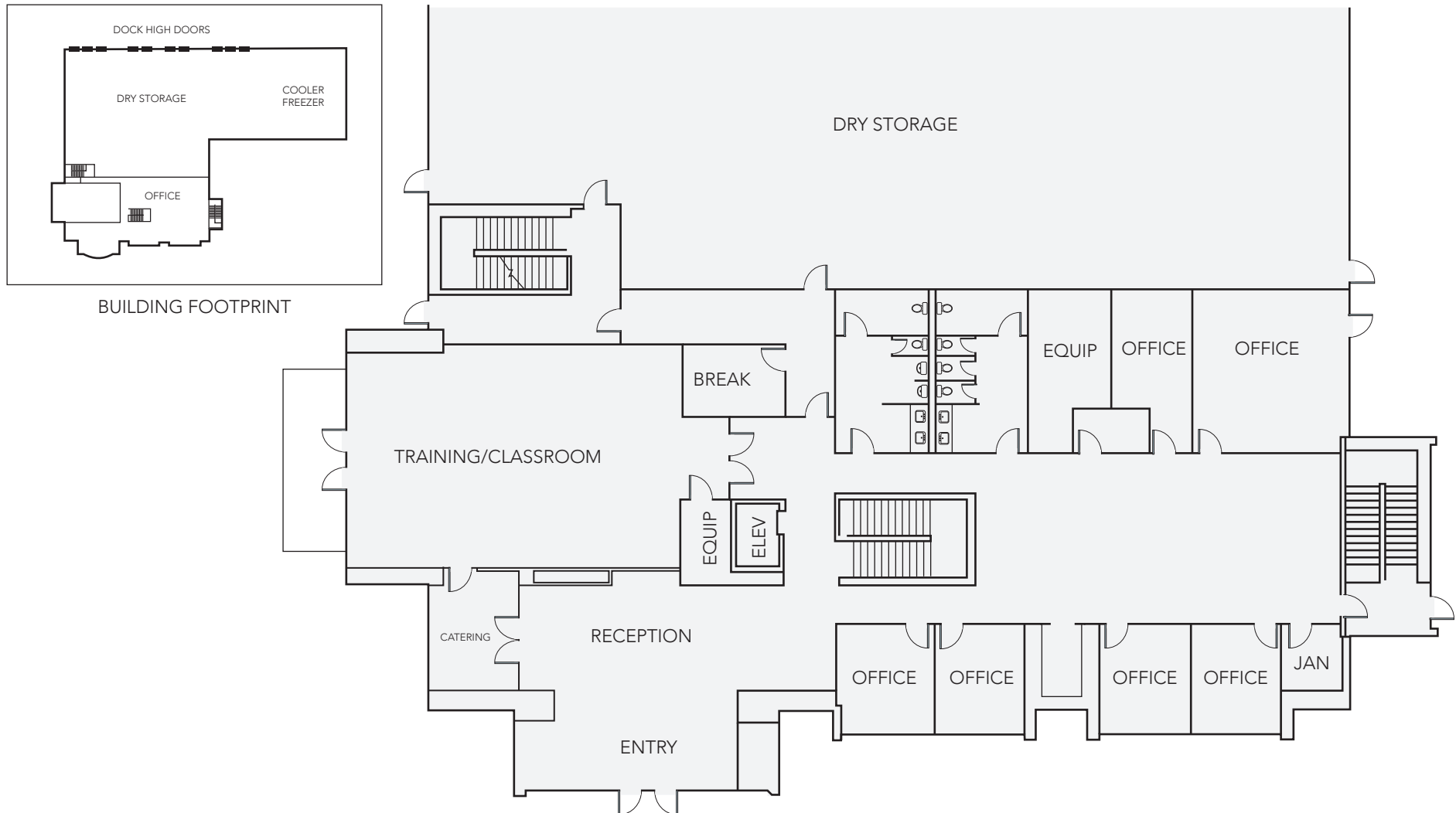
\$12.75/SF
NNN
LEASE RATE

- **Office Space – Floor 1 (±6,400 SF)**
 - Reception, private offices, open bullpen, workroom, break, and conference room
- **Assembly Room – Floor 1 (±1,205 SF)**
 - Separate outside entrance with access from the main office area
- **Office Space – Floor 2 (±6,200 SF)**
 - Corporate-sized offices, bullpen, large conference room, and commercial kitchen (750-gallon grease trap)
 - Elevator and stair access
- **Warehouse Space – ±14,815 SF (Sprinklered)**
 - Racking in place
 - 7 dock doors (6 with manual dock levelers, 1 without, ideal for grade-level ramp)
 - Ceiling height: ±26' with warehouse windows above dock doors
- **Refrigerated & Freezer Warehouse**
 - ±2,186 SF Refrigerated Warehouse
 - ±5,400 SF Freezer Warehouse
