

FOR SALE

751 S HALIFAX ROAD

ROCKY MOUNT, NC



**SIMMONS
& HARRIS**

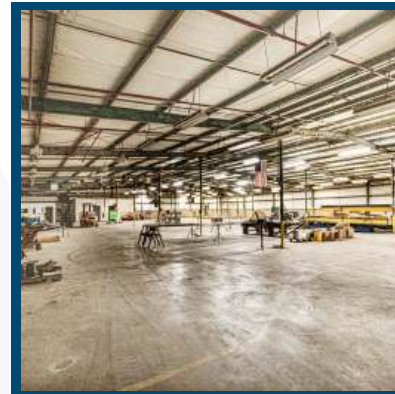
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EXECUTIVE SUMMARY

751 S Halifax Road offers a prime opportunity to acquire an approximately $\pm 36,000$ SF industrial facility in the heart of Rocky Mount, NC. Featuring approximately 30,000 SF of warehouse and 6,000 SF of office space, the property provides exceptional functionality for manufacturing, distribution, or service operations. Its location offers direct access to I-95, US-64, and US-301, connecting seamlessly to regional markets across North Carolina.



PROPERTY HIGHLIGHTS

- ±36,000 SF total industrial/flex facility
- ±30,000 SF warehouse with ±6,000 SF office
- Situated on ±8.6 acres, providing ample outdoor space for laydown yard, expansion, or equipment storage
- Excellent regional access to I-95, US-64, and US-301 — with a new I-95 interchange enhancing connectivity and logistics efficiency
- Multiple loading options — dock-high and drive-in access
- High clear ceiling heights suitable for manufacturing or distribution
- Ample paved parking and truck circulation area
- Strategic location within a growing industrial corridor in Rocky Mount
- Zoned for industrial use with flexibility for various operations
- Proximity to CSX Carolina Connector (CCX) intermodal terminal
- Strong local labor pool and established manufacturing presence
- Ideal for owner-user or investor acquisition



