

# 1100-1110 ATLANTIC AVE.

WAREHOUSE FOR LEASE OR SALE | ROCKY MOUNT, NC

**PRICE REDUCTION**

± 23,378 - 51,496 SF

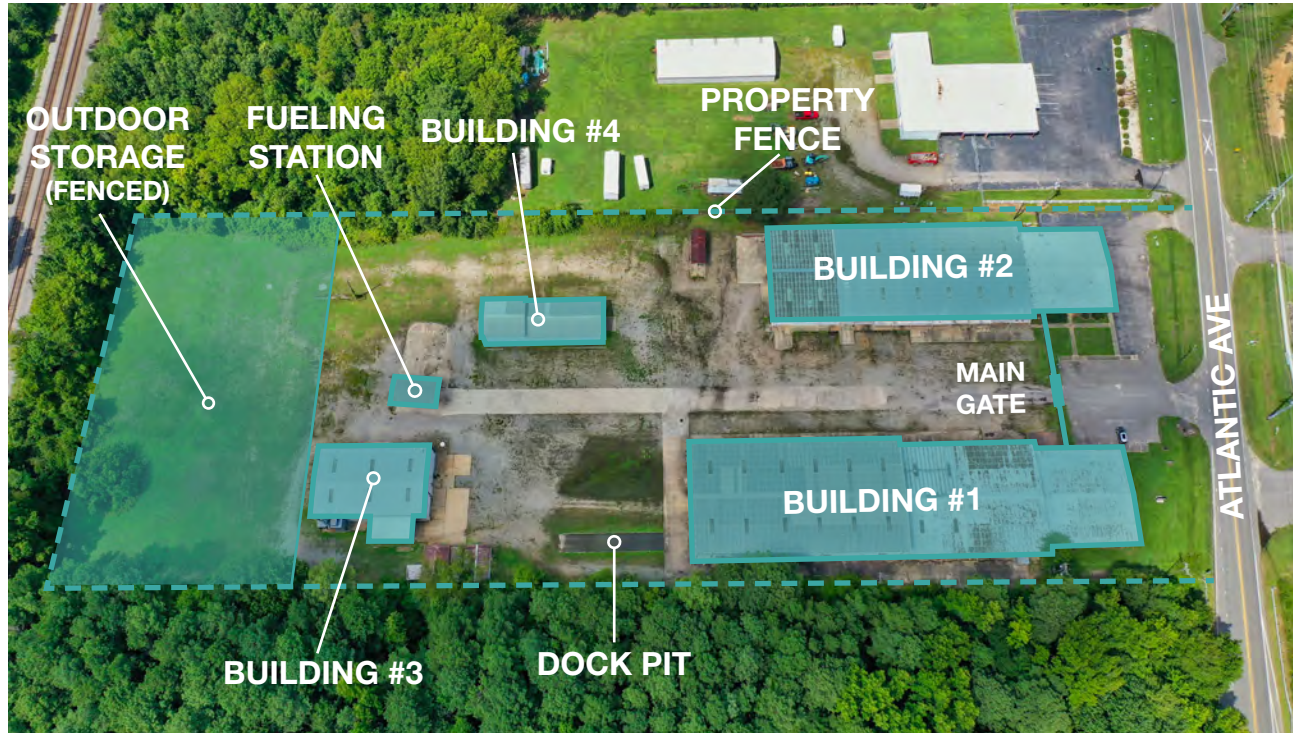
- 3 Options Available -

SALE PRICE: ~~\$2,150,000~~ \$1,880,000

RENTAL RATE: \$3.25-\$4.25/SF, NNN

\$

# OPTION #1



# \$3.25/SF

**Entire Property  
Total: ± 51,496 SF**

- Fenced outside storage
- Grade-level Drive-in Doors
- Dock pit (exterior)
- Oversized drive-in doors
- Heavy 3 phase power
- Fully paved concrete loading area
- Opportunity for onsite fueling station
- Paint booth
- Natural gas on site

## Building #1: 24,318 SF

- (9) Grade Level Doors
- Up to 12' - 26' 5" Clear span
- 5 Ton Overhead Crane
- 18' Crane clearance
- 9' - 22' 6" Clear at Eaves
- Dock Pit in Rear
- Natural Gas heaters

