



ROCKY MOUNT, NC 27804

2421 N WESLEYAN BLVD

INDUSTRIAL LAND FOR LEASE



PROPERTY DESCRIPTION

The property is located along N Wesleyan Boulevard, Rocky Mount's primary commercial corridor, offering excellent visibility and convenient regional access. N Wesleyan Boulevard provides direct connectivity to US-64 and I-95, allowing efficient access throughout Eastern North Carolina and the broader Raleigh-Durham market. The site is surrounded by numerous retail amenities, hotels, and service businesses, making it a highly functional location for industrial, contractor, equipment, or automotive users.

±10,000 SF warehouse situated on ±5.39 acres with a ±2,100 SF office trailer and ample outdoor storage. The property offers a rare combination of warehouse space and significant land area, making it well suited for contractors, equipment companies, fleet operators, and automotive users. The site currently maintains a dealer license and ownership is open to leasing to another dealer.

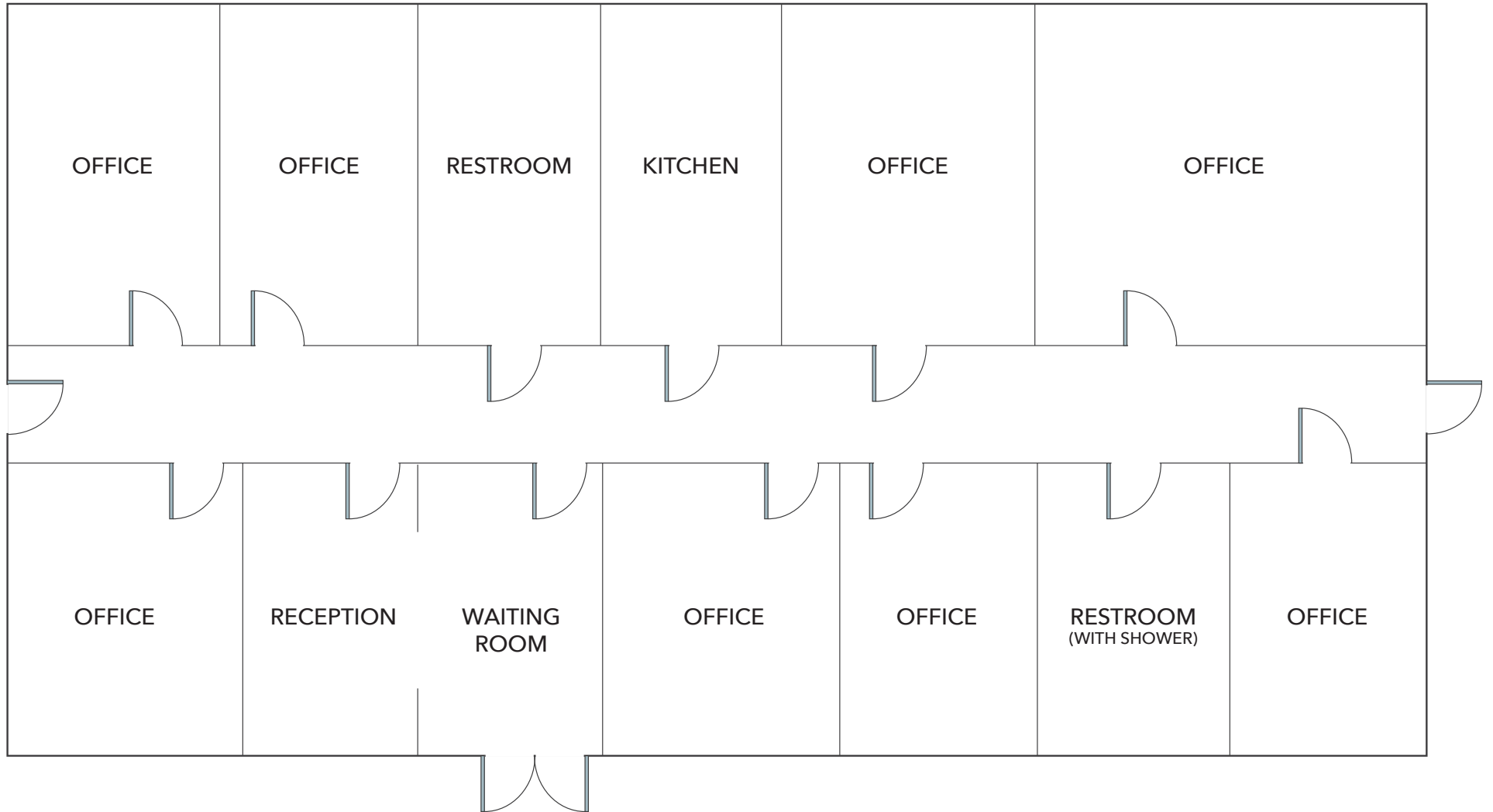
HIGHLIGHTS

- ±5.39 acre site with abundant outdoor storage / laydown yard
- ±10,000 SF warehouse with 2 grade level doors
- ±2,100 SF office trailer
- Parcel ID: 300871, 300872
- Zoning: B-5 (commercial services district)
- Zoning allows for a wide variety of commercial and industrial uses
- [Permitted uses](#)
- Dealer license in place (open to another dealer)
- Excellent visibility along N Wesleyan Blvd
- Convenient access to US-64 and I-95
- 21,500 VPD on US-301
- Lease Rate: Call Broker

