

FOR LEASE

ROCKY MOUNT INDUSTRIAL VILLAGE - BUILDING 1

45,000 SQ FT For Lease



SIMMONS
& HARRIS

MARKET ADVISORS

JOHN LEA - JLEA@SH-CRE.COM

GARDNER NOBLE - GNOBLE@SH-CRE.COM

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ROCKY MOUNT INDUSTRIAL VILLAGE

EXECUTIVE SUMMARY

Positioned in the heart of Eastern North Carolina's rapidly expanding industrial corridor, Rocky Mount Industrial Village presents an exceptional opportunity for businesses seeking modern, flexible, and strategically located industrial space.

This 55-acre master-planned industrial park is designed to accommodate a range of industrial and flex users with customizable building options and proximity to major transportation routes, including I-95, US-64 (future I-87), and the Carolina Connector Intermodal Terminal (CSX CCX).

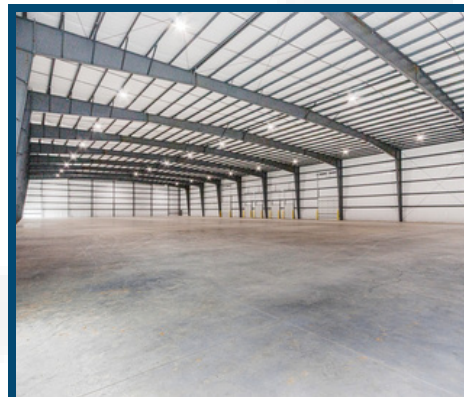
PROPERTY HIGHLIGHTS

The Rocky Mount Industrial Village offers a unique opportunity for tenants seeking scalable industrial space in a pro-growth market. With immediate proximity to major transportation and logistics networks, this development represents the next phase of industrial growth in the Twin Counties region.