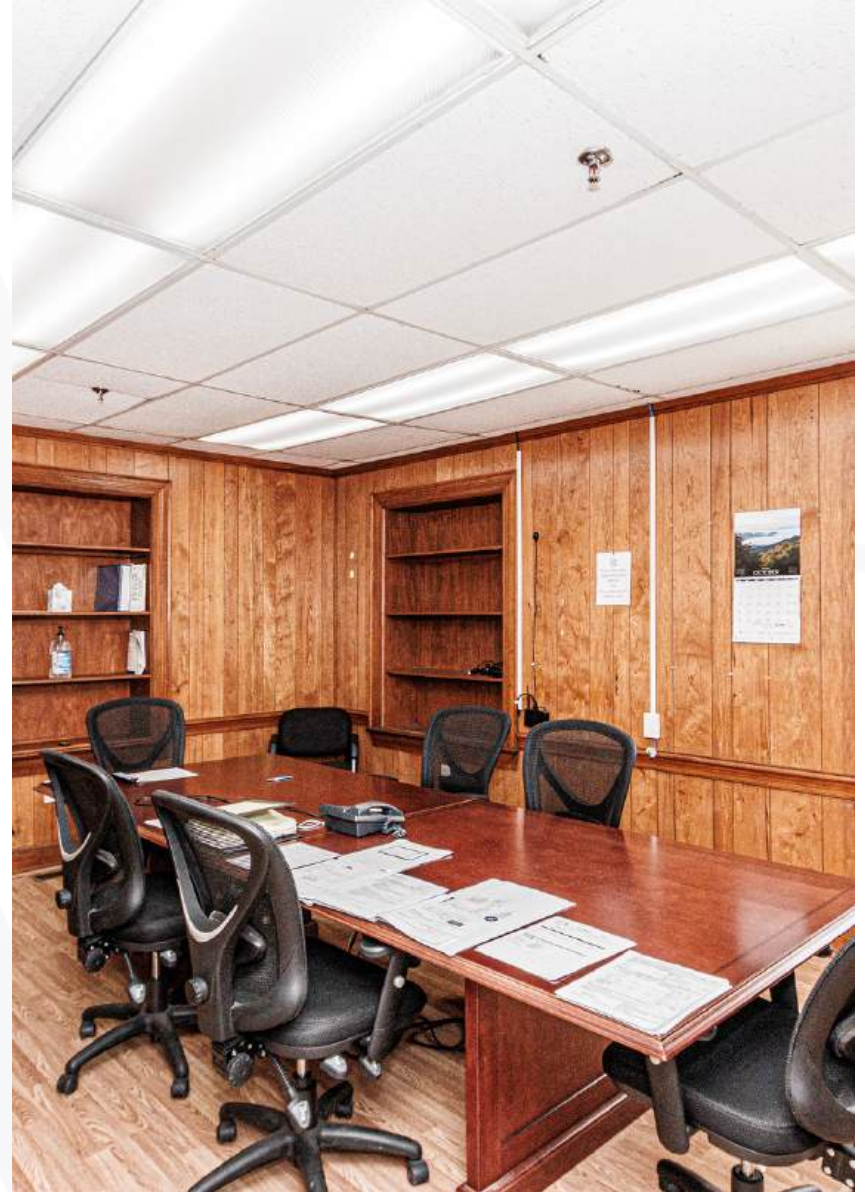
AERIAL VIEWS



EXTERIOR VIEWS



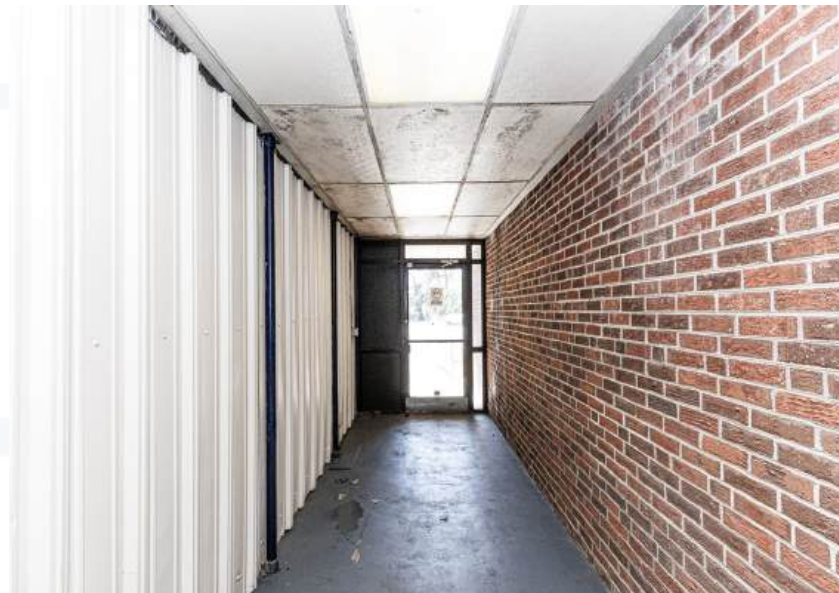
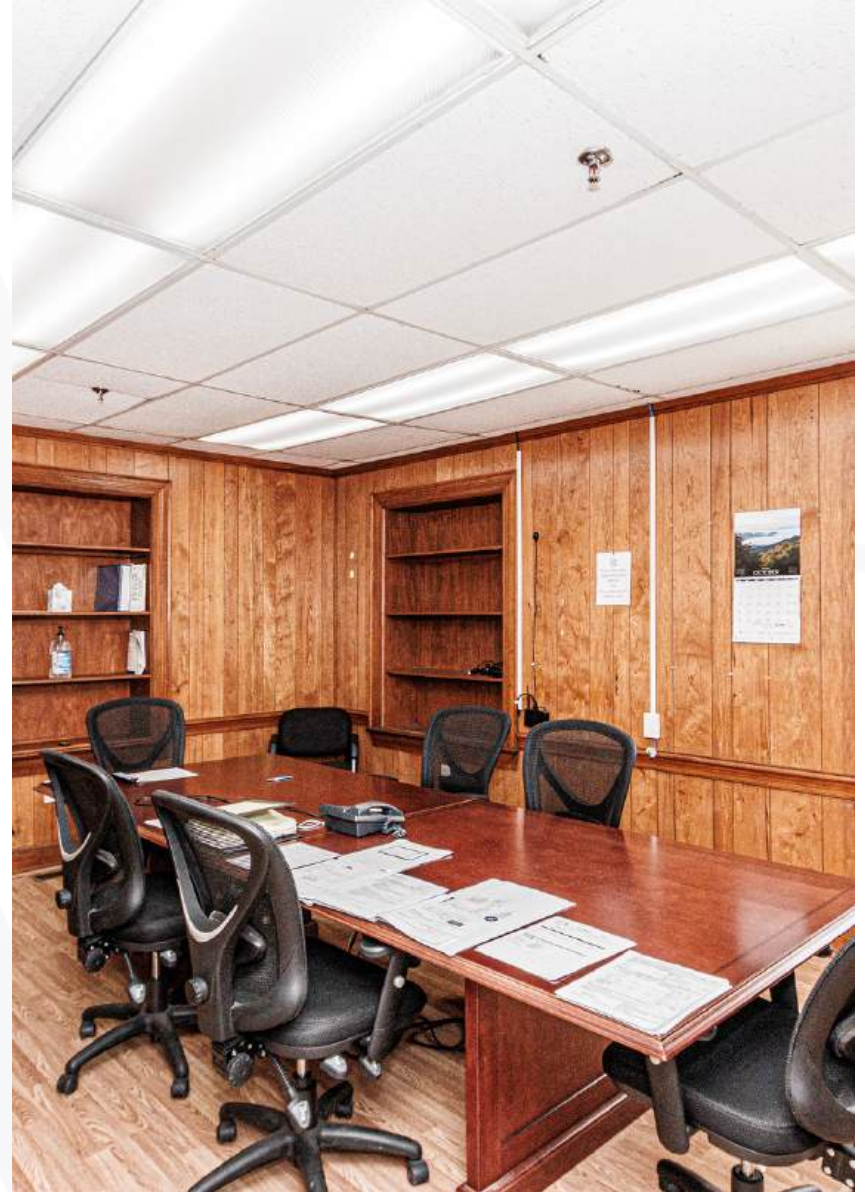
INTERIOR VIEWS