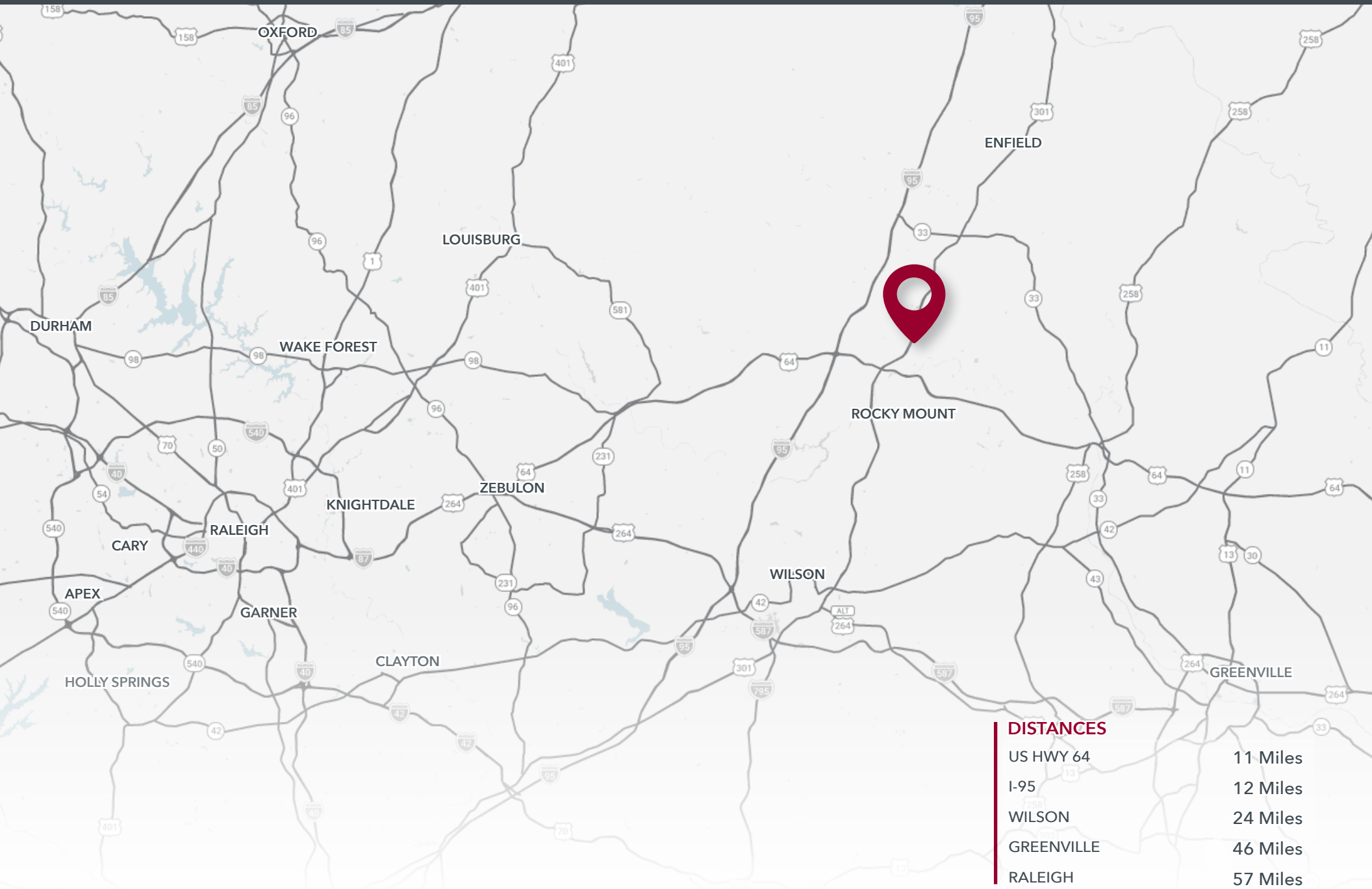




OFFICE FLOOR PLAN

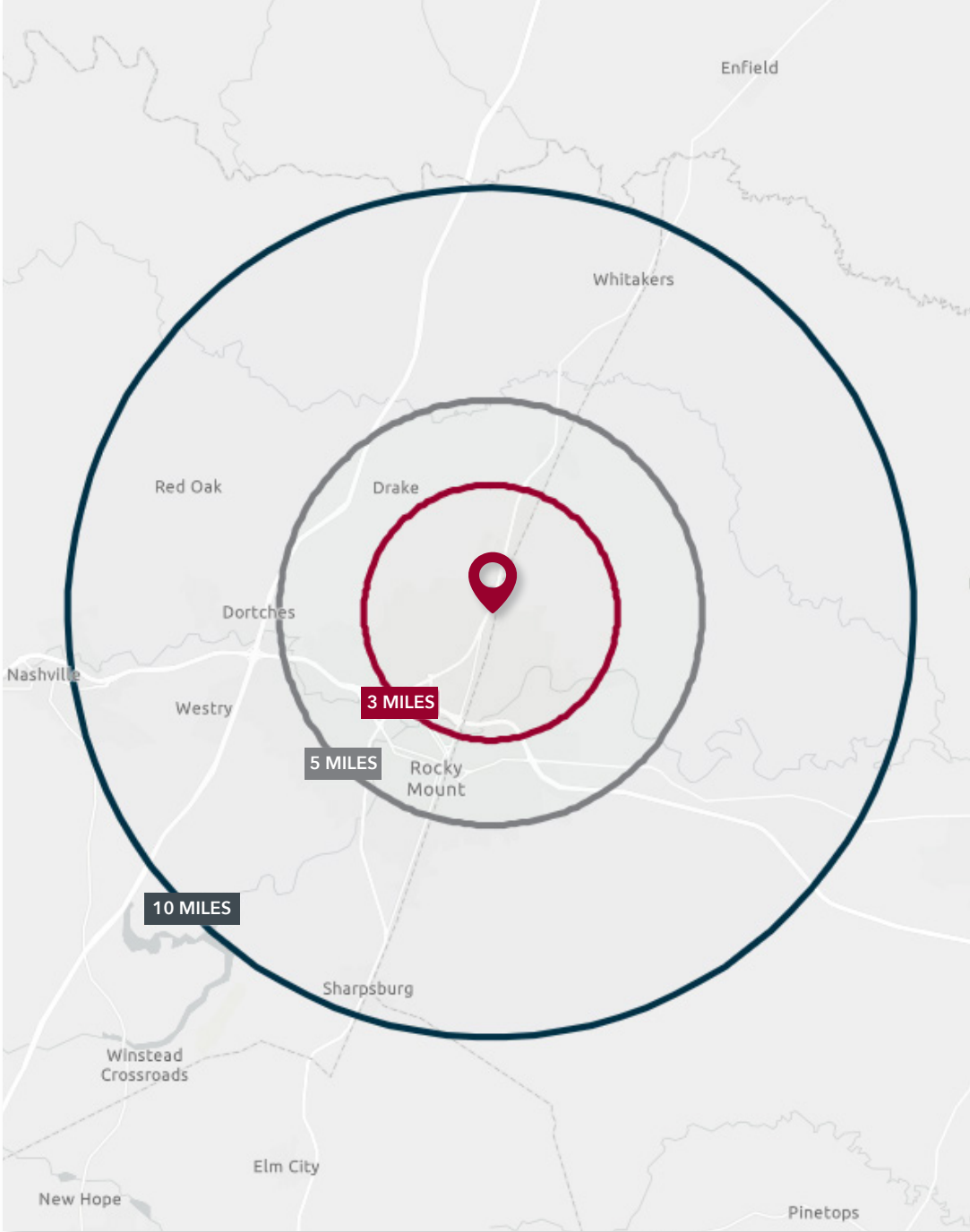


AREA OVERVIEW



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION (2025)	12,231	38,972	81,682
DAYTIME POPULATION	16,622	50,697	84,122
MEDIAN AGE	41.3	42.2	43.4
AVERAGE HOUSEHOLD INCOME	\$83,473	\$72,094	\$84,760
AVERAGE HOME VALUE	\$200,504	\$200,128	\$222,804





145,000+
people in the
Rocky Mount MSA

60 minutes
from Raleigh, NC

Nestled in the heart of Eastern North Carolina, Rocky Mount is a thriving hub of commerce, culture, and opportunity. Strategically located along the I-95 corridor and just an hour from Raleigh, this vibrant city offers unparalleled connectivity to major markets along the East Coast.

With a population of over 50,000 and growing, Rocky Mount serves as a regional anchor for economic development and innovation.

Rocky Mount's economy is powered by a diverse mix of industries, including manufacturing, logistics, healthcare, and retail. The city's strategic location and infrastructure investments, such as the \$110 million CSX Carolina Connector Intermodal Terminal, have made it a critical logistics hub for the Southeast.

A business-friendly environment, competitive cost of living, and robust incentives position Rocky Mount as a top choice for investors seeking growth.

The city's commitment to revitalization is evident in projects like the Rocky Mount Event Center and the redevelopment of historic mills into vibrant mixed-use spaces. These initiatives, coupled with affordable housing and expanding amenities, create a community that offers both opportunity and quality of life.

The area's skilled workforce is supported by Nash Community College and Edgecombe Community College, offering training programs tailored to meet the needs of local businesses and industries.

FOR MORE INFORMATION, CONTACT:

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