

501 South Pine Street

ROCKY MOUNT, NC



LIGHT INDUSTRIAL

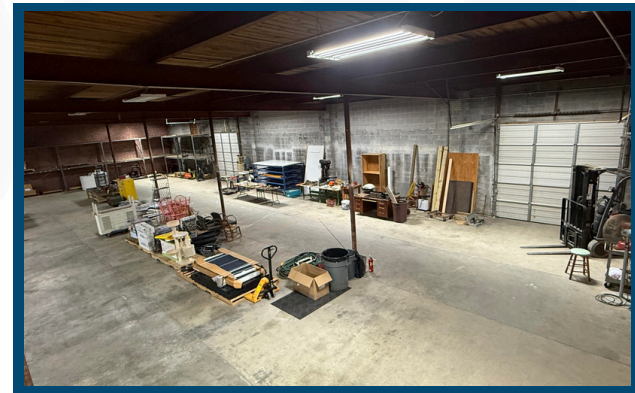
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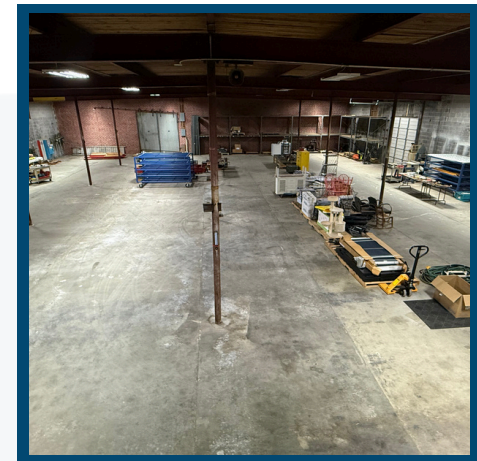


INVESTMENT SUMMARY

This ±12,000 SF industrial facility offers an ideal combination of functional warehouse and office space, including ±9,600 SF of clear-span warehouse and ±2,400 SF of office space with two private offices and a restroom. With four bay doors for easy access and a generous 2+ acre lot, the property is well-suited for outdoor storage, laydown yard needs, or equipment staging.

INVESTMENT HIGHLIGHTS

- List Price: \$750,000
- 9600 ft.² of warehouse space
- 2400 ft.² of office space With two designated offices, and one bathroom
- 2+ acres perfect for outdoor Storage or laydown area
- Four Bay Doors

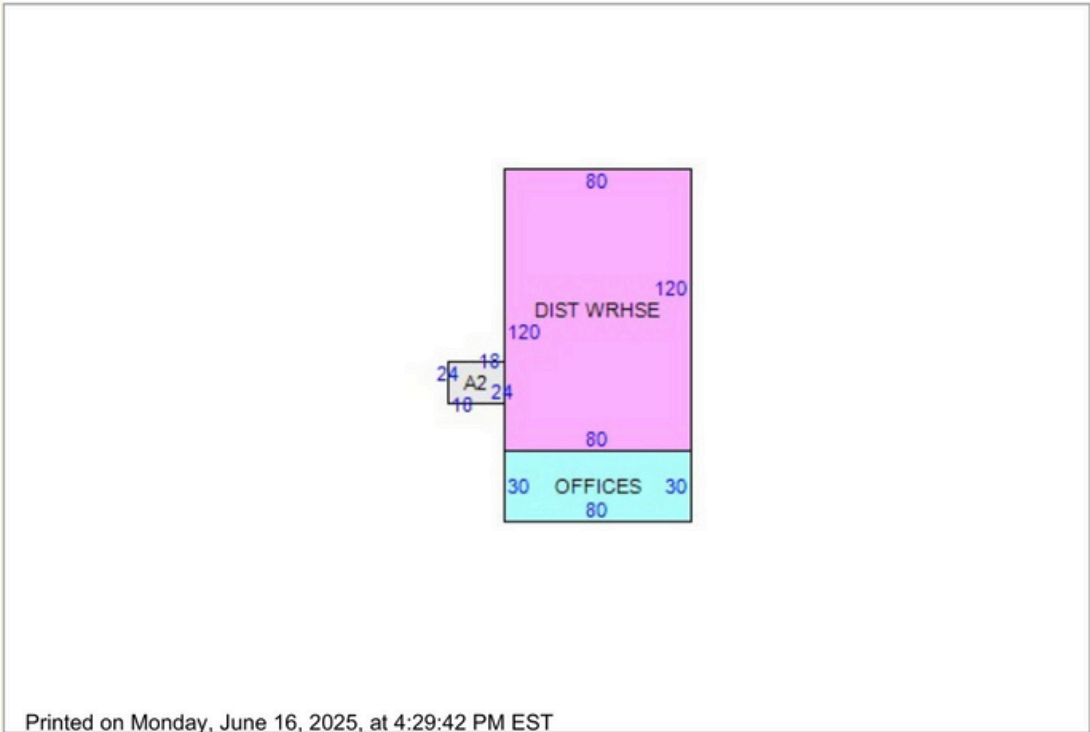


FLOOR PLAN

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Nash County, NC - Tax Search

