



2521 N Church St., Rocky Mount, NC

The property is positioned with frontage along well-traveled US Highway Business 301. This area of Rocky Mount provides convenient access to US Highway 64 and only a 7- minute drive to Interstate 95.

47,900 SQ FT Office/Warehouse & Laydown Yard

- 36,424 SF Conditioned Office/Warehouse
- 12,500 SQ FT Heated Warehouse Space with Laydown Yard Available for Lease



COMMERCIAL

AN OVERVIEW

5
Minutes to I95 and CSX
railroad facility

kellyc21tg@gmail.com



COMMERCIAL

CENTURY 21 COMMERCIAL

Lease Information

Lease Terms

- **SQ FT: 47,900 SQ FT Office/Warehouse with Lay-down Yard**
- **Base Rent Warehouse \$3.00 psf/ monthly**
TICAM \$2,237.5 monthly/ NNN Absolute
Total Monthly Rent = \$14,212.50/\$170,550 annual
- **5 - 10 YR Term**
- **3% Annual Escalations**
- **Submit with LOI - [Financials](#) and [Commercial Lease Application](#)**

LANDLORD REPRESENTATIVES



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BUILDING SUMMARY

- ADDRESS:
2521 N. Church Street,
Rocky Mount 27804
- BUILDING SIZE: 48,924 SF
- ACRES: 3.45 acres
- BUILT: 1970
- CONSTRUCTION:
Metal, Steel and brick
- CEILING HEIGHT:
14' at Center, 10' at Eaves
- FIRE PROTECTION:
100% Wet Sprinkler System
- FEATURES:
 - (2) Dock Height Doors
 - (5) Van Height Doors



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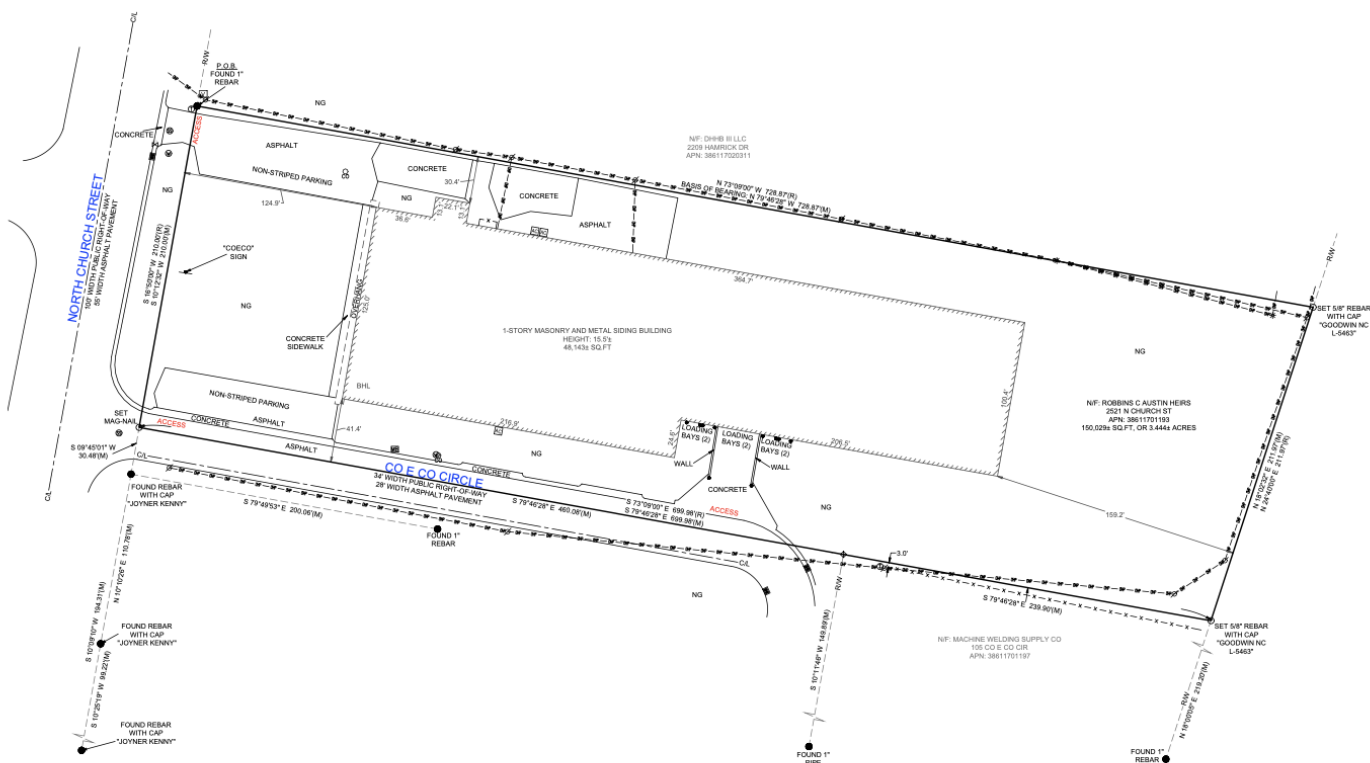