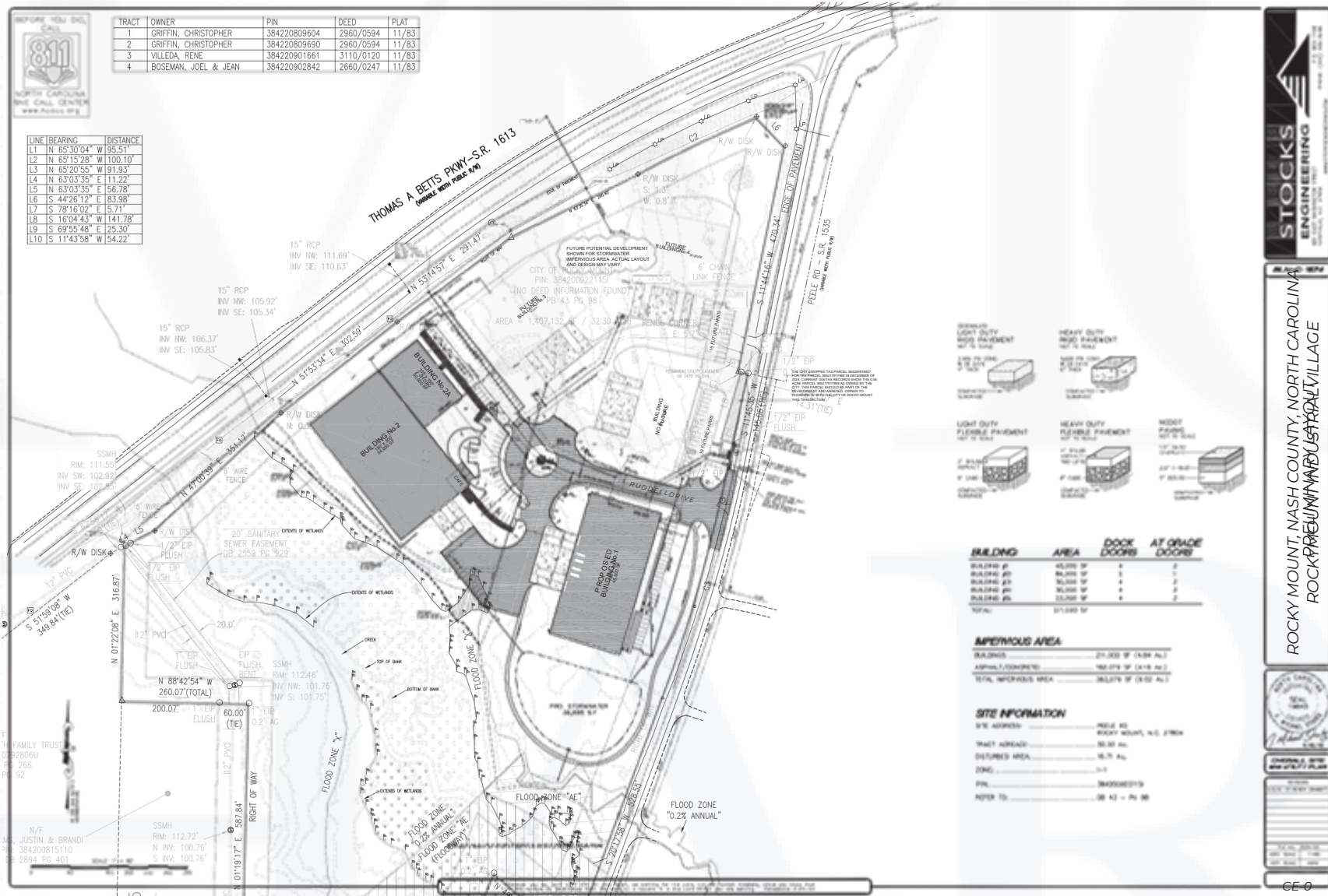


BUILDING FEATURES

LEASE RATE	\$11.50/ft NNN	CLEAR HEIGHT	32 feet
TICAM	Call for Rates	LOADING DOCK	4 docks, 2 drive in doors
COUNTY	Nash	PAVED PARKING	29 spaces
DATE AVAILABLE	Q2 2026	TRUCK COURT DEPTH	300ft 106ft
ZONING	I-1 (Light Industrial)	AMPERAGE	Up to 600A
BUIDING DIMENSIONS	300 x 150	POWER TYPE	3 Phase
BUILDING SIZE	45,000	POWER PROVIDER	City of Rocky Mount
COLUMN SPACING	Clear span	WATER AND SEWER	City of Rocky Mount
		SPRINKLER SYSTEM	Riser in place for ESFR



SITE PLAN



BUILDING 1



EXTERIOR PHOTOS

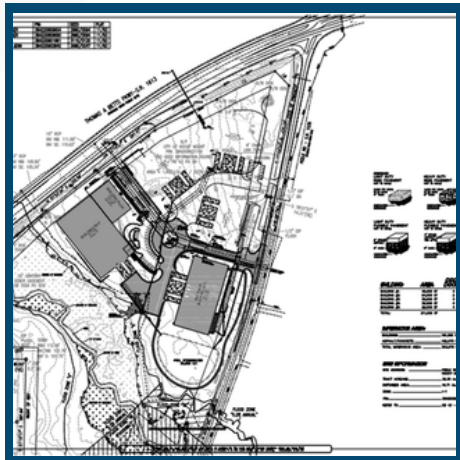


INTERIOR PHOTOS



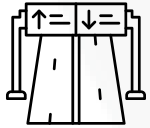
ZONING & ENTITLEMENTS

Current Zoning	I-1 - Light Industrial
Acceptable Uses	Warehouse / storage facilities Light manufacturing / fabrication Contractor operations Truck terminal / logistics support Equipment maintenance / service Wholesale distribution Agricultural support operations Public utility facility
Permitting & Entitlements	No known zoning restrictions beyond standard city approvals.



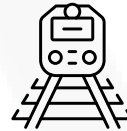
CONNECTIVITY AT A GLANCE

HIGHWAY ACCESS



- 0.5 miles to US 301
- 2 miles to US 64
- 6 miles to Interstate 95
- Direct north-south and east-west distribution corridors

RAIL ACCESS



- 7 miles to CSX Carolina Connector (CCX) Intermodal Terminal
- Direct Class I rail access (CSX)

AIRPORTS



- 10 miles to Rocky Mount-Wilson Regional Airport (RWI)
- 60 miles to Raleigh-Durham International Airport (RDU)

PORTS



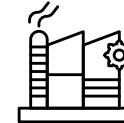
- 120 miles to Port of Norfolk
- 135 miles to Port of Wilmington
- 150 miles to Port of Morehead City

MAJOR CITIES & FREIGHT MARKETS



- 45 miles to Greenville
- 60 miles to Raleigh
- 110 miles to Richmond
- 185 miles to Charlotte

INDUSTRIAL NEIGHBORS (30 MINUTES OR LESS)



- Pfizer
- Corning
- Cummins
- LS Tractor
- CSX Terminal

MARKET & DEMOGRAPHICS

NEARBY DEMAND DRIVERS

ROCKY MOUNT MILLS



Regional entertainment and brewery hub.

THE ROCKY MOUNT EVENT CENTER



ROCKY MOUNT
EVENT CENTER

Attracts 125,000 visitors annually.

NASH & EDGECOMBE COUNTIES' GROWTH INITIATIVES



\$3+ Billion in economic development projects underway.

COMMUTING & TRAFFIC

20,985,025

VEHICLES PER DAY ON
NEARBY HIGHWAYS

70 MILES

66 MINUTES

TO RALEIGH-DURHAM
INTERNATIONAL
AIRPORT

7 MINUTES

MARKET & DEMOGRAPHICS

LARGEST EMPLOYERS



2,000
EMPLOYEES



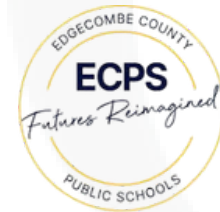
1,500
EMPLOYEES



1,400
EMPLOYEES



900
EMPLOYEES



800
EMPLOYEES



750
EMPLOYEES



600
EMPLOYEES



550
EMPLOYEES



500
EMPLOYEES



450
EMPLOYEES

I-95 DISTRIBUTION CENTERS



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This offering has been prepared to provide a summary of unverified information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough investigative process and tenant's due diligence.

Simmons & Harris, Inc. has not made any investigation and makes no warranty or representation with respect to the subject property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos, the compliance with state and federal regulations, or the physical condition of the improvements thereon.

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MARKET ADVISORS

JOHN LEA

JLEA@SH-CRE.COM

+1 252.917.4921

GARDNER NOBLE

GNOBLE@SH-CRE.COM

+1 252-955-6174

