

# 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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Licensed in the Commonwealth  
of Virginia

[MKBcommercial.com](http://MKBcommercial.com)







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->





Administrative Offices



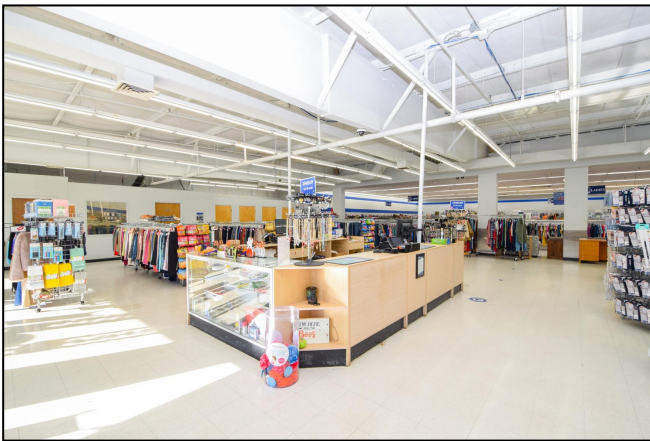
Employee Break Room



Training Room



Training Room



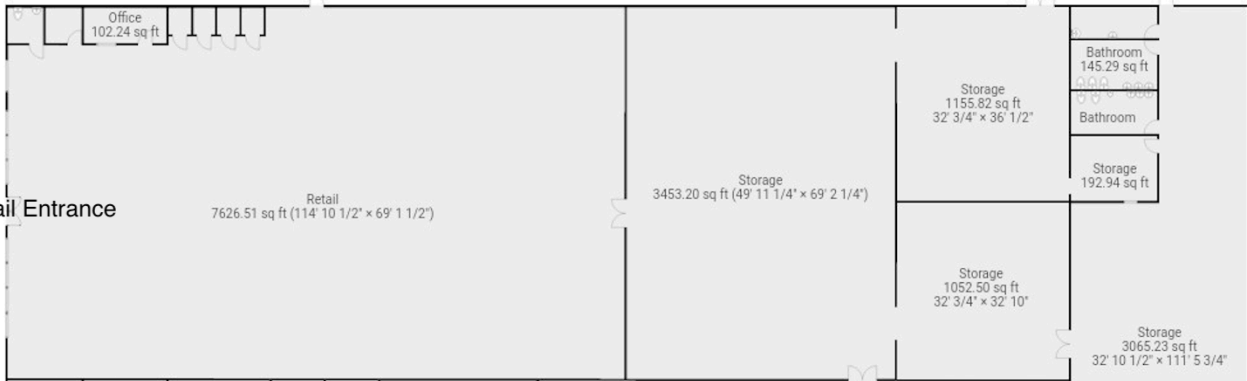
Retail Area