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SURVEY



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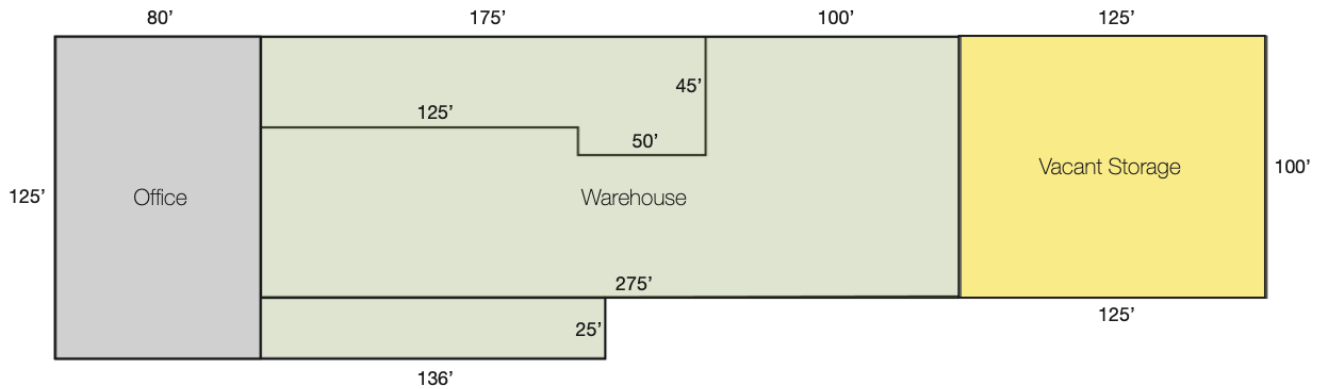
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Floor Plan



