

501 South Pine Street

ROCKY MOUNT, NC



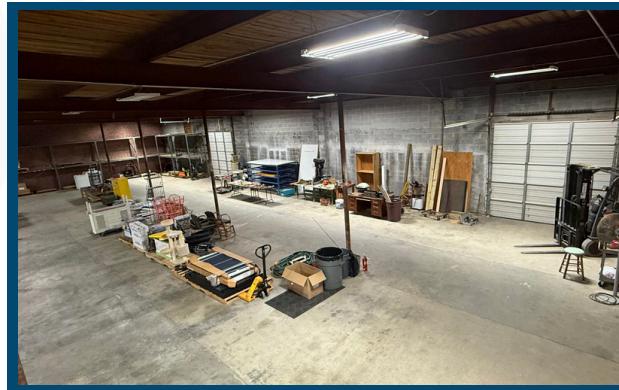
LIGHT INDUSTRIAL

MARKET ADVISORS

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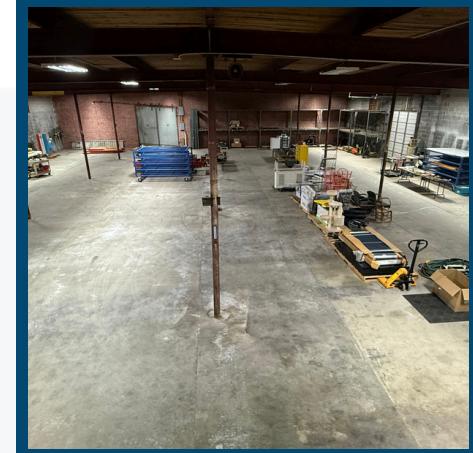


INVESTMENT SUMMARY

This \pm 12,000 SF industrial facility offers an ideal combination of functional warehouse and office space, including \pm 9,600 SF of clear-span warehouse and \pm 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

6/16/25, 4:29 PM

Nash County, NC - Tax Search

PARID: 029441

CITYNAME: Rocky Mount TOWNSHIP: Rocky Mount Inside

DAUGHTRIDGE INVESTMENTS LLC

TAX DISTRICT: RM00

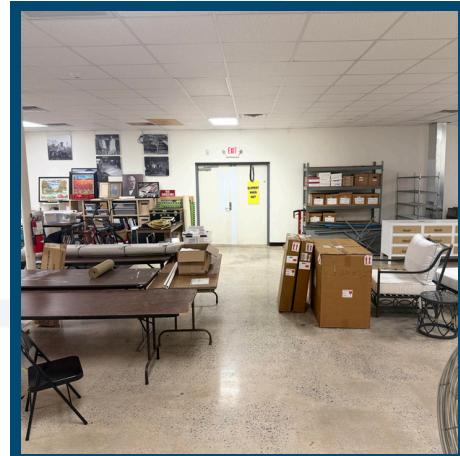
FIRE DISTRICT: 0



Printed on Monday, June 16, 2025, at 4:29:42 PM EST

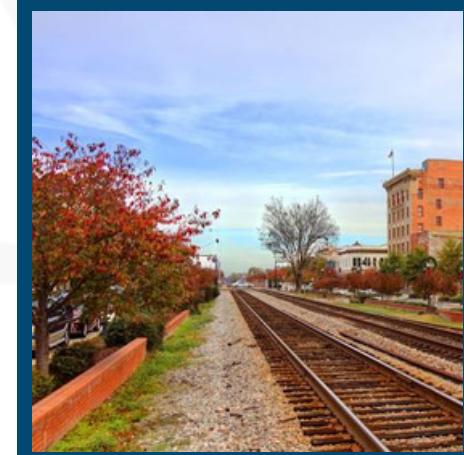
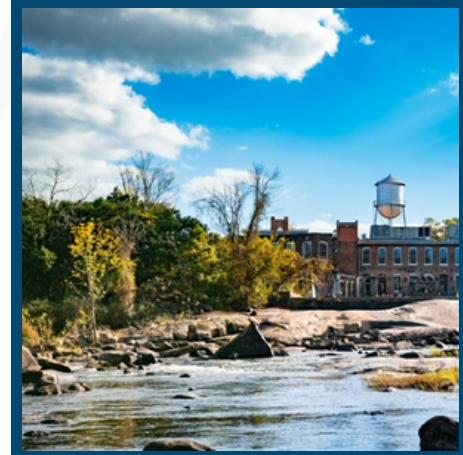
SITE & BUILDING DETAILS

| 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

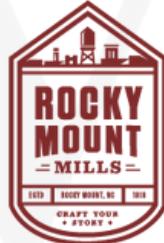
| Rocky Mount Metro Population | 55,000 residents |
|------------------------------|--|
| Annual Population Growth | 0.5% |
| Median Household Income | \$60,000 |
| Workforce | Driven by healthcare, manufacturing, and education |



MARKET & DEMOGRAPHICS

NEARBY DEMAND DRIVERS

ROCKY MOUNT MILLS



Regional entertainment and brewery hub.