PARID: 029441 TAX DISTRICT: RM00
CITYNAME: Rocky Mount TOWNSHIP: Rocky Mount Inside FIRE DISTRICT: 0
DAUGHTRIDGE INVESTMENTS LLC



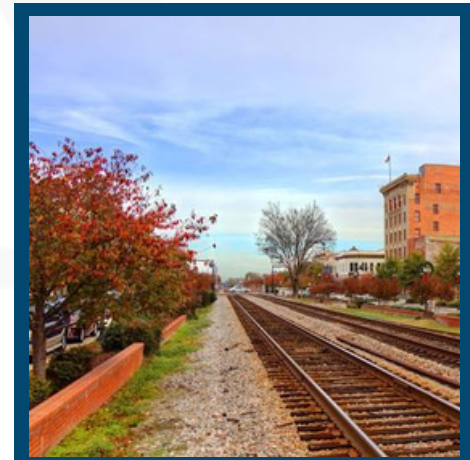
SITE & BUILDING DETAILS

Total Building Size	Approx. 12,000 SF
Number of Floors	1
Architectural Features	Industrial
Utilities	City water/sewer, three-phase power, gas available.
Parking	On-site parking availability



MARKET & DEMOGRAPHICS

Rocky Mount Metro Population	55,000 residents
Annual Population Growth	0.5%
Median Household Income	\$60,000
Workforce	Driven by healthcare, manufacturing, and education



MARKET & DEMOGRAPHICS

NEARBY DEMAND DRIVERS

ROCKY MOUNT MILLS



Regional entertainment
and brewery hub.

THE ROCKY MOUNT EVENT
CENTER



ROCKY MOUNT
EVENT CENTER

Attracts 125,000
visitors annually.

NASH & EDGECOMBE COUNTIES'
GROWTH INITIATIVES



\$3+ Billion in economic
development projects
underway.