- Office
- Warehouse
- Vacant Storage

*Approximate Floorplan - Not To Scale

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PHOTOS



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PROPERTY AERIAL



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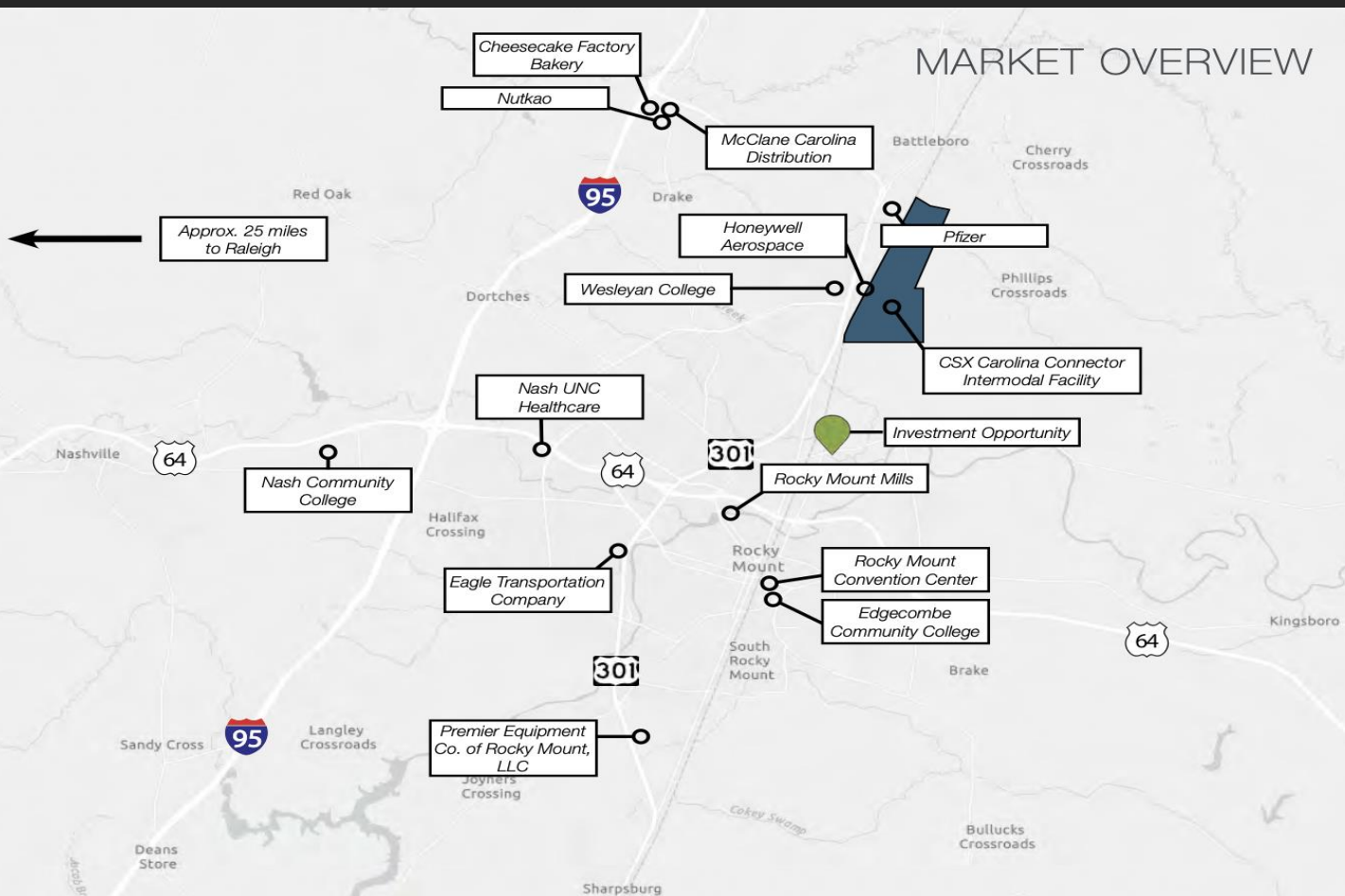
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MARKET OVERVIEW



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LOCATION

ACCESS

HIGHWAYS/INTERSTATES

2521 N Church Street can be easily accessed by multiple highway interchanges on US 64 and future I-87. Additionally, the site is 9.2 miles from I-95 and less than 30 miles from I-795.

RAIL ACCESS

A CSX rail line runs along the western side of the property, and existing Norfolk Southern Class I Freight Service and CSX rail lines intersect just southwest of the site.

PORT ACCESS

2521 N Church Street is ideally located to utilize five East Coast deepwater ports. All five ports can be accessed by road and rail.

- Port of Wilmington, NC
- Port of Morehead City, NC
- Port of Charleston, SC
- Norfolk International Terminals, VA
- Port of Savannah, GA



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LOCATION OVERVIEW



Rocky Mount has always been a cross section for businesses. While historically it has excelled in rail transportation, textiles and agriculture, its economy has attracted biomedical pharmaceuticals, manufacturing and logistics.