## Building #2: 20,378 SF

- (4) Grade Level Doors
- 23+ Offices
- 2 Conference Rooms
- Break Area
- Reception Area
- Small Warehouse Crane

## Building #3: 3,800 SF

- (2) Grade Level Doors
- 18' Clear span
- Paint Booth

## Building #4: 3,000 SF

- (2) Grade Level Doors
- 10' 7" - 14' 8" Clear span

## Fueling Station

- 3 Pumps/Tanks
- \*Currently Inactive

## CONTACT

MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com

ED BROWN, SIOR, CCIM | 919.345-5939 | ebrown@triprop.com

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**NAI TRI PROPERTIES**

# OPTION #2



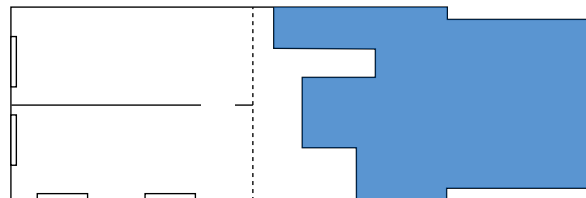
# \$4.00/SF

**Buildings #2 and #4  
Total: ± 23,378 SF**

- Fenced outside storage
- Grade-level Drive-in Doors
- Fully paved concrete loading area
- Natural gas on site

## Building #2: 20,378 SF

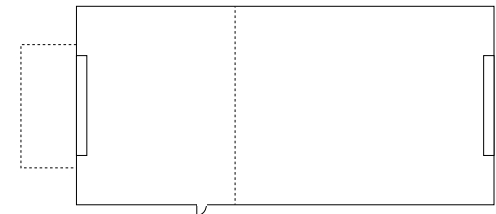
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- 2 Conference Rooms
- Break Area
- Reception Area
- Small Warehouse Crane



\*See individual floorplan page for details

## Building #4: 3,000 SF

- (2) Grade Level Doors
- 10' 7" - 14' 8" Clear span



\*See individual floorplan page for details

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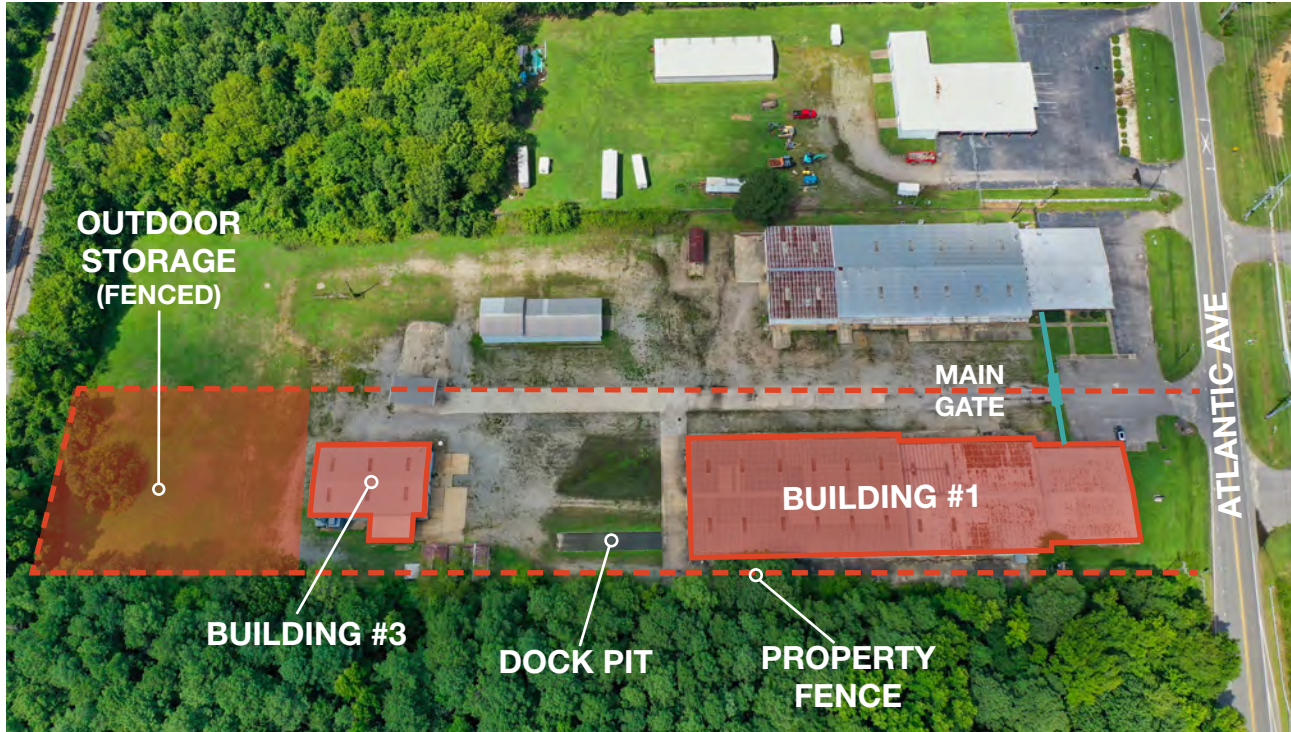
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# NAI TRI PROPERTIES

