

216 Shocco Springs Rd.

Warrenton, North Carolina 27589

SALE PRICE:

\$340,000

VACANT BUILDING

Vacant 34,088 SF Building on 15.0 Acres | Flexible Options for End-User or Investor



Executive Summary

CBRE, Inc. is pleased to present 216 Shocco Springs Road, a 34,088 square foot single-story building located on 15.00 acres in Warren County, North Carolina. Approximately 1 hour North of Raleigh, the property is 5 minutes from US Hwy 401 and 12 minutes from Warrenton, NC. Built in 1964 (21,470 SF), with an addition done in 1995 (12,618 SF), the property was used as an elementary school until 2019. The interior boasts 17 classrooms, a media center with 3 offices, gymnasium, cafeteria, and multiple auxiliary rooms. The property has been maintained on a weekly basis by the Warren County School System who currently utilizes the property for storage. Any new buyer should anticipate near term capital expenses for the HVAC systems and cosmetic upfit, but the structure, roof and general building systems all remain operational.

Pricing guidance reflects the building being sold as-is which creates optionality for buyers at an extremely attractive basis (\$10/sf). Current zoning is Agricultural Residential ([AR](#)) and can accommodate numerous different uses if the building is to be repurposed. All offers will be subject to the judicial process of selling County owned real estate per NC General Statutes – [Chapter 160A-269](#) and [115C-518\(a\)](#).

Property Description

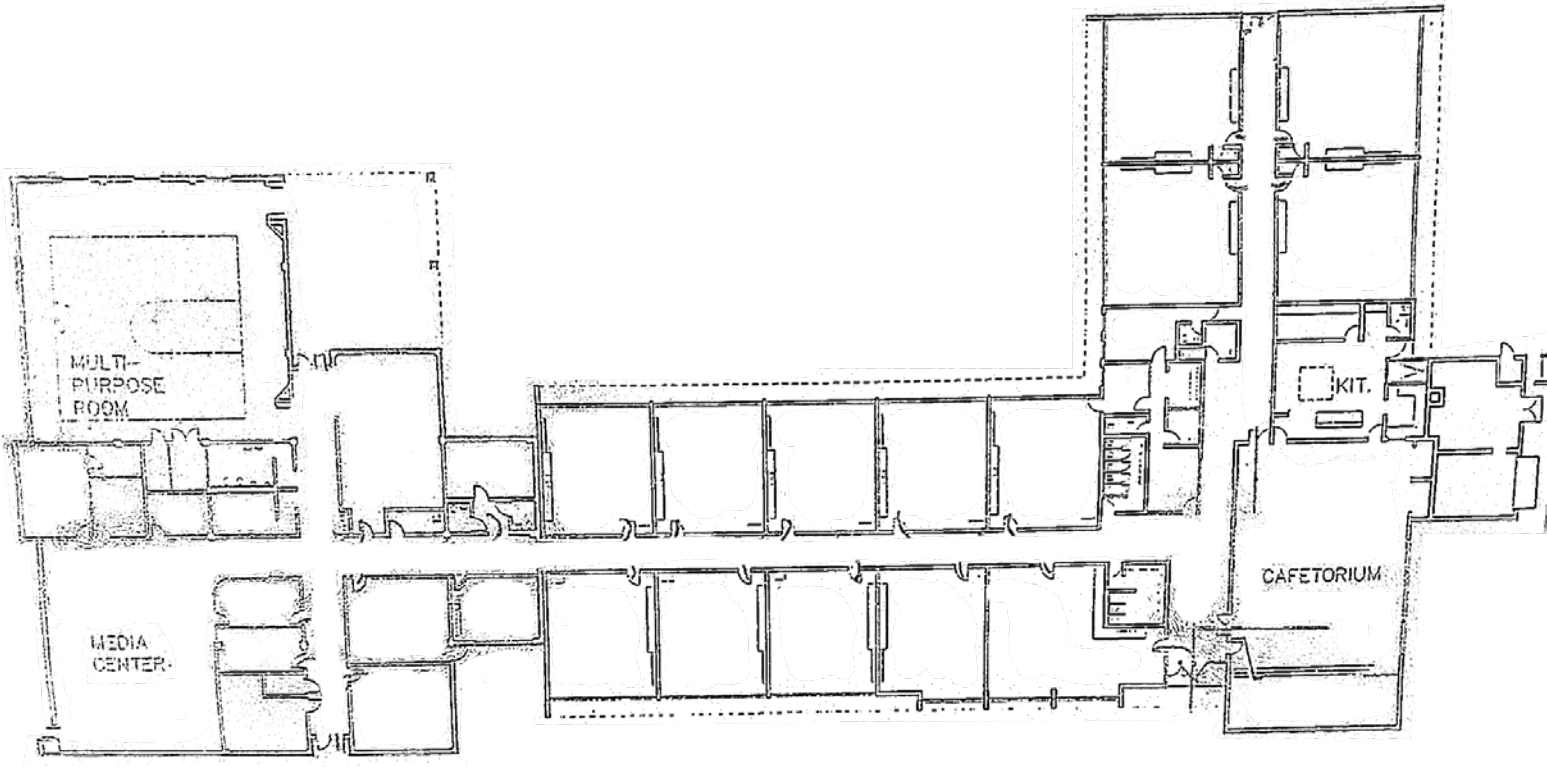
ASSET PROFILE

Address	216 Shocco Springs Road Warrenton, NC 27849
County	Warren County, NC
Size	34,088 SF
% Leased	0% (Vacant)
Stories	Single-story
Size Area	15.00 Acres
Year Built*	1964 (21,470 SF) and 1995 (12,618 SF)
Zoning	Agricultural Residential (AR)