THE ROCKY MOUNT EVENT CENTER



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



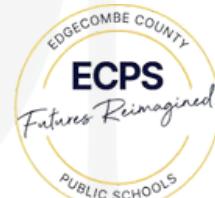
1,500
EMPLOYEES



1,400
EMPLOYEES



900
EMPLOYEES



800
EMPLOYEES



750
EMPLOYEES



600
EMPLOYEES



550
EMPLOYEES

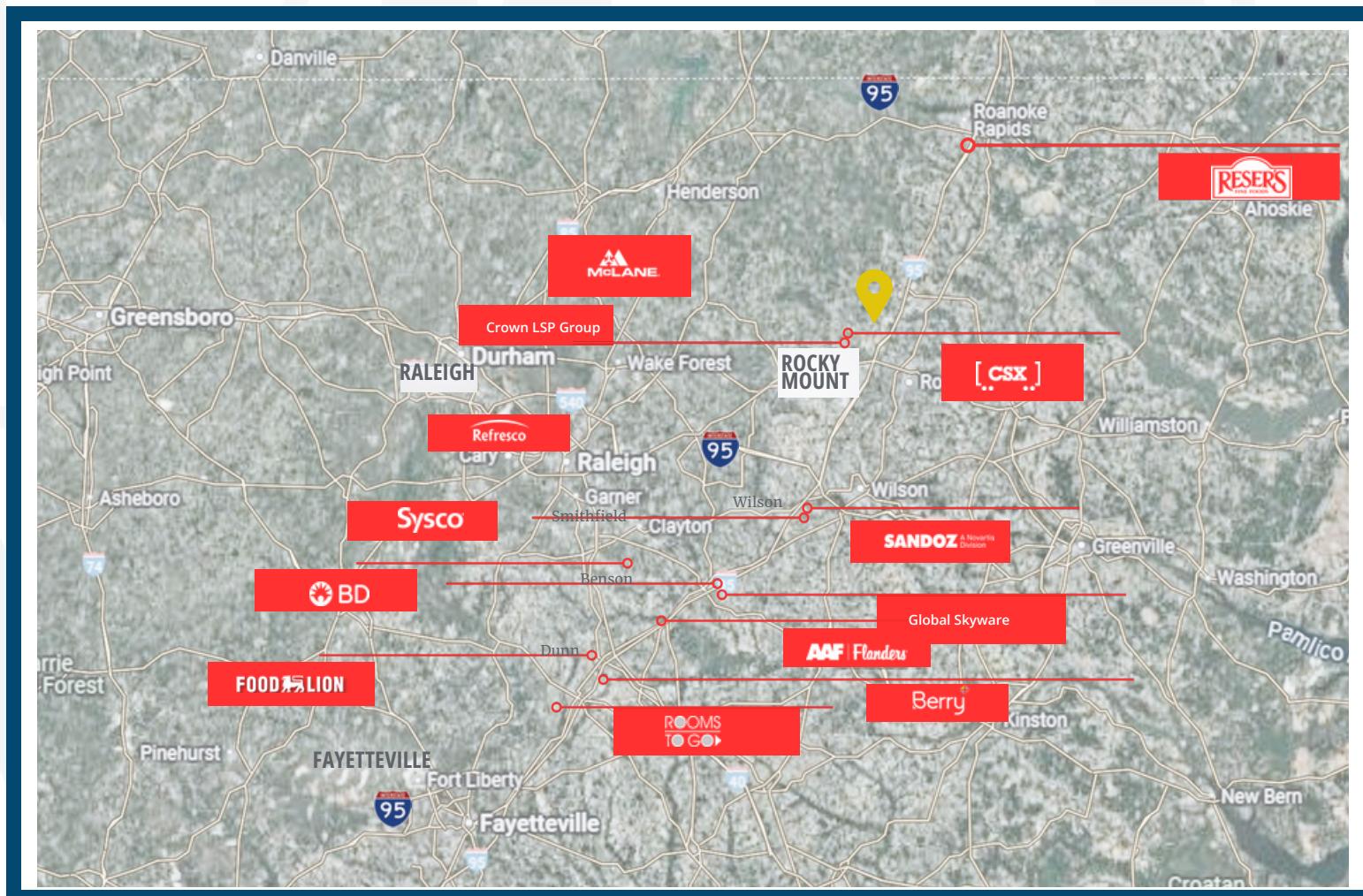