# OPTION #3



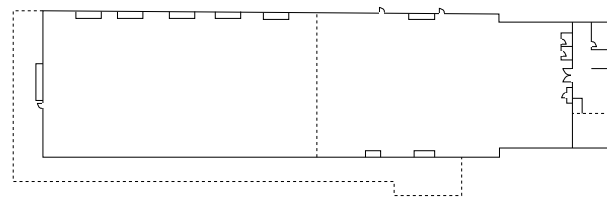
# \$4.25/SF

**Buildings #1 and #3  
Total: ± 28,118 SF**

- Fenced outside storage
- Grade-level Drive-in Doors
- Dock pit (exterior)
- Oversized drive-in doors
- Heavy 3 phase power
- Fully paved concrete loading area
- Paint booth
- Natural gas on site

## Building #1: 24,318 SF

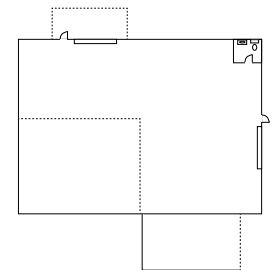
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- Natural Gas heaters



\*See individual floorplan page for details

## Building #3: 3,800 SF

- (2) Grade Level Doors
- 18' Clear span
- Paint Booth



\*See individual floorplan page for details

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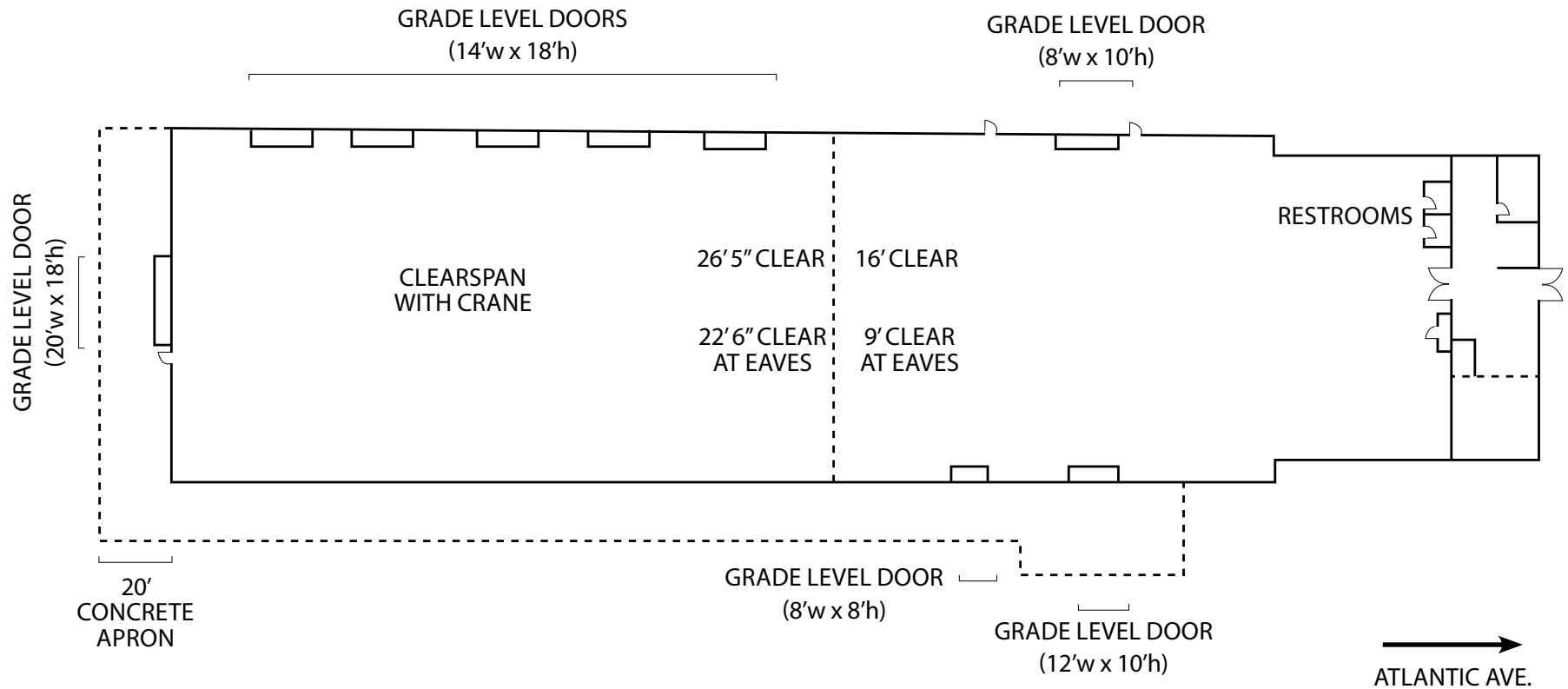
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**NAI TRI PROPERTIES**

