

FOR LEASE

ROCKY MOUNT INDUSTRIAL VILLAGE - BUILDING 1

45,000 SQ FT For Lease



SIMMONS
& HARRIS

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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.

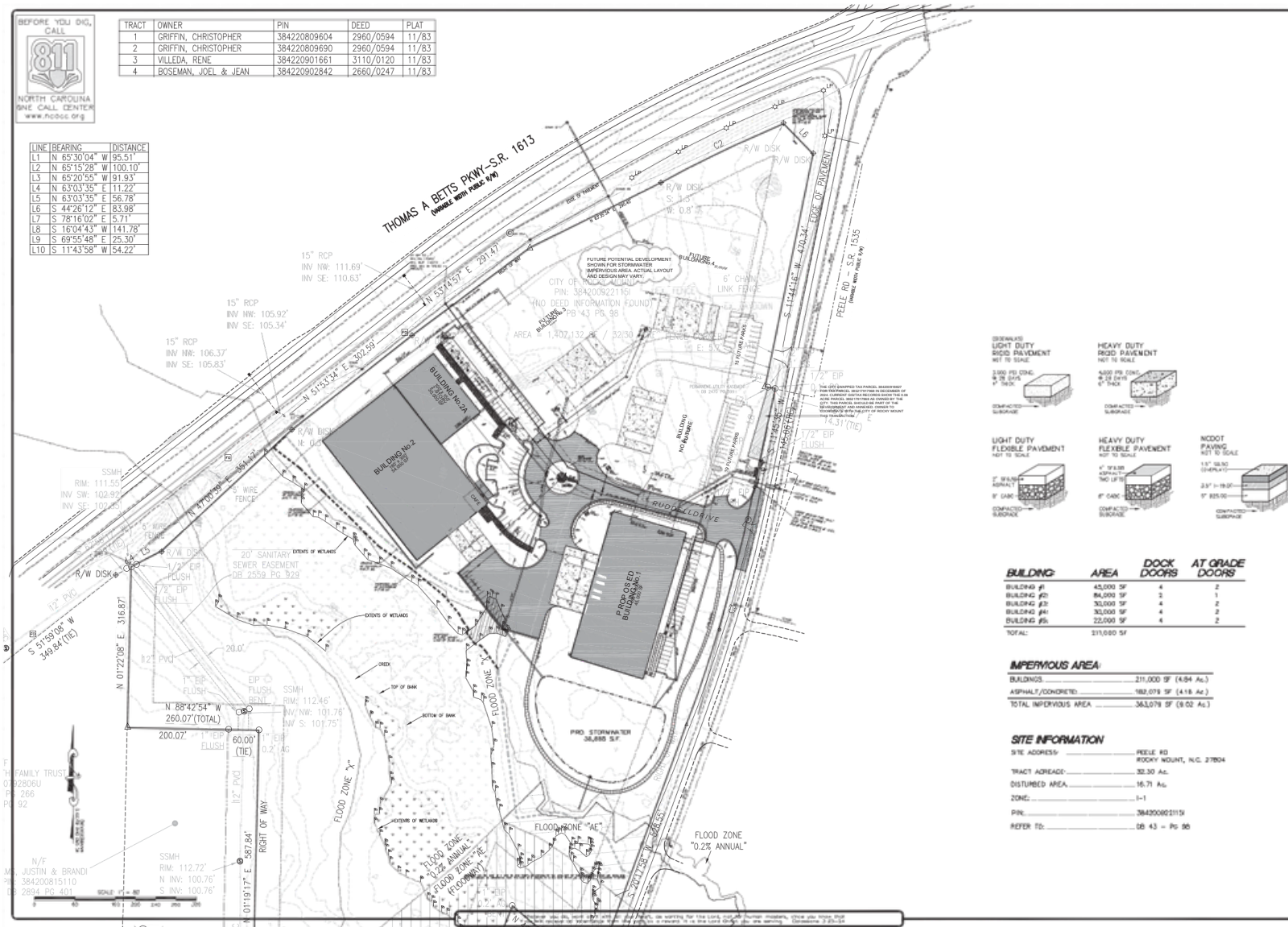


Buidling Features

LEASE RATE	Call to Learn More	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)	AVAILABLE POWER	Up to 16 MW to site
BUIDING DIMENSIONS	300 x 150	AMPERAGE	Up to 600A
BUILDING SIZE	45,000	POWER TYPE	3 Phase
COLUMN SPACING	Clear span	POWER PROVIDER	City of Rocky Mount
		WATER AND SEWER	City of Rocky Mount
		SPRINKLER SYSTEM	Riser in place for ESFR