500
EMPLOYEES



450
EMPLOYEES

MAJOR INDUSTRY ALONG I-95



PROPERTY LOCATION

RALEIGH, NC

57 MILES

RDU AIRPORT

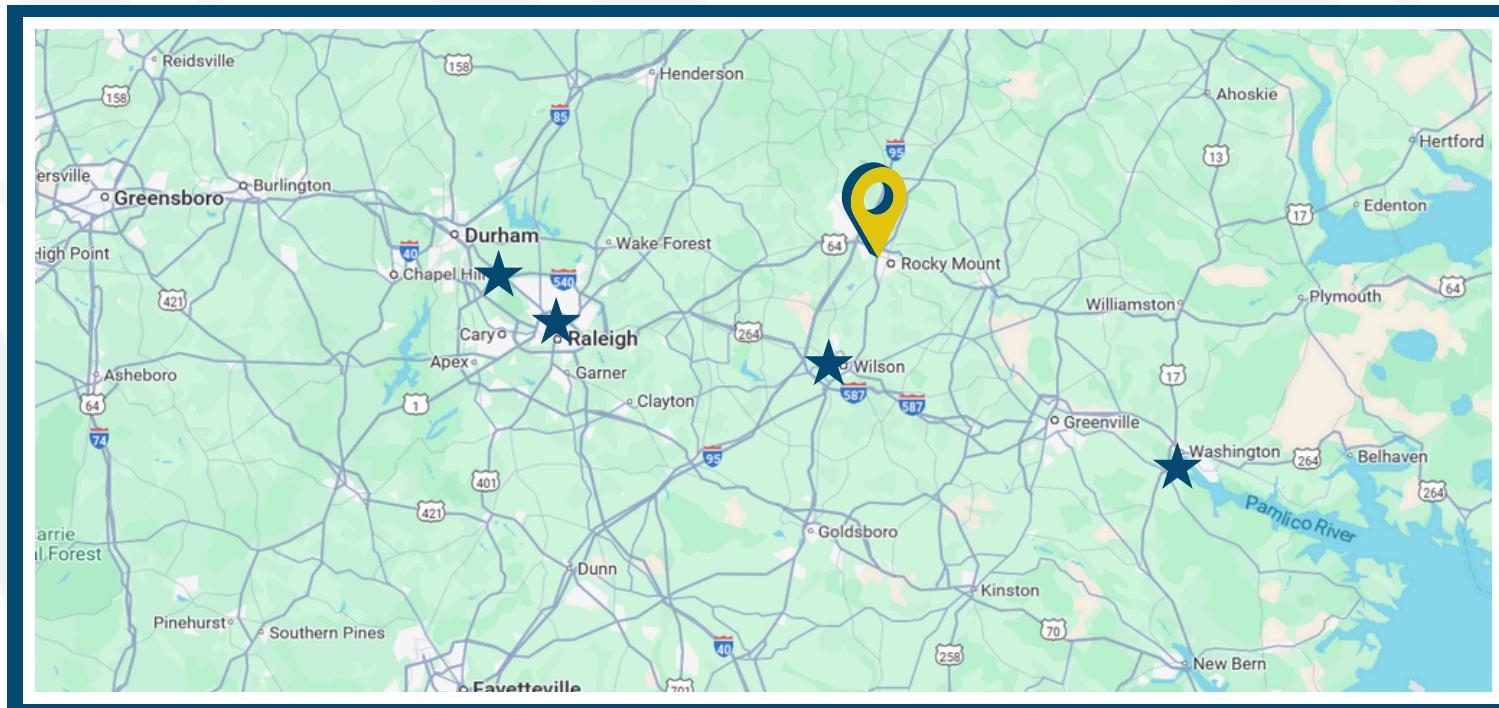
70 MILES

WILSON, NC

20 MILES

WASHINGTON, NC

62 MILES



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