# FLOOR PLAN - BUILDING #1

24,318 RSF



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FUELING STATION



CONTACT

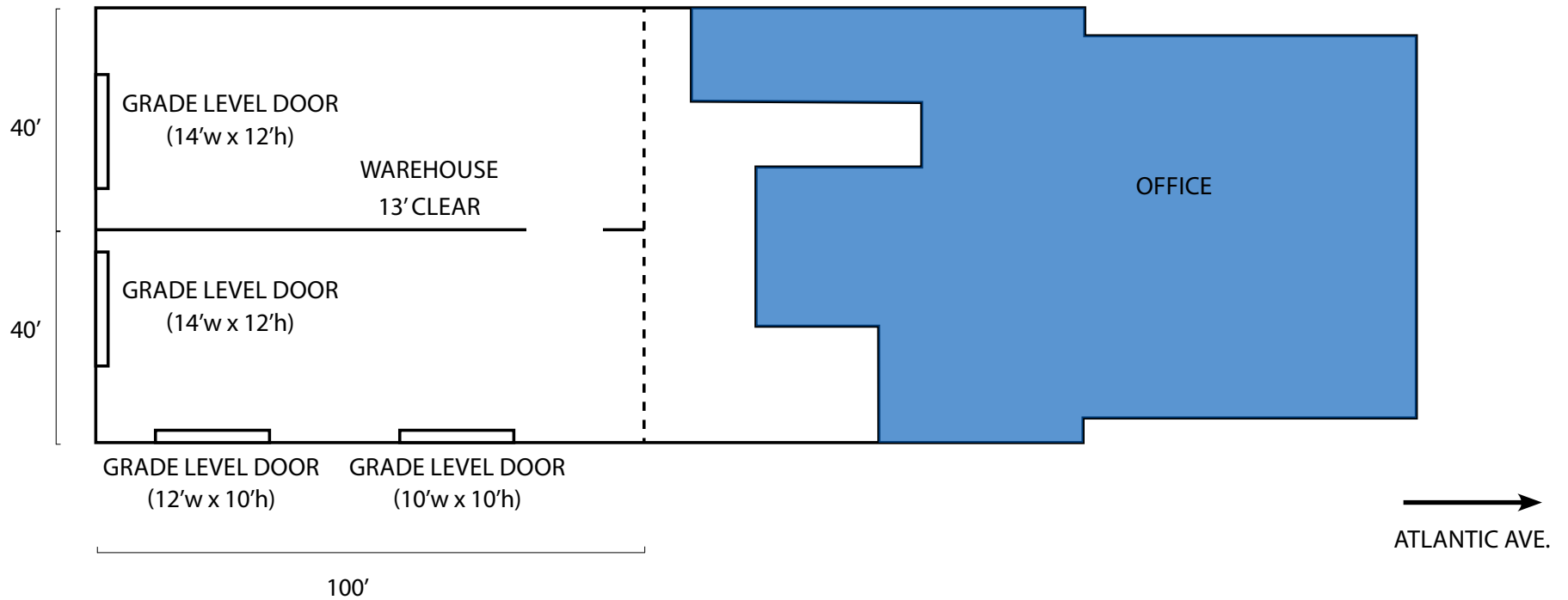
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# FLOOR PLAN - BUILDING #2