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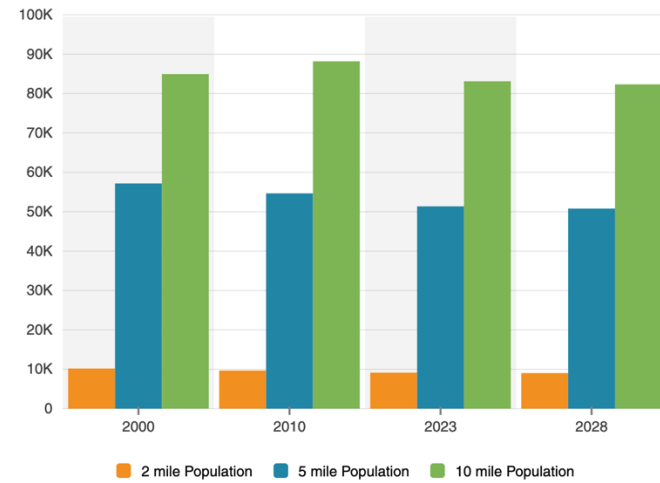
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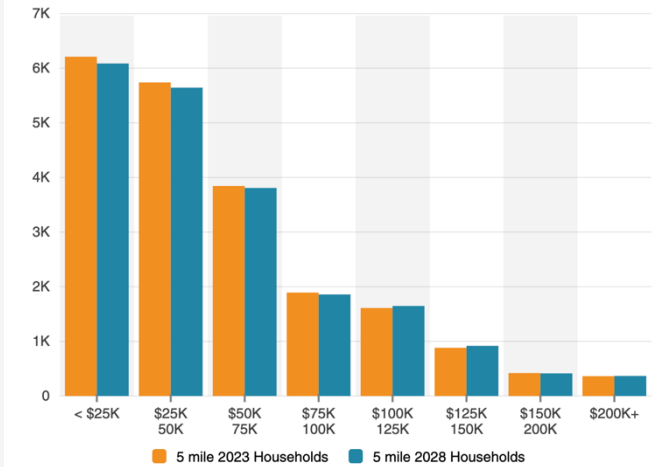
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DEMOGRAPHICS

Population



Household Income



Income

	2 mile	5 mile	10 mile
Avg Household Income	\$51,835	\$56,014	\$62,364
Median Household Income	\$39,506	\$40,636	\$49,089
< \$25,000	1,002	6,210	8,786
\$25,000 - 50,000	1,336	5,739	8,070
\$50,000 - 75,000	724	3,844	6,350
\$75,000 - 100,000	371	1,893	3,471
\$100,000 - 125,000	244	1,611	3,310
\$125,000 - 150,000	108	882	1,619
\$150,000 - 200,000	39	420	863
\$200,000+	42	363	708

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NC DISCLOSURE:

NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure addresses the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

LANDLORDS

Landlord's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers as your seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Landlord: The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

Services and Compensation: To help you lease your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you lease your property, you will pay the listing firm a lease commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the tenant.

Dual Agent: You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a tenant's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the tenant.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat tenant and landlord fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the landlord and another agent represent the tenant. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a tenant's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the landlord (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

TENANTS

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a tenant's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the landlord (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

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TENANT'S AGENT

Duties to Tenant: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your Tenant's agent, they may not give any confidential information about you to landlord or their agents without your permission so long as they represent you. But until you make this agreement with your Tenant's agent, you should avoid telling the agent anything you would not want a landlord to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to lease a particular property, the agent must obtain a written agency agreement before writing the lease. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a Tenant's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit an LOI or Lease Contract to the seller.

A Tenant's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the landlord or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your Tenant's agent is spelled out in a Tenant agency agreement before you lease a property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the landlord at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your Tenant's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) Tenant agency agreement, your Tenant's agent will ask you to amend the Tenant agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the landlord. It may be difficult for a dual agent to advance the interests of both the Tenant and landlord. Nevertheless, a dual agent must treat Tenants and Landlords fairly and equally. Although the dual agent owes them the same duties, Tenants and Landlords can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the landlord and another agent represents the Tenant. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

Landlord's Agent Working With a Tenant

If the real estate agent or firm that you contact does not offer Tenant agency or you do not want them to act as your Tenant agent, you can still work with the firm and its agents. However, they will be acting as the Landlord's agent (or "sub agent"). The agent can still help you find and lease the property and provide many of the same services as a Tenant's agent. The agent must be fair with you and provide with any "material facts" about properties.

But remember, the agent represents the landlord - not you - and therefore must try to obtain for the landlord the best possible price and terms for the Landlord's property. Furthermore, a Landlord's agent is required to give the Landlord any information about you (even personal, financial or confidential information) that would help the Landlord in the lease of his or her property. Agents must tell you in writing if they are Landlord's agents before you say anything that can help the Landlord. But until you are sure that an agent is not a Landlord's agent, you should avoid saying anything you do not want a Landlord to know.

Landlord's agents are compensated by the Landlord.

TENANT REPRESENTATIVE



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