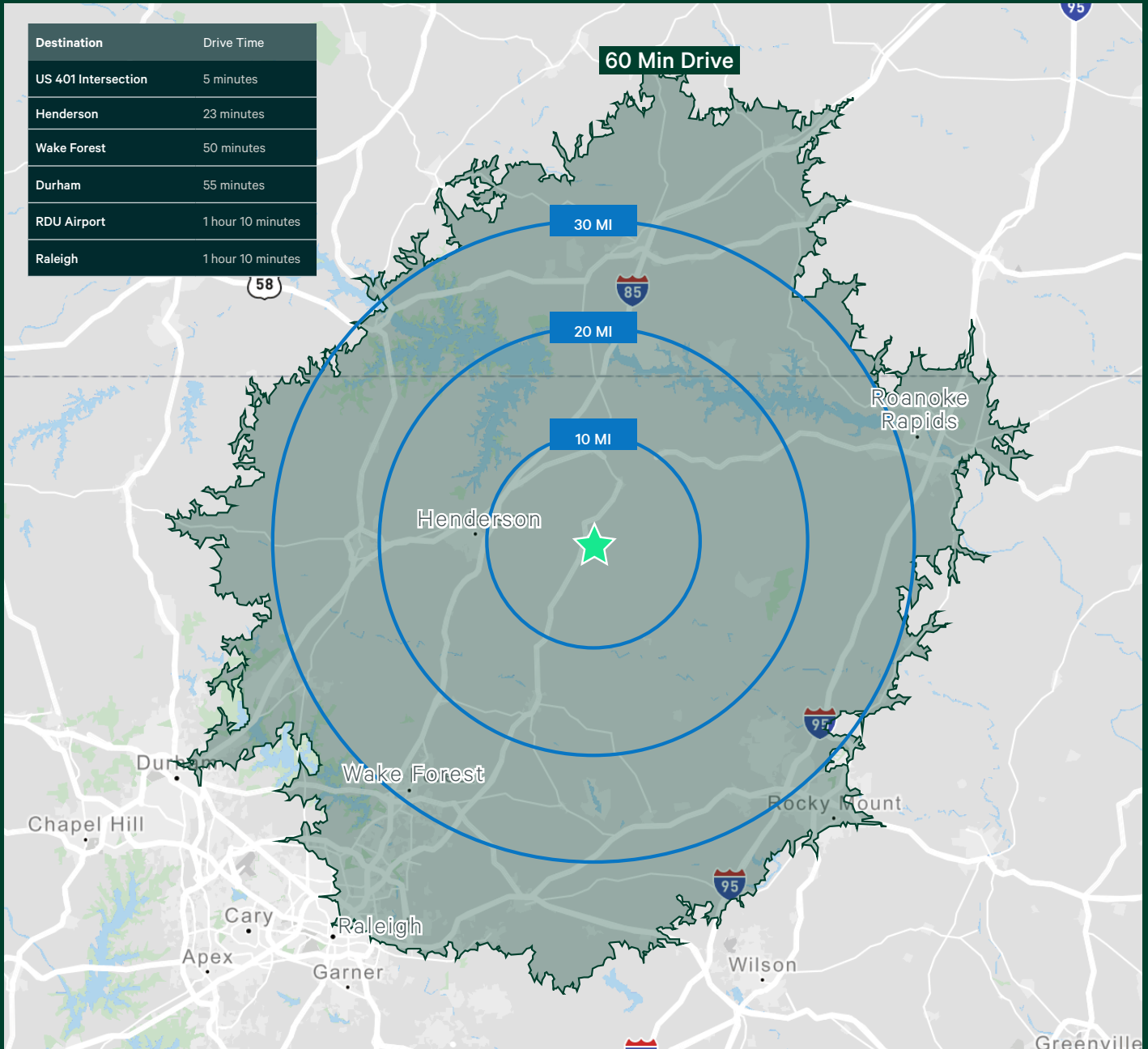
BUILDING DESCRIPTION

Structure	Brick and Concrete
Foundation	Concrete
Roof	Metal
HVAC	Central Heating & AC; Heat Fuel is Oil
Former Use	Elementary School
Utilities	Well and Septic Tank

Floor Plan



* A portion of the Property was built in 1964 and therefore may contain lead-based paint and/or asbestos. It is the responsibility of the Buyer to conduct their own analysis to determine if these materials are present.



CBRE

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