20,378 RSF



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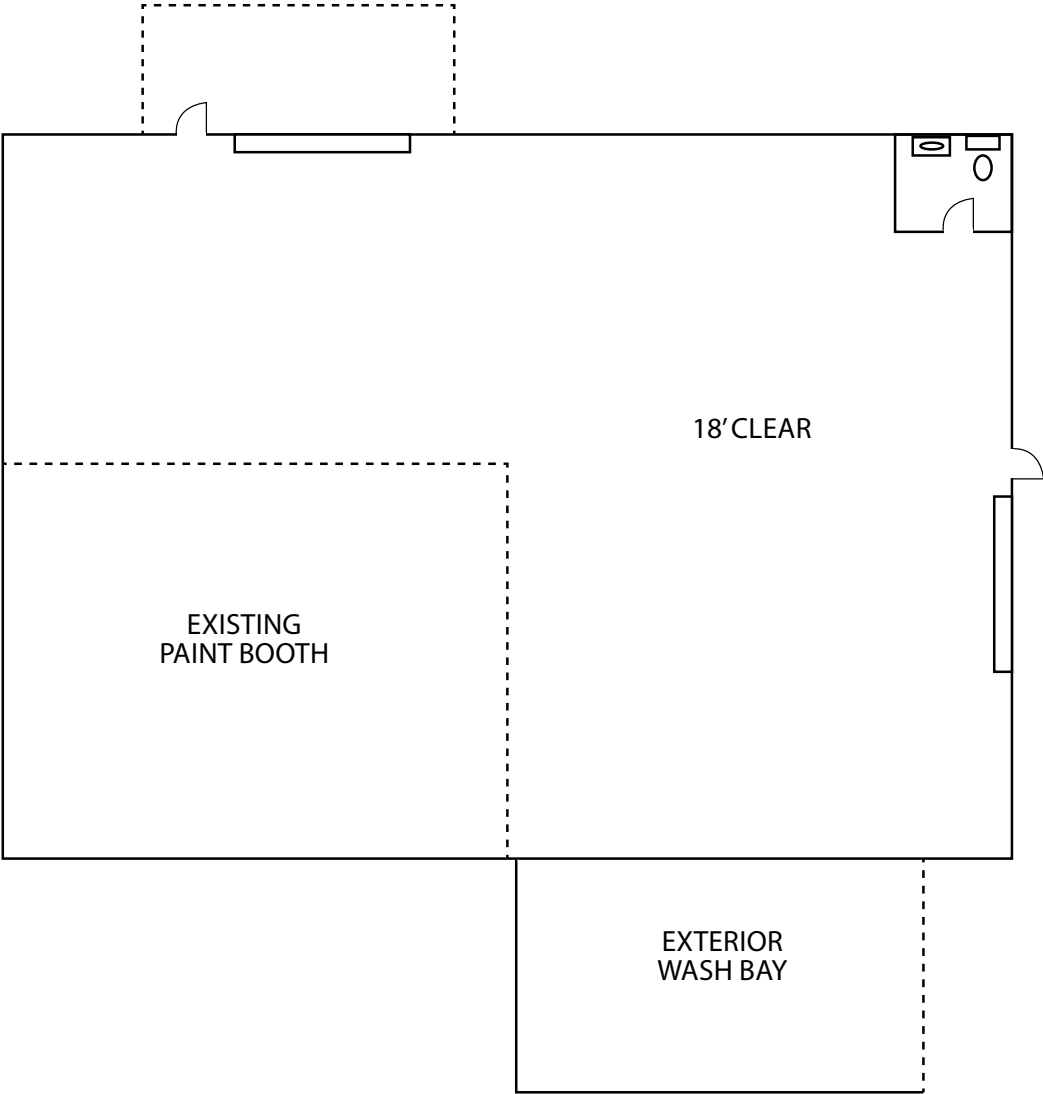
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# FLOOR PLAN - BUILDING #3