 - Common dock for cooled warehouse with three dock doors (hydraulic dock levelers)
 - Racking in place, can be used as standard warehouse storage
- **Power Supply**
 - 1,200 AMP, 3-Phase Power, 480/277 Volt
 - 400 AMP, 3-Phase Power, 208/120 Volt
- **Structural Features**
 - Fully sprinklered building and warehouse
 - Floor load: 4,000 PSI (warehouse) | 3,000 PSI (office areas)
 - Warehouse includes office space, men's and women's restrooms, and a break area
- **Additional Features**
 - Surplus land for additional warehouse space, parking, or outside storage
 - Office space includes multiple offices along the glass line on both floors
 - Building signage available
 - Full set of building plans available for review

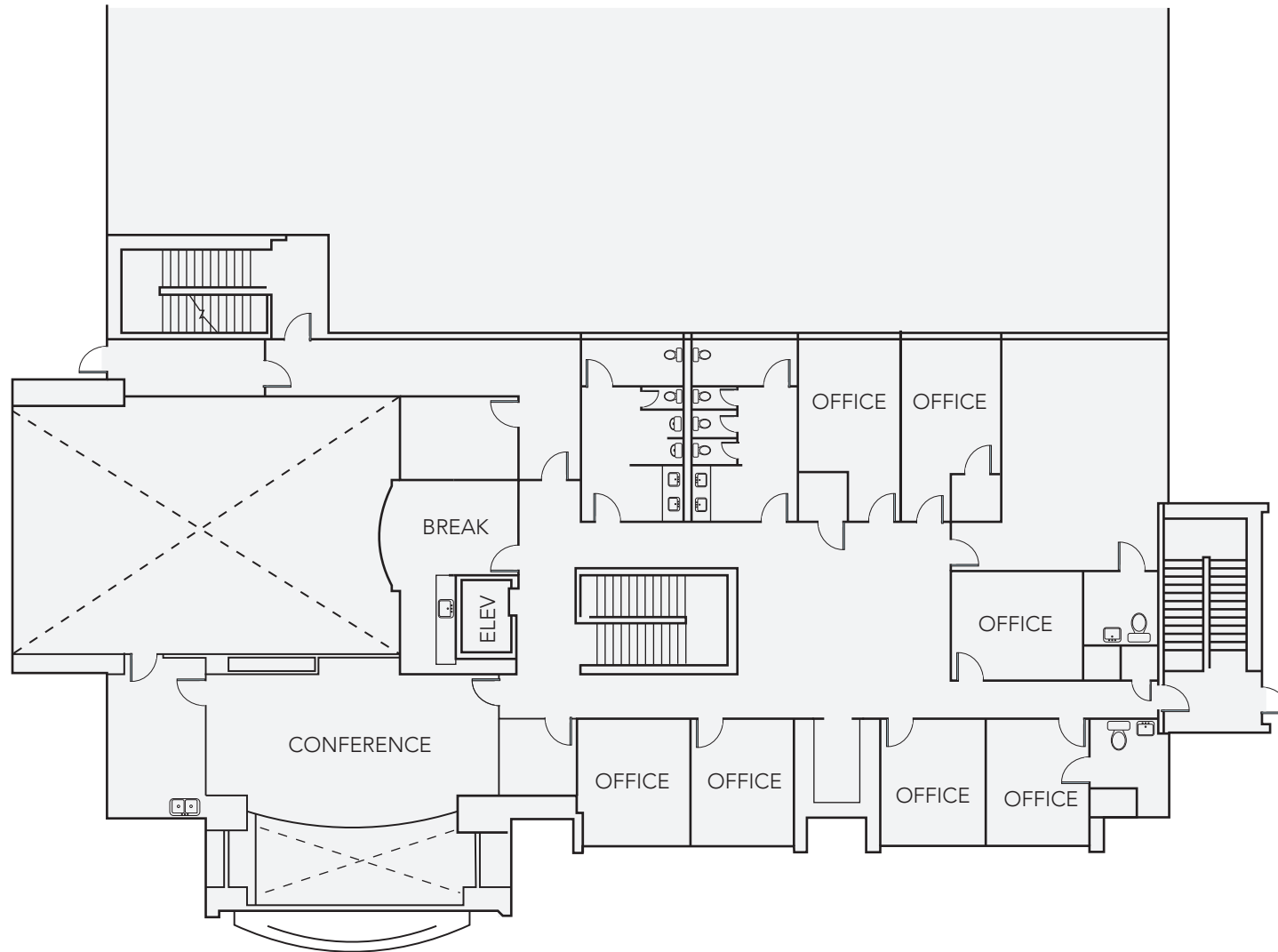
**±36,205 SF Office, Warehouse & Refrigerated/
Freezer Warehouse Facility on ±9.65 Acres**



