

NORTH CAROLINA
GLOBAL TRANSPARK



FOR LEASE

2525 ROUSE ROAD EXTENSION

KINSTON, NC

PRESENTED BY:



PROPERTY OVERVIEW



2525 Rouse Rd Ext., Kinston, NC 28504



25,000
Available SF



NNN
Lease



Warehouse
Space



Lenoir
County

Leasing Broker



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PROPERTY DESCRIPTION

2525 Rouse Road Extension offers a ±25,000 SF warehouse unit within a larger industrial facility, ideal for users seeking efficient, open industrial space. The unit features a clear-span layout with no built-out office or restroom improvements, providing maximum flexibility for storage, distribution, light manufacturing, or staging operations.

The open configuration allows tenants to customize the space to meet specific operational needs while maintaining efficient workflow and scalability.

Located within the NC Global TransPark, the property benefits from convenient truck access and proximity to major transportation infrastructure. This space is well-suited for tenants requiring functional warehouse capacity in a strategic location without excess build-out or overhead.

PROPERTY HIGHLIGHTS

- ±25,000 SF open warehouse unit within a larger industrial facility
- Clear-span space with no office or restroom build-out
- Located within the NC Global TransPark campus
- Flexible layout ideal for storage, distribution, or light manufacturing

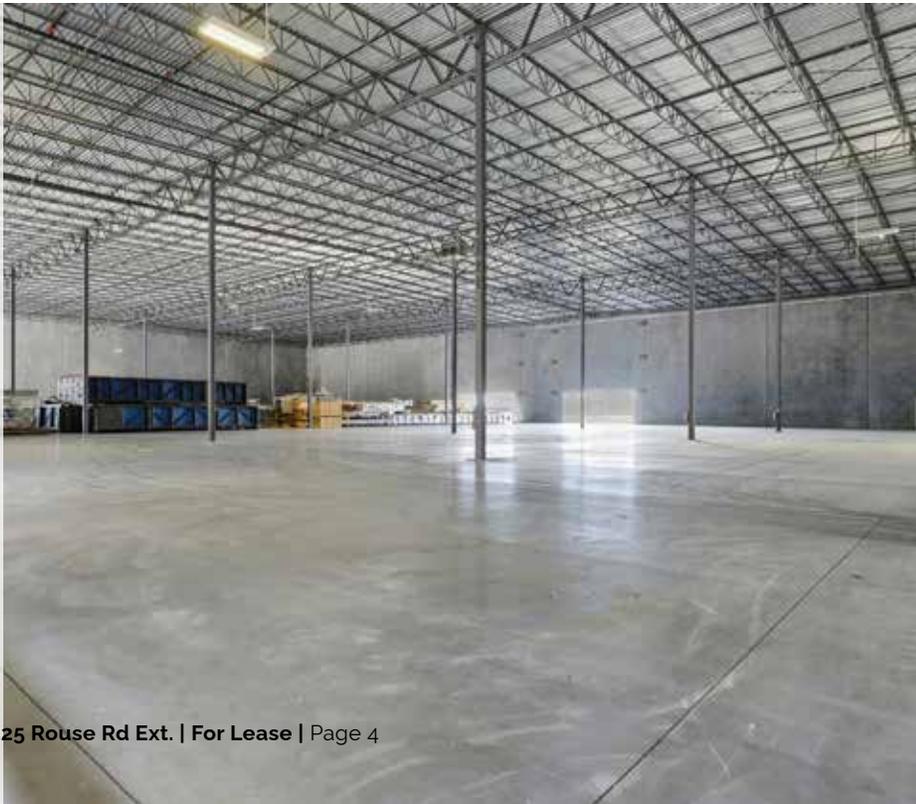
PROPERTY DETAILS

Type	Warehouse Space
Size	25,000 SF
Lease	NNN

Warehouse in NC Global TransPark



25,000 SF Open Warehouse Space



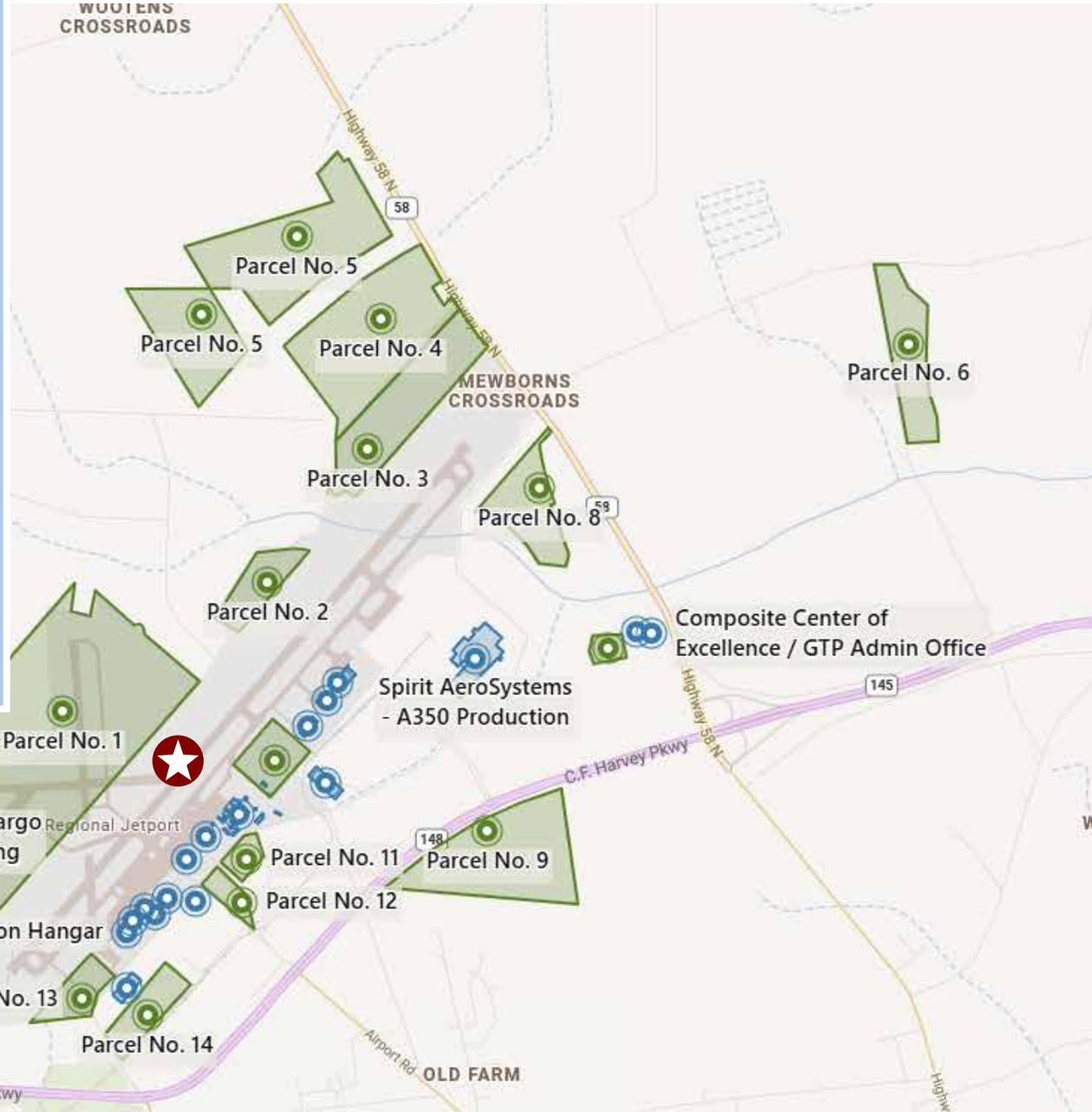
Two Loading Dock Doors



NC Global TransPark Surrounding Area



NC Global TransPark Site Plan & Flight Times





The Top Cost-Competitive Industrial Market in Eastern NC