3,800 RSF



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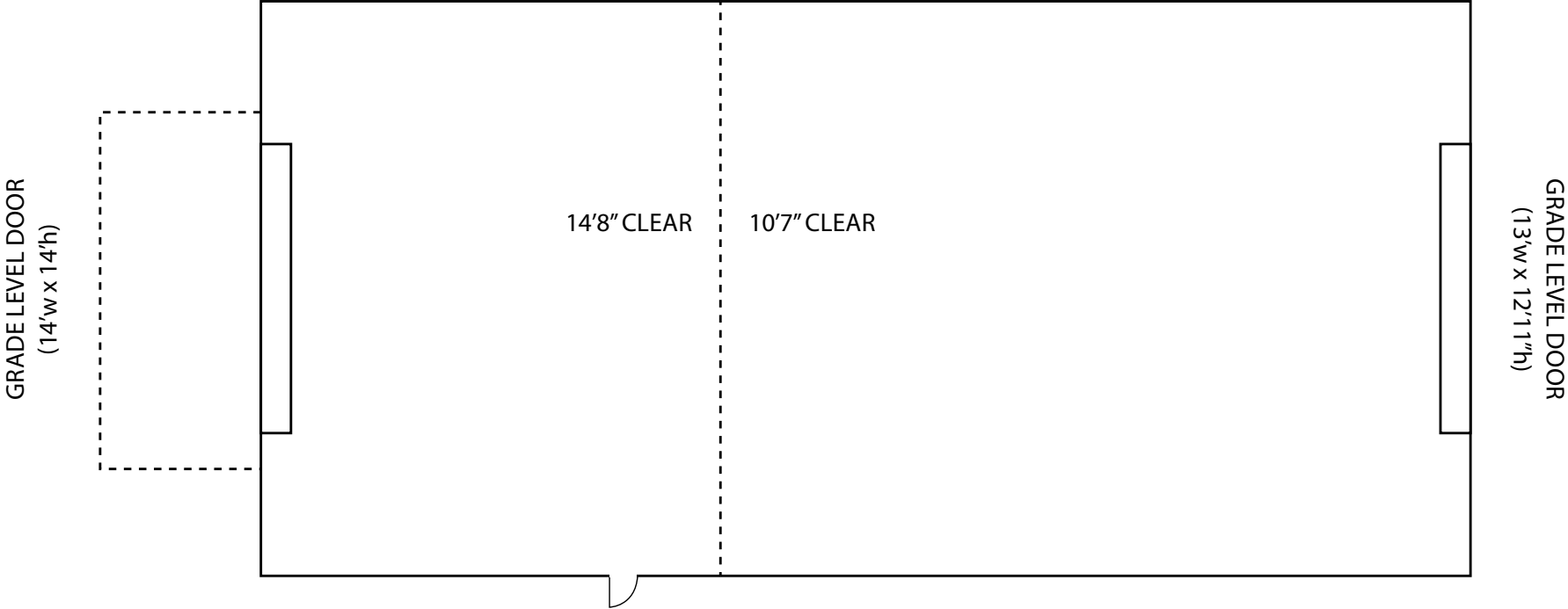
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# FLOOR PLAN - BUILDING #4

3,000 RSF



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
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# FLOOD HAZARD ZONE MAP



 500 Year Hazard Zone (0.2 PCT Annual Chance)

 100 Year Hazard Zone (AE)

*\*approximate estimation of flood zones  
based on data from Edgecombe County*

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**LOCAL TRAVEL**

 West to I-95

 East to Kingsboro

Downtown Rocky Mount  
1.8 miles

Rocky Mount

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# MARKET OVERVIEW



**ROCKY MOUNT, NC**  
THE CENTER OF IT ALL

**1,395,747**

people within a  
60 minute drive

**85.2%**

of local population  
has a high school  
education or  
higher

**81%**

lower cost of  
living than the  
national average

**11.9%**

unemployment  
rate

**97.1%**

of the national  
average of  
income per

**2**

community colleges  
with customized  
workforce training

## CENTRALIZED LOGISTIC HOTSPOT

- Access to I-95, US Hwy 64, and future I-87
- New Carolina Connector: CSX Railroad Intermodal Terminal to be built in Rocky Mount
- Less than 200 miles to both the Port of Norfolk and Wilmington
- Less than 60 minutes to Raleigh-Durham International Airport
- Region is home to some of the largest pharmaceutical manufacturers in the nation
- A niche for food processing companies, due to an abundant capacity for water and sewer infrastructure
- Home to a large number of advanced manufacturing companies in the transportation industry
- Major urban centers and research universities within a 60 minute drive
- County/Town owned business parks and mega sites
- State and Local incentives for businesses