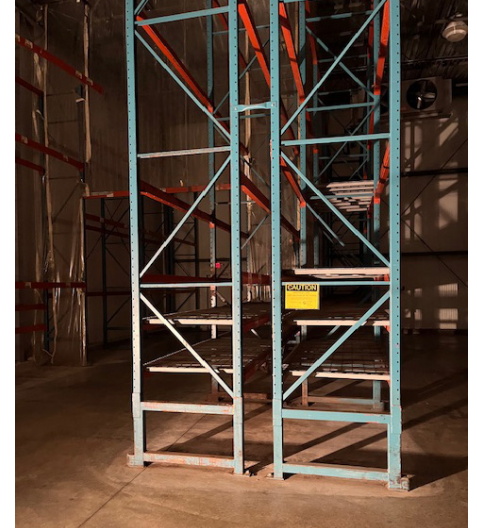
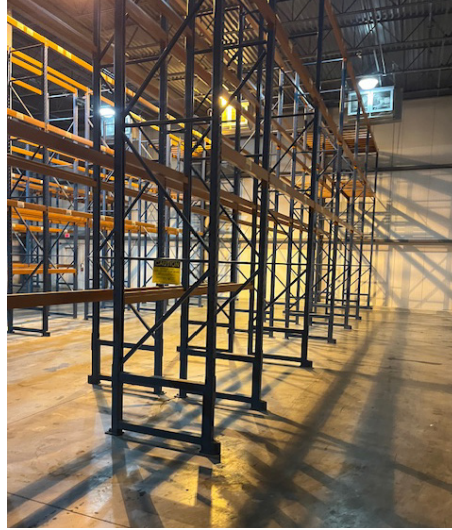
1st Floor