Site Plan



STOCKS
ENGINEERING
400 EAST WASHINGTON STREET
ANN ARBOR, MI 48106
Tel: 313/763-1100
Fax: 313/763-1108
Internet: 734/763-1100

ROCKY MOUNT, NASH COUNTY, NORTH CAROLINA
 ROCK PLEU MINNARY LAYOUT VILLAGE

OVERALL SITE
USE UTILITY PLAN

100%

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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800-451-5000

VERT. SCALE	1"=80'
VERT. SCALE	1"=4'

CF-0

523

No -

NO -

Building 1



Exterior Photos

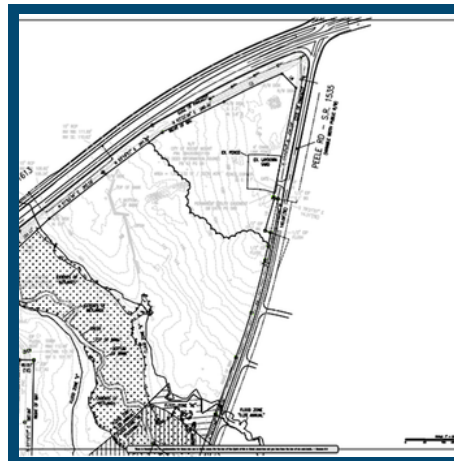
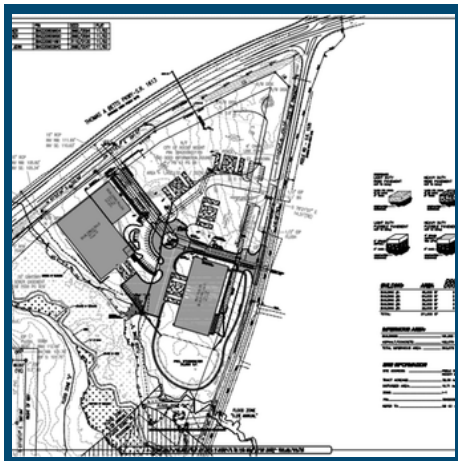


Interior Photos



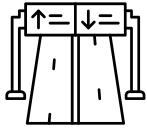
Zoning & Entitlements

CURRENT ZONING	I-1 Light Industrial
ACCEPTABLE USES	Warehouse / storage facilities Light manufacturing / fabrication 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



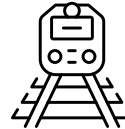
Connectivity at a Glance

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



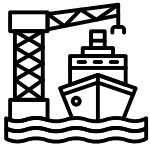
- 7 miles to CSX Carolina Connector (CCX) Intermodal Terminal
- Direct Class I rail access (CSX)

AIRPORTS



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

PORTS



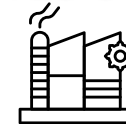
- 120 miles to Port of Norfolk
- 135 miles to Port of Wilmington
- 150 miles to Port of Morehead City

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

NEARBY DEMAND DRIVERS

ROCKY MOUNT MILLS



Regional entertainment
and brewery hub.

