

FOR LEASE

404 Maury St S

WILSON, NC 27893

JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
MICHAEL OVERTON, CCIM | 252.355.7006 | MICHAEL@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$2,000.00 - 4,000.00 per month (NNN)
Building Size:	2,100 SF
Available SF:	2.08 - 2.66 Acres
Lot Size:	89,735 SF
Number of Units:	1
Year Built:	1994
Zoning:	IMX
Market:	Wilson Rocky Mount MSA

PROPERTY HIGHLIGHTS

- 2,100 SF industrial building suitable for manufacturing operations
- Zoned IMX for recycling and related uses
- Located in a developing Wilson area for strategic business growth
- Located less than 4.5 miles from I-587
- Property is for sale or for lease

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PROPERTY DESCRIPTION

This exceptional property, located in the heart of downtown Wilson, presents an ideal opportunity for establishing a non-metal recycling business. Situated in a strategic location within the thriving Wilson area, this site offers unparalleled access to key resources and business opportunities. The property is conveniently located less than 4.5 miles from Interstate 587, ensuring streamlined logistics and easy connectivity to major transportation routes.

The property is zoned Industrial Mixed-Use (IMX), making it perfectly suited for a wide range of industrial applications, including recycling operations and related uses. This zoning flexibility allows potential buyers to explore various business ventures within a supportive and growth-oriented community.

This is a rare opportunity to secure a versatile industrial property in a prime location, positioned to capitalize on Wilson's ongoing economic growth and development.

The property is for sale or for lease. The properties southern parcel can be purchased or leased separately.