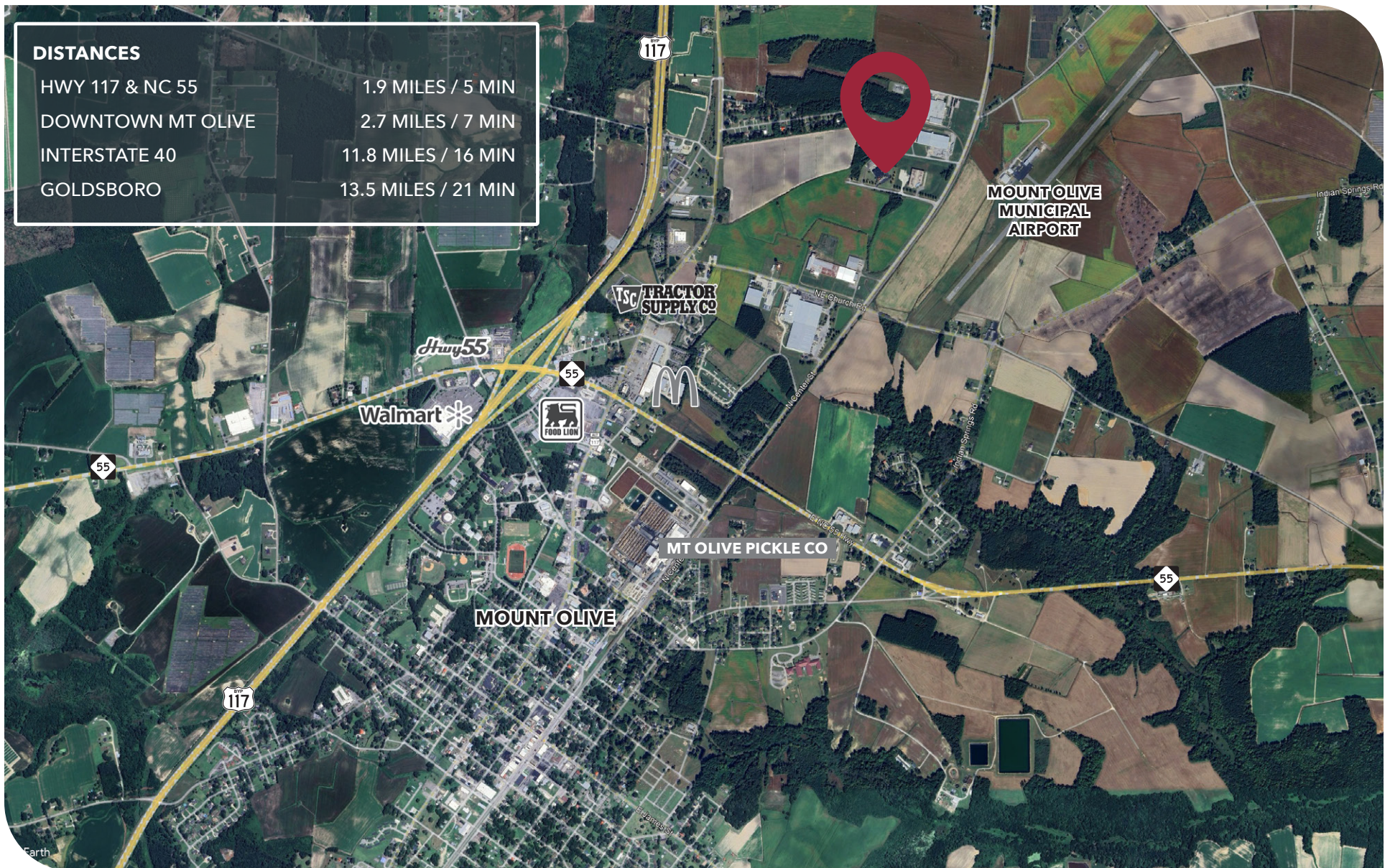
2nd Floor



Property Photos



Area Amenities



Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	544	7,252	12,145
Daytime Population	897	8,801	12,215
Median Age	34.2	35.7	36.5
Average Household Income	\$65,767	\$74,239	\$73,238
Average Home Value	\$174,017	\$177,155	\$169,558
Total Businesses	46	388	462
Total Employees	597	4,551	5,406