The Kinston area is a cost-competitive industrial market anchored by the North Carolina Global TransPark (NCGTP)—a state-supported, multi-modal industrial park purpose-built for manufacturing, aerospace, and logistics users. The TransPark gives Kinston an outsized industrial profile relative to its size, with infrastructure and site readiness that appeal to advanced manufacturers and export-oriented operations.



The market's defining strength is aerospace and advanced composites manufacturing. Spirit AeroSystems operates a large composites facility at NCGTP producing major aerostructures for the Airbus A350 program. More recently, Airbus launched operations in a ~500,000 SF facility at the TransPark, positioning Kinston as a global center of excellence for advanced composite manufacturing.



From a logistics perspective, NCGTP offers rare multimodal capabilities for a tertiary market. The on-site Kinston Regional Jetport features an 11,500-foot runway designed for cargo operations, while ports at Morehead City and Wilmington are within roughly 90 miles, providing access to domestic and international shipping lanes. These advantages favor regional distribution, light assembly, and export-focused warehousing rather than large-scale population-driven e-commerce hubs.



Industrial real estate in Kinston is characterized by functional manufacturing facilities, bulk and shallow-bay industrial product, and large tracts of developable land. Employers benefit from lower operating costs, available labor, and aligned workforce training programs tied directly to aerospace and advanced manufacturing needs.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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