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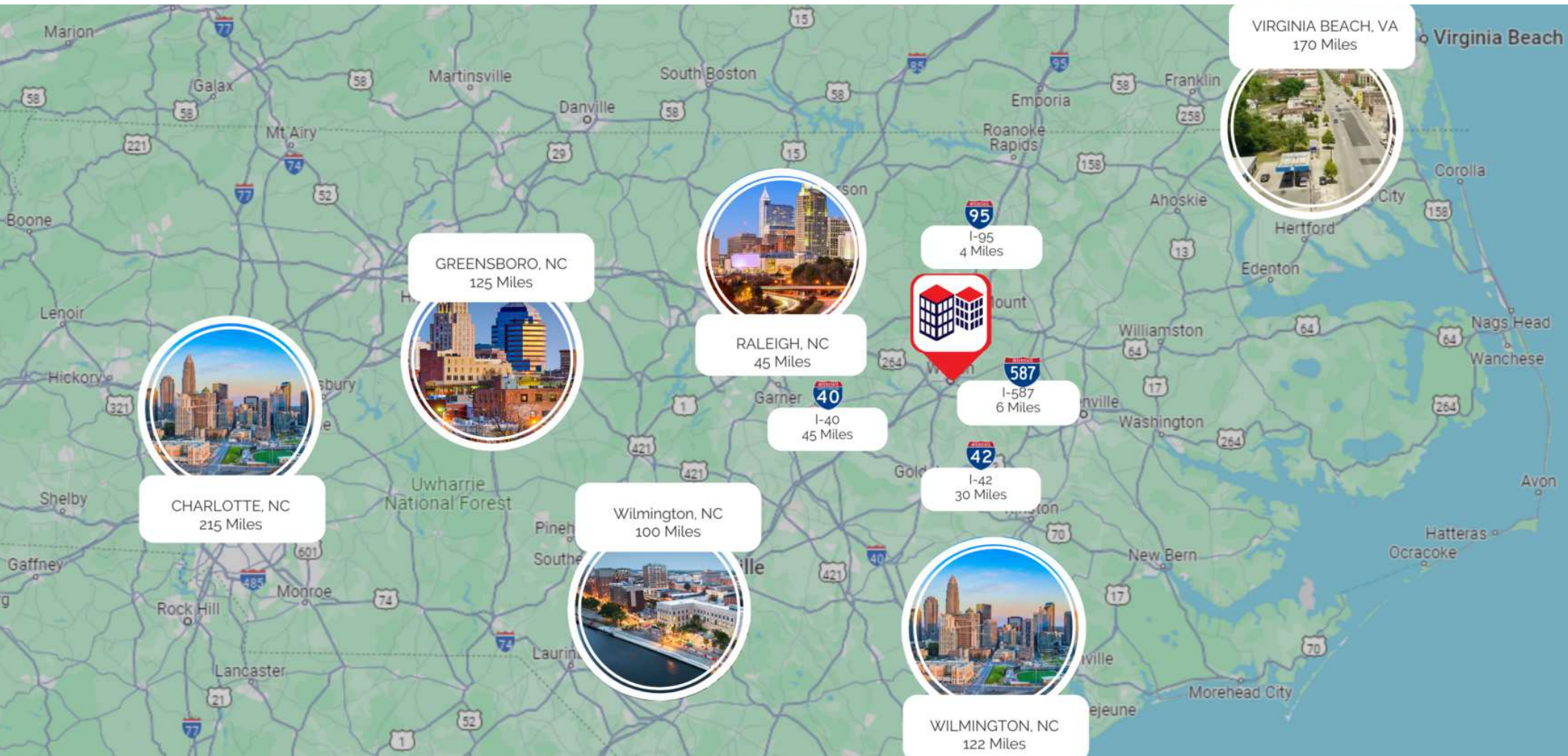
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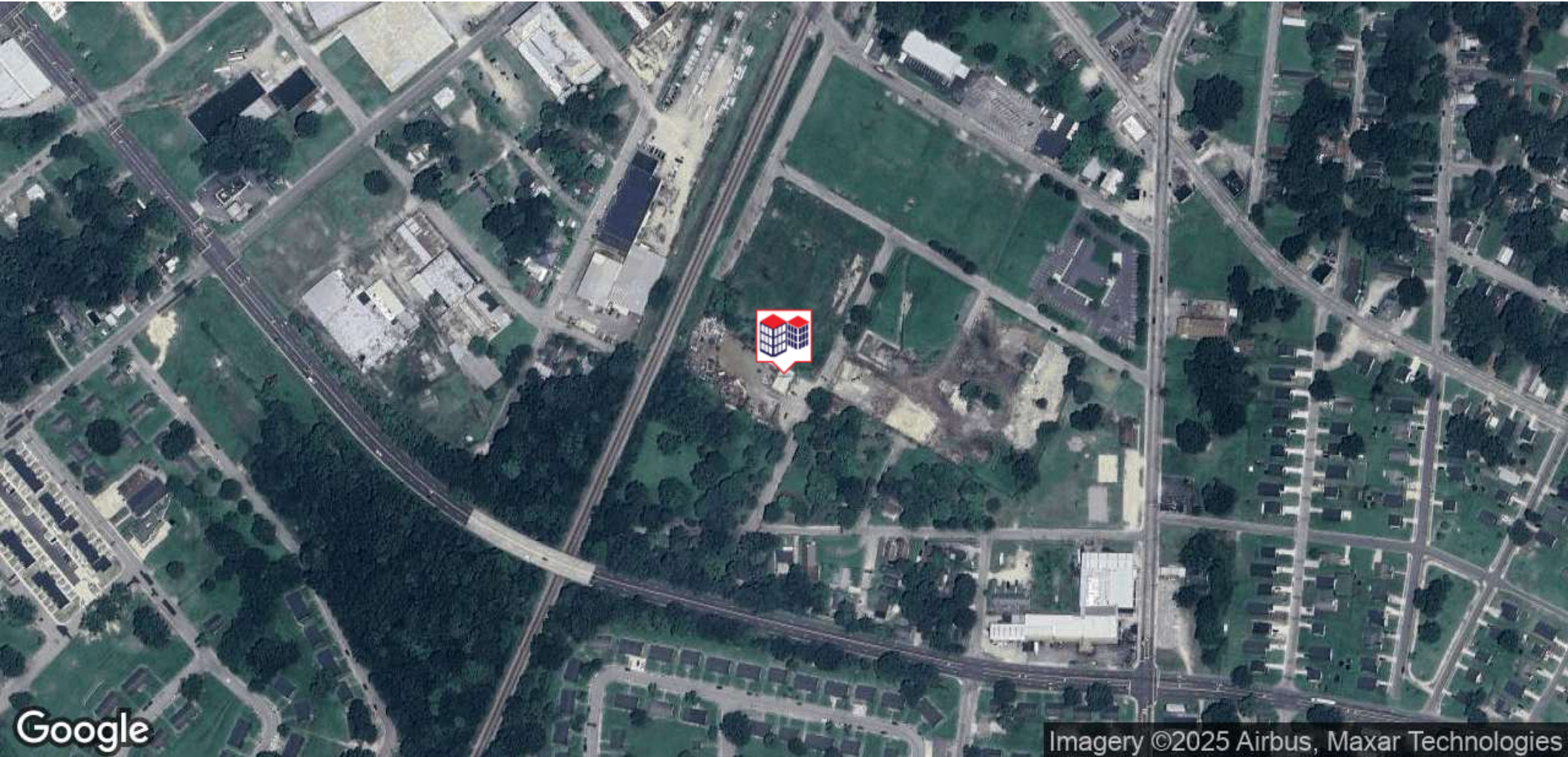