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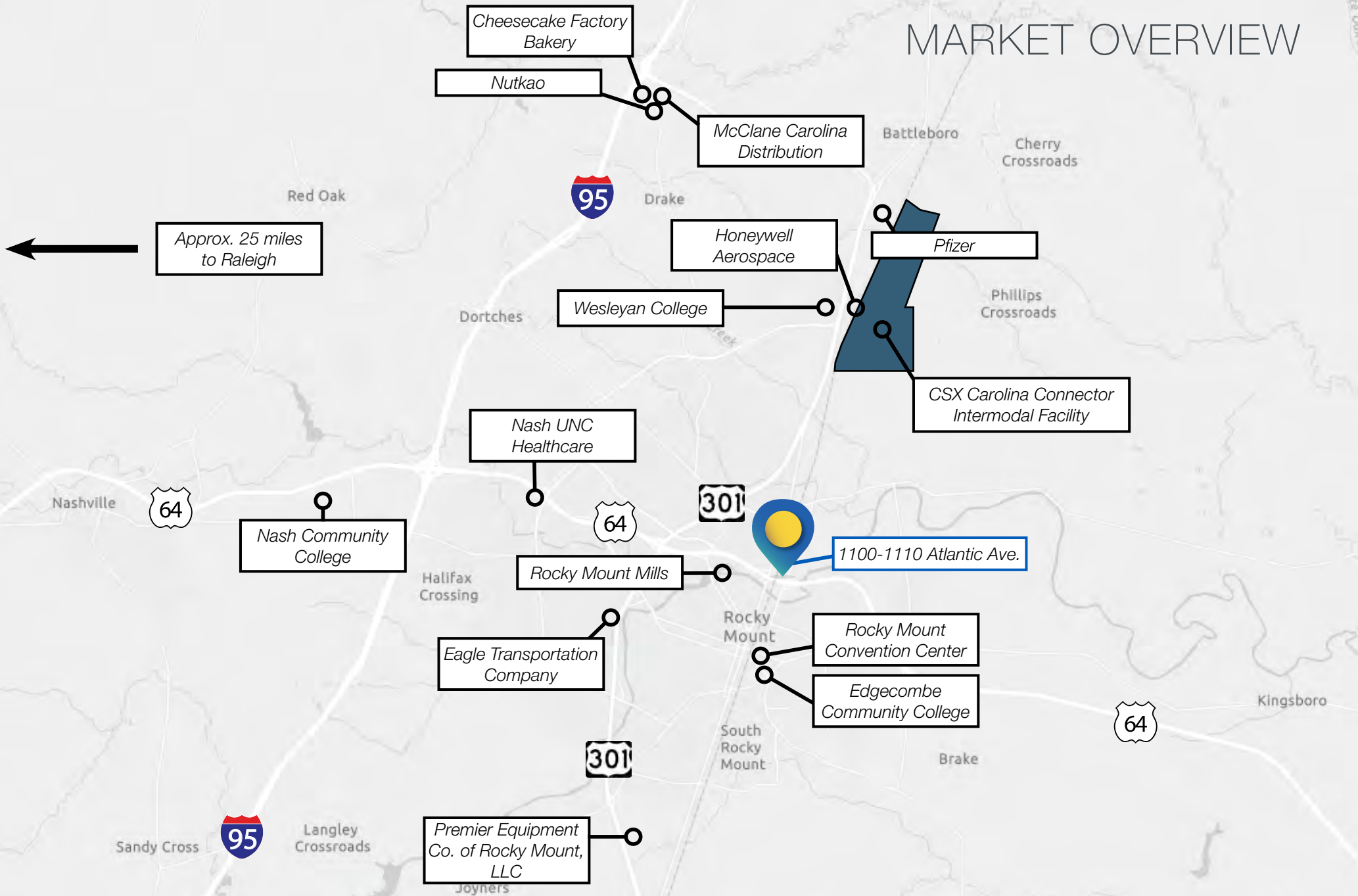
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