COMMUTING & TRAFFIC

20,985,025

VEHICLES PER DAY ON
NEARBY HIGHWAYS

70 MILES

66 MINUTES

TO RALEIGH-DURHAM
INTERNATIONAL
AIRPORT

7 MINUTES

TO THE ROCKY MOUNT
AMTRAK TRAIN
STATION

MARKET & DEMOGRAPHICS

LARGEST EMPLOYERS



2,000
EMPLOYEES



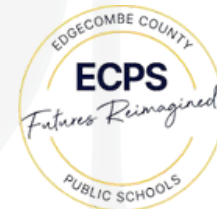
1,500
EMPLOYEES



1,400
EMPLOYEES



900
EMPLOYEES



800
EMPLOYEES



750
EMPLOYEES



600
EMPLOYEES



550
EMPLOYEES

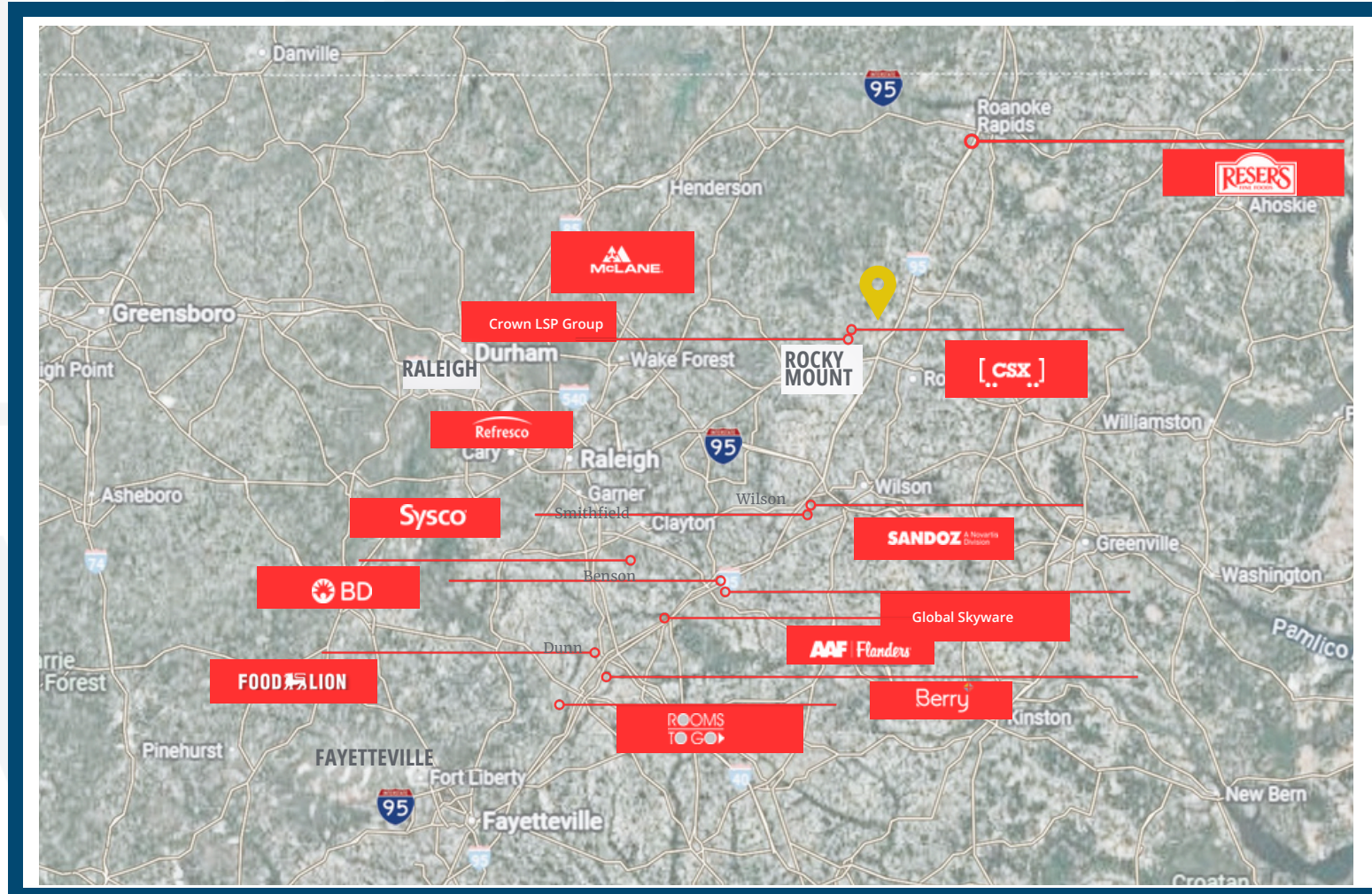


500
EMPLOYEES



450
EMPLOYEES

MAJOR INDUSTRY ALONG I-95



PROPERTY LOCATION

RALEIGH, NC

57 MILES

RDU AIRPORT

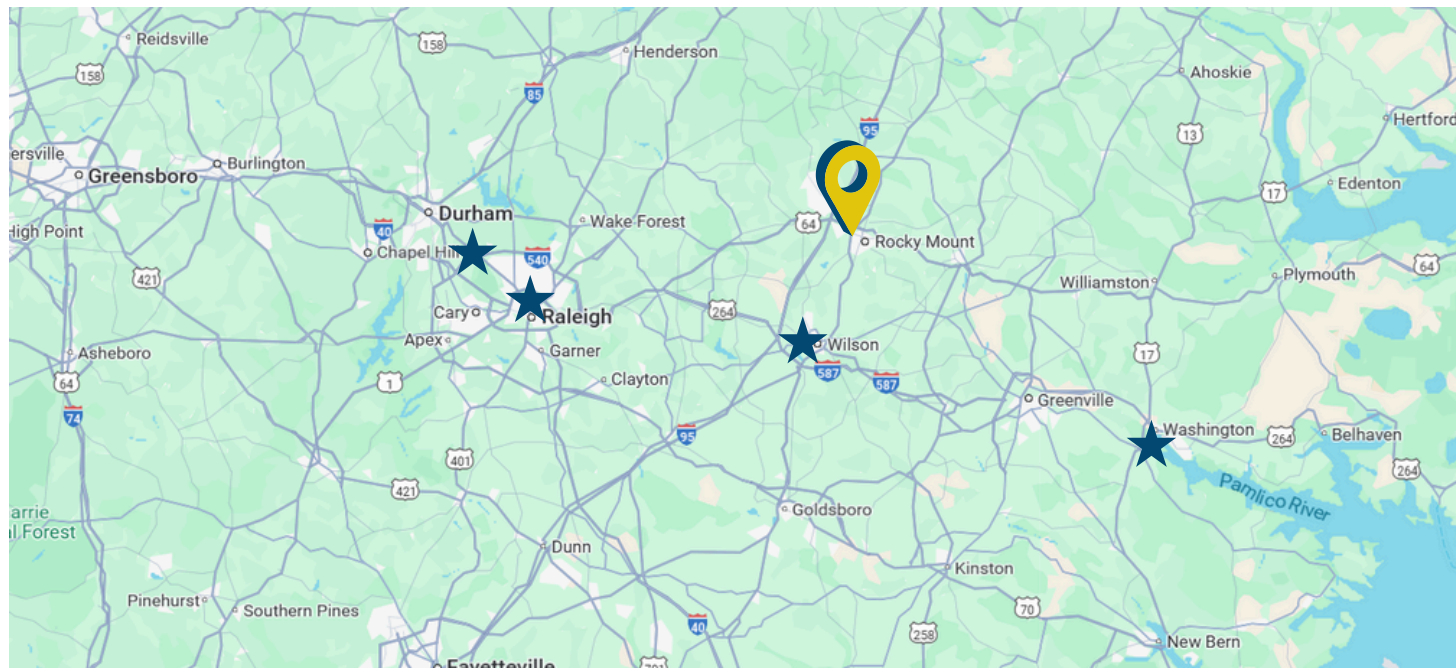
70 MILES

WILSON, NC

20 MILES

WASHINGTON, NC

62 MILES



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Simmons & Harris, Inc. has not made any investigation and makes no warranty or representation with respect to the subject property, the future projected financial performance of the property development, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's, asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer, or buyer's plans.

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