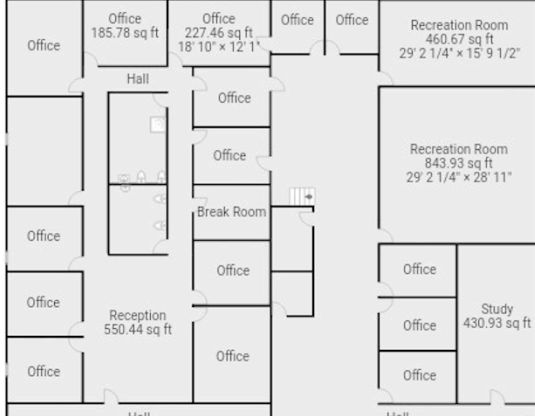
Retail Area

Side Drive Through Entrance

Retail Entrance



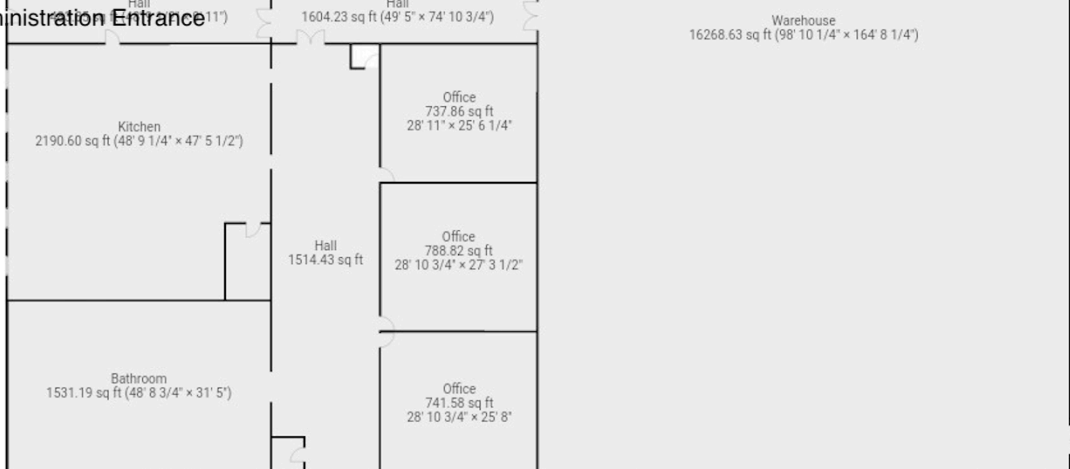
Administration Entrance



11'4" Ceiling Height

Dock Door 8'

Dock Door 8'

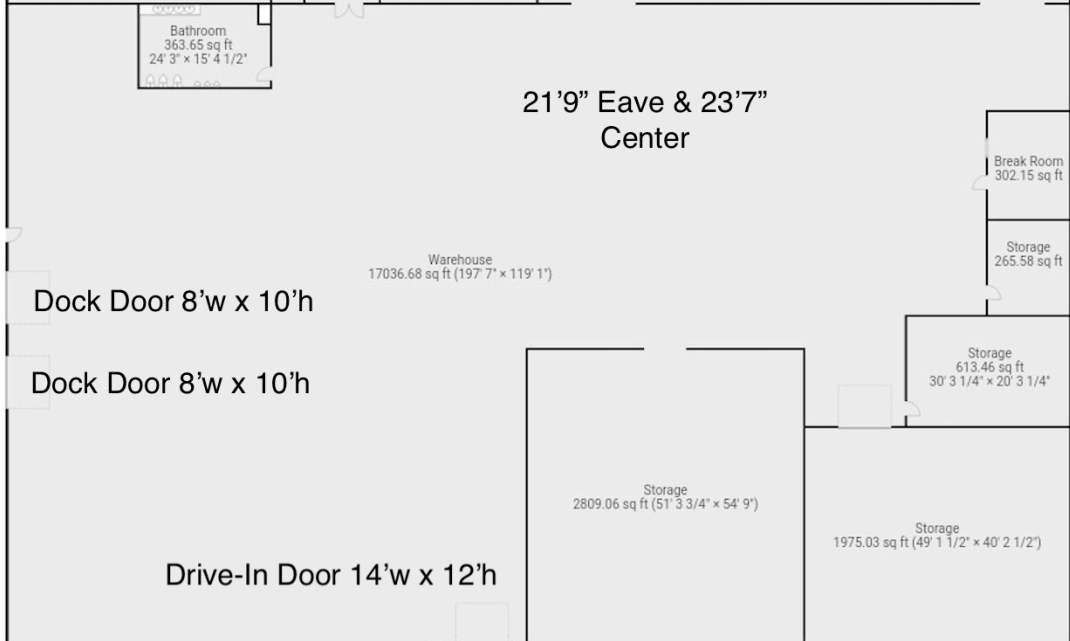


21'9" Eave & 23'7" Center

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 Lay-down Area

3 Separate Entrances for Retail | Administrative | Warehouse

4 Dock Height Doors + 1 Drive-In Door

