

FOR SALE

Retail | Office | Distribution



1045 N Main Street
Rocky Mount VA
77,550 SF | 9 AC
\$3,890,000

This versatile building offers 24,000 square feet of tall ceiling warehouse with dock and drive in doors. In addition there is another 16,000 square feet of warehouse | production space. 7,600 square feet of open retail space with adjoining storage as well as administrative offices with training rooms and large employee break area.



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of Virginia

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24,000 SF Tall Ceiling Warehouse



Fully Conditioned Space



2 Front Dock Doors with Levelers + 1 Drive-In Door



Additional Rear Warehouse Area



2 Rear Dock Doors



16,000 SF Production | Storage

View Our Virtual Tour

<https://digitalprecisionphotography.hd.pics/1045-N-Main-St>



Administrative Offices



Employee Break Room



Training Room



Training Room



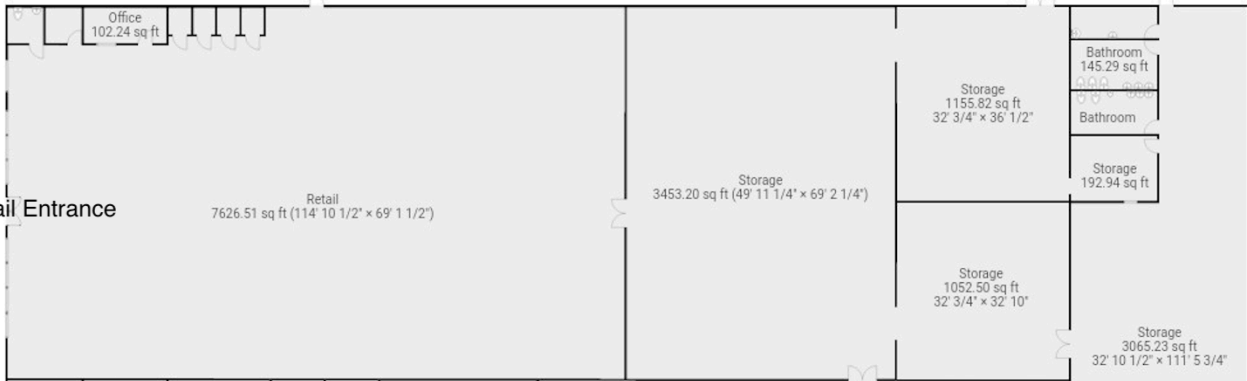
Retail Area



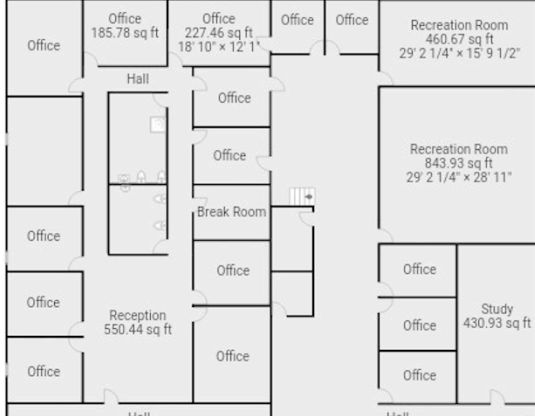
Retail Area

Side Drive Through Entrance

Retail Entrance



Administration Entrance



11'4" Ceiling Height

Warehouse 16268.63 sq ft (98' 10 1/4" x 164' 8 1/4")

Dock Door 8'

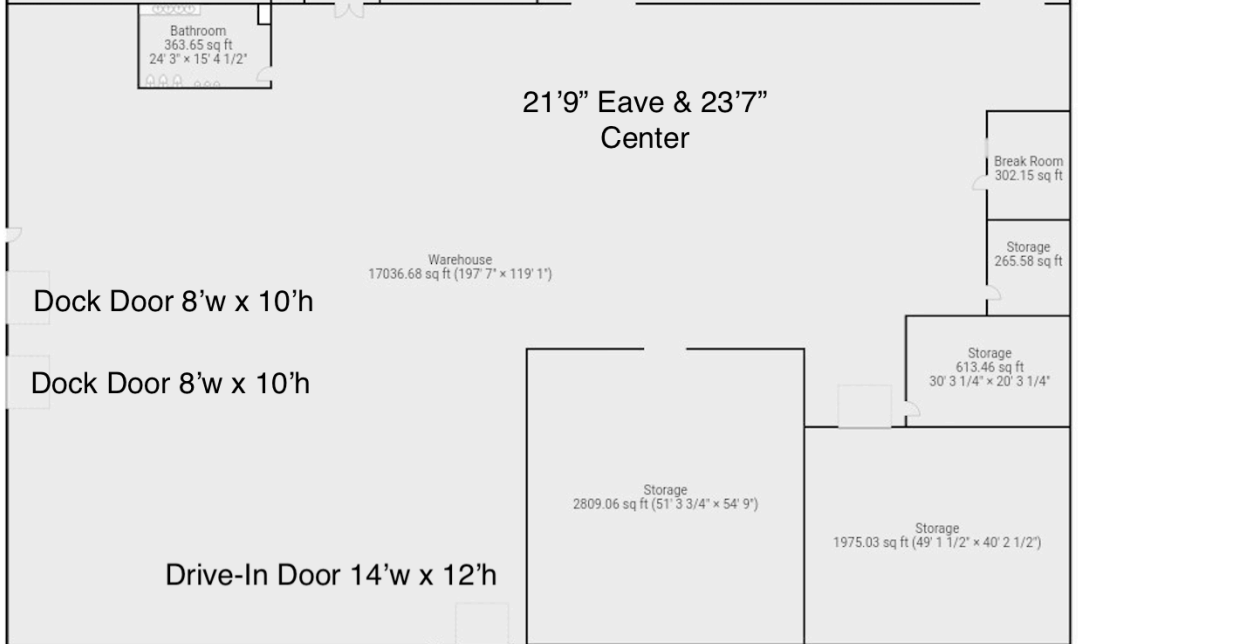
Dock Door 8'

21'9" Eave & 23'7" Center

Dock Door 8'w x 10'h

Dock Door 8'w x 10'h

Drive-In Door 14'w x 12'h



Assessed For Tax Purposes at \$3,211,800

Constructed in 1985 | Major Renovations by Current Owner

M1 Zoning in the Town of Rocky Mount allows for a number of different uses

Fully Conditioned Building

Fully Sprinkled Building

Close Proximity to US 220 for Access to Markets North and South

9.37 Acres with Extensive Parking or Laydown Area

3 Separate Entrances for Retail | Administrative | Warehouse

4 Dock Height Doors + 1 Drive-In Door

