



ONLINE AUCTION **FEBRUARY 23**

## Turnkey, 36,000± SF Office Building

Three-Stories with Favorable Zoning

📍 201 E. Livermore Dr., Pembroke, NC

### HIGHLIGHTS

- Turnkey Class B office building
- Favorable industrial zoning
- Ample acreage for local commercial owner/user or future development opportunity

### DETAILS

This three-story, 35,750± SF office building presents a compelling opportunity for investors or owner-users seeking a versatile, multi-tenant asset in a growing region of North Carolina. The property benefits from favorable zoning and a substantial 24-acre site, creating flexibility for a wide range of future uses. Its size, layout and existing infrastructure make it well-suited for traditional office operations, shared workplaces or organizations looking to establish a regional presence in a strategic and accessible location.

Beyond its current configuration, the property's expansive acreage opens the door for meaningful long-term potential. Landowners, developers and neighboring commercial operators may find value in acquiring additional industrial-zoned land while also securing a headquarters-ready building. Likewise, the location and scale make this an appealing option for educational institutions seeking room to grow or for medical providers looking to expand their footprint in a market with increasing demand for outpatient and specialty services.



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**Building Size** 35,750± SF

**Stories** 3

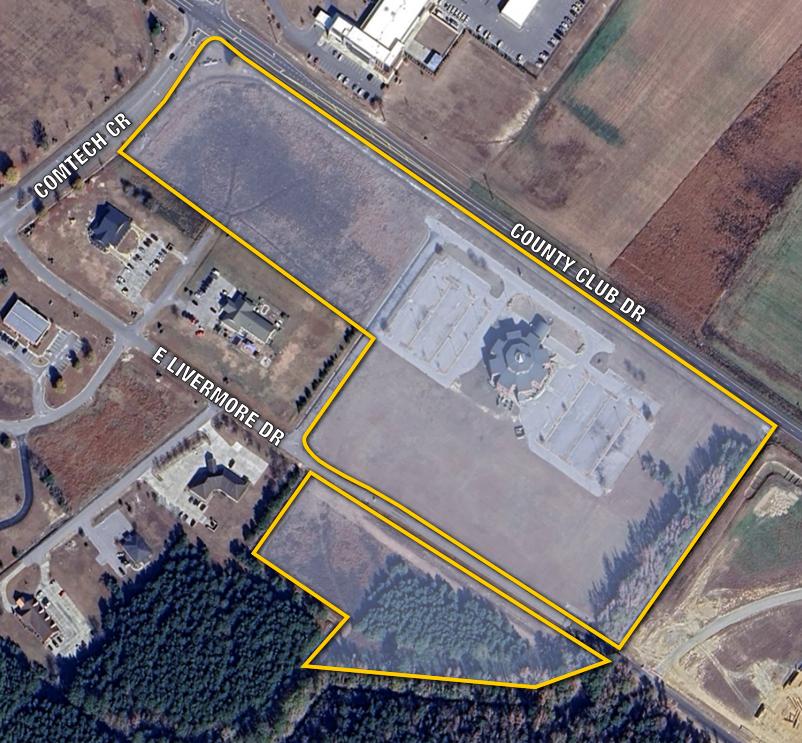
**Year Built** 2007

**Land Size** 24.57± AC

**Tax ID#** 1222449

**Taxes (2025)** \$2,3025.50

**Zoning** County Heavy Industrial District



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## LOCAL INFORMATION

Pembroke, North Carolina is known for its strong sense of identity and community. As the cultural and social center of the Lumbee Tribe, the largest state-recognized American Indian tribe east of the Mississippi, Pembroke benefits from a deep heritage that shapes local institutions, businesses and civic life. That foundation gives the town a level of stability and cohesion that stands out in the region and creates a supportive environment for thoughtful investment and development.

The presence of the University of North Carolina Pembroke adds another layer of vitality. The university brings a steady flow of students, faculty and visitors, generating consistent demand for services, housing and commercial activity throughout the year. With accessible land values, a growing academic presence and a community rooted in tradition, Pembroke offers a blend of cultural depth and economic potential that makes it an appealing market for long-term real estate investment.

## SALE INFORMATION

### ON-SITE INSPECTIONS

January 22, 29 & February 5 at 11:00 a.m. (ET)  
By Appointment Only

### ONLINE AUCTION

February 23: Bidding Opens at 9:00 a.m. (ET)  
February 25: Bidding Closes at 5:00 p.m. (ET)

### REGISTRATION & AUCTION PARTICIPATION

All offers should be made on the CREXi auction webpage. Questions on how to access the auction page or register as a qualified bidder should be directed to Jonathan Cuticelli at [jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com) and Dan Miggins at [dmiggins@hilcoglobal.com](mailto:dmiggins@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register [gt CREXi's website](#).

**Jonathan Cuticelli**  
203.561.8737  
[jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com)

**Dan Miggins**  
646.984.4580  
[dmiggins@hilcoglobal.com](mailto:dmiggins@hilcoglobal.com)

**855.755.2300**  
**HilcoRealEstateSales.com**



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