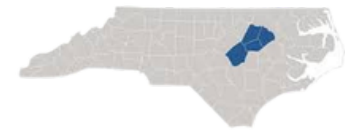
THE ROCKY MOUNT EVENT CENTER



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

LARGEST EMPLOYERS



2,000
EMPLOYEES



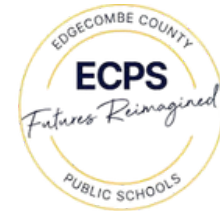
1,500
EMPLOYEES



1,400
EMPLOYEES



900
EMPLOYEES



800
EMPLOYEES



750
EMPLOYEES



600
EMPLOYEES



550
EMPLOYEES

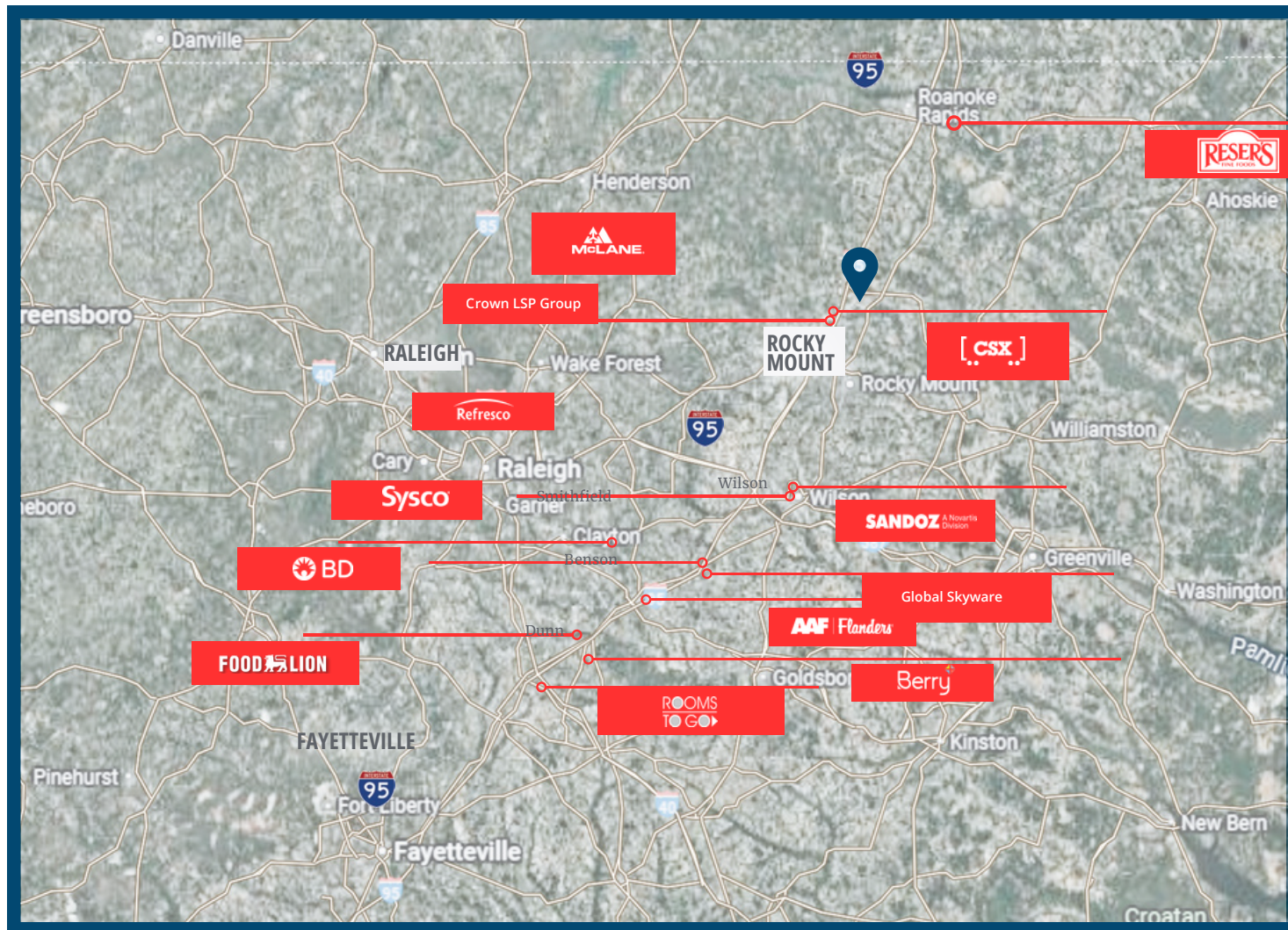


500
EMPLOYEES



450
EMPLOYEES

I-95 Distribution Centers



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