



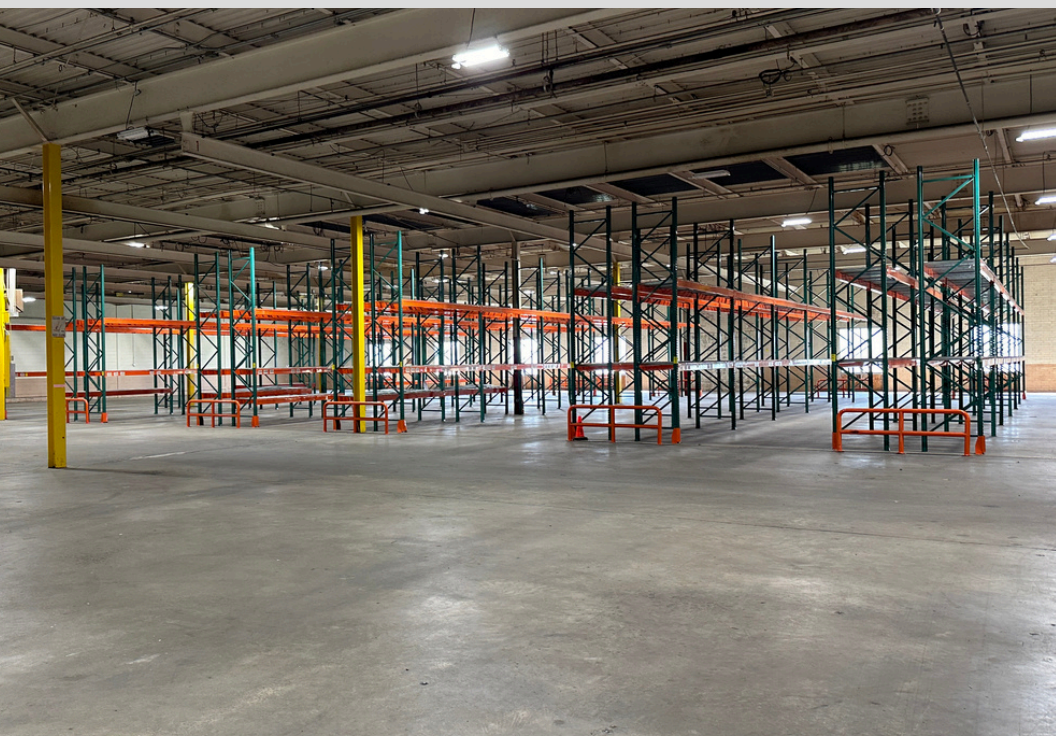
Industrial Warehouse For Lease

1350 Cunningham Rd, Kinston, NC 28501

Overview

- Building Size: 115,315 Square Feet
 - +/-5,000 Square Feet Office
- Building Specifications:
 - 20 Foot Clear Height
 - 40 Foot x 40 Foot Column Spacing
 - 18 Dock High Doors with levelers and seals
 - 1 At Grade Door
 - Over 3,200 Amps of 3-Phase 480 Power
 - LED Motion-Sense Lighting
 - Access Gate
 - Air Conditioned Offices, Restrooms & Break rooms
 - Fire Sprinkler
- Divisible into 3 Sections
 - Each has own Offices, Restrooms, Independent Electrical Panels
 - Divisible as small as 30,000, 36,000 & 50,000 Square Feet
- Annual Rental Rate \$5.50 Per Foot + NNN
- +/- 2 Acres of Potential Outside Storage fronting Highway 11
- +/- 16 Acres of Outside Storage behind
 - 16 acres for sale at \$550,000

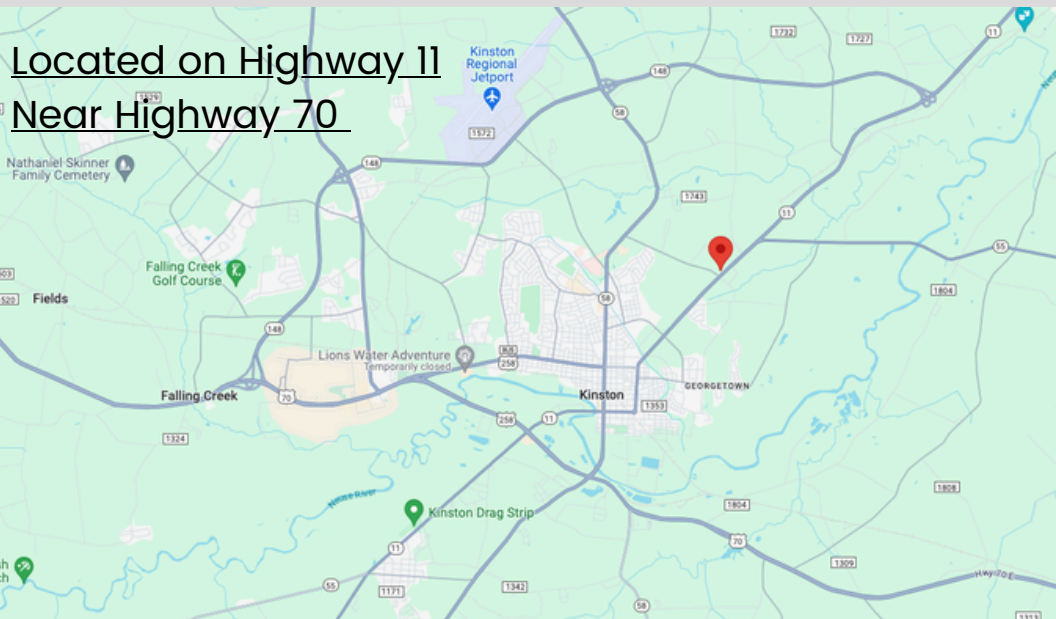
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4 Miles to The North Carolina Global TransPark. A 2,500 acre, multi-modal industrial/airport site in Eastern North Carolina



Nearby Manufacturing & Industrial Companies:

Electrolux

Smithfield Foods

West Pharmaceutical Services

DuPont

Eaton

Crown Equipment

Masterbrand Cabinets

Moen

Mission Foods

AlSCO Uniforms



Highway 11 has 15,000 + VPD

+/- 22 Miles to Greenville, NC

+/- 22 Miles to New Bern, NC

4 Miles to NC Global Transpark

**Highway 70 Expansion
connecting Raleigh to Kinston**