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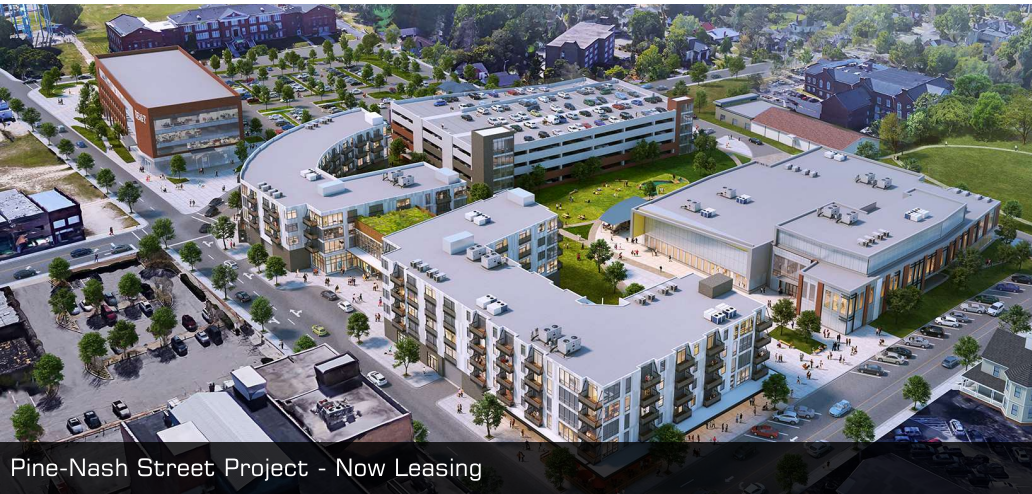
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Pine-Nash Street Project - Now Leasing



