



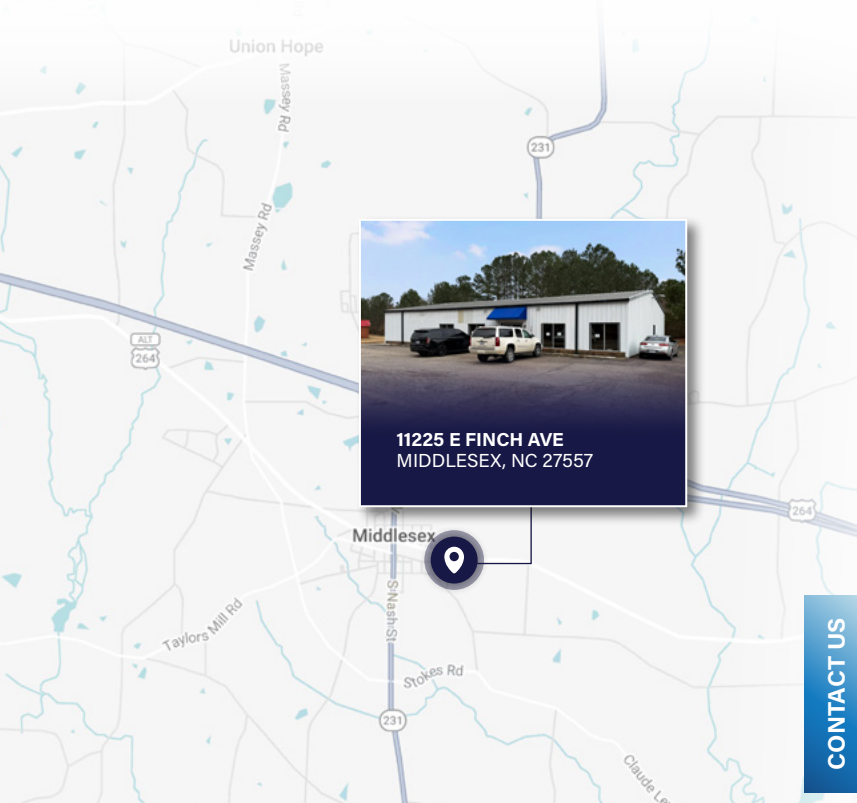
11225 E FINCH AVE

MIDDLESEX, NORTH CAROLINA

±5,100 SF VACANT WAREHOUSE BUILDING | FOR LEASE | FOR SALE

 ±5,100 Rentable SF TOTAL SIZE	 ±0.36 AC SITE AREA
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PARKING	15 Surface Spaces
OCCUPANCY	Delivered Vacant
ZONING	C2 (Commercial)
ACCESS	0.2 miles to NC-231



Immediate Lease-Up Potential

The warehouse is fully vacant, providing investors the opportunity to stabilize cash flow at market rents or position the asset for alternative uses with minimal upfront costs.

Zoning Flexibility for Multiple Uses

Situated on a C2 – Commercial parcel, the property supports light industrial, warehouse, service, or commercial redevelopment, allowing for a variety of leasing strategies or adaptive reuse scenarios.

Development Upside

At ±0.36 acres, the site offers potential for expansion, infill, or multi-tenant redevelopment, creating opportunities to enhance long-term asset value.

High-Visibility Regional Corridor

Fronting E Finch Avenue (US-264 Alternate), the property benefits from strong frontage and direct access to regional transportation routes, linking Middlesex to Zebulon, Wilson, and the greater Raleigh-Durham area, ideal for distribution, logistics, or service-oriented tenants.

Established Commercial and Industrial Node

The surrounding area includes convenience retail, service businesses, and light industrial operations, supporting consistent traffic and tenant activity.

Access to Workforce & Regional Employment Hubs

Proximity to Nash County's manufacturing and industrial base, along with nearby employment centers in Rocky Mount and Raleigh, offers access to a broad pool of labor and supports long-term leasing demand.

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