New Baseball Stadium poised to finish 4/2026

LOCATION DESCRIPTION

Wilson is within 30 miles of the Raleigh MSA (1.5mm population) and Greenville MSA (290K population). Wilson offers an abundance of recreation and leisure activities for its 50,000 residents. Its diversified economy in manufacturing, healthcare, and the education sector has helped bolster its recent economic success. The city has announced multiple significant developments in recent years. Wilson supported a more than \$100 million investment into a 240-unit apartment building, a new YMCA center, and a parking deck downtown. In addition, they recently announced a \$280 million project to bring a new stadium into downtown Wilson.

LOCATION DETAILS

Market	Wilson Rocky Mount MSA
Sub Market	Eastern North Carolina
County	Wilson

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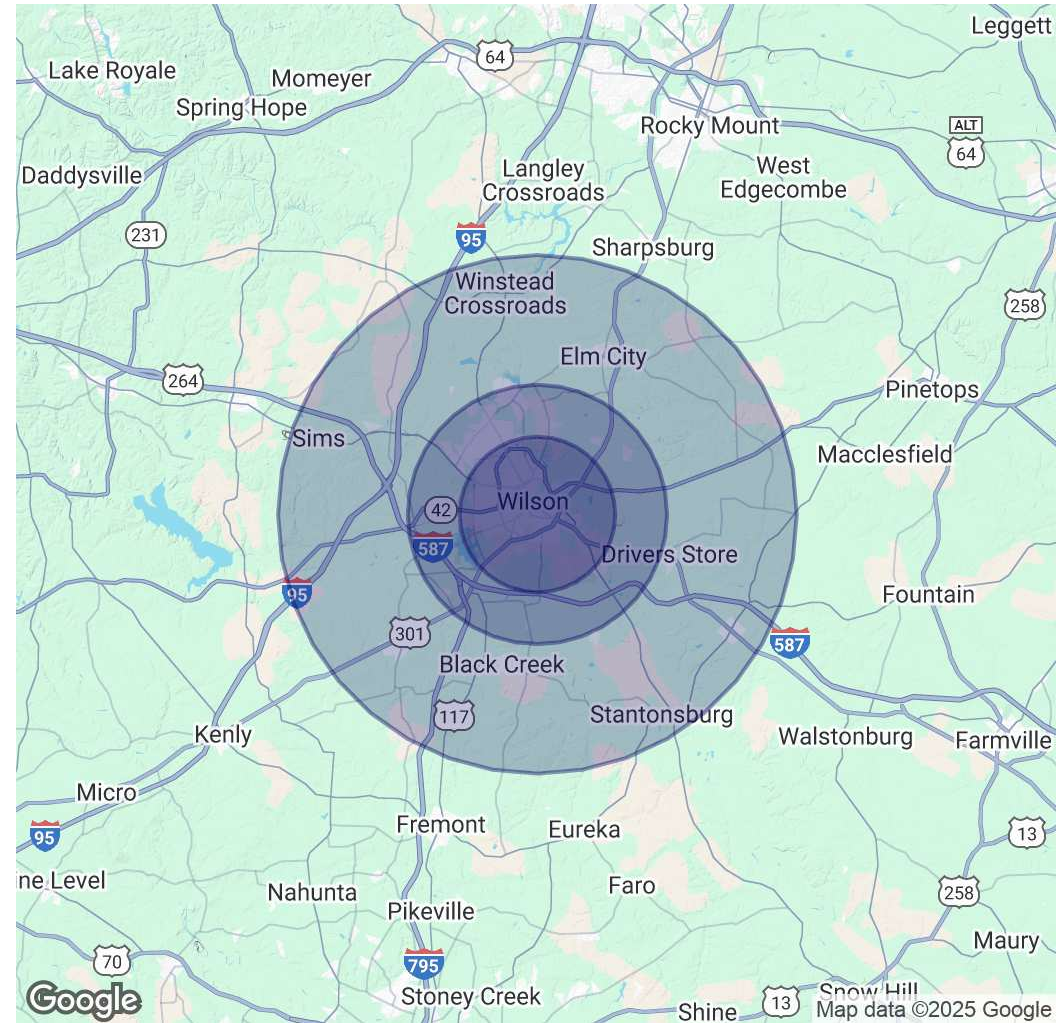
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,410	50,094	75,323
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	12,737	21,014	31,105
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$59,732	\$66,996	\$68,007
Average House Value	\$177,699	\$194,706	\$194,771

Demographics data derived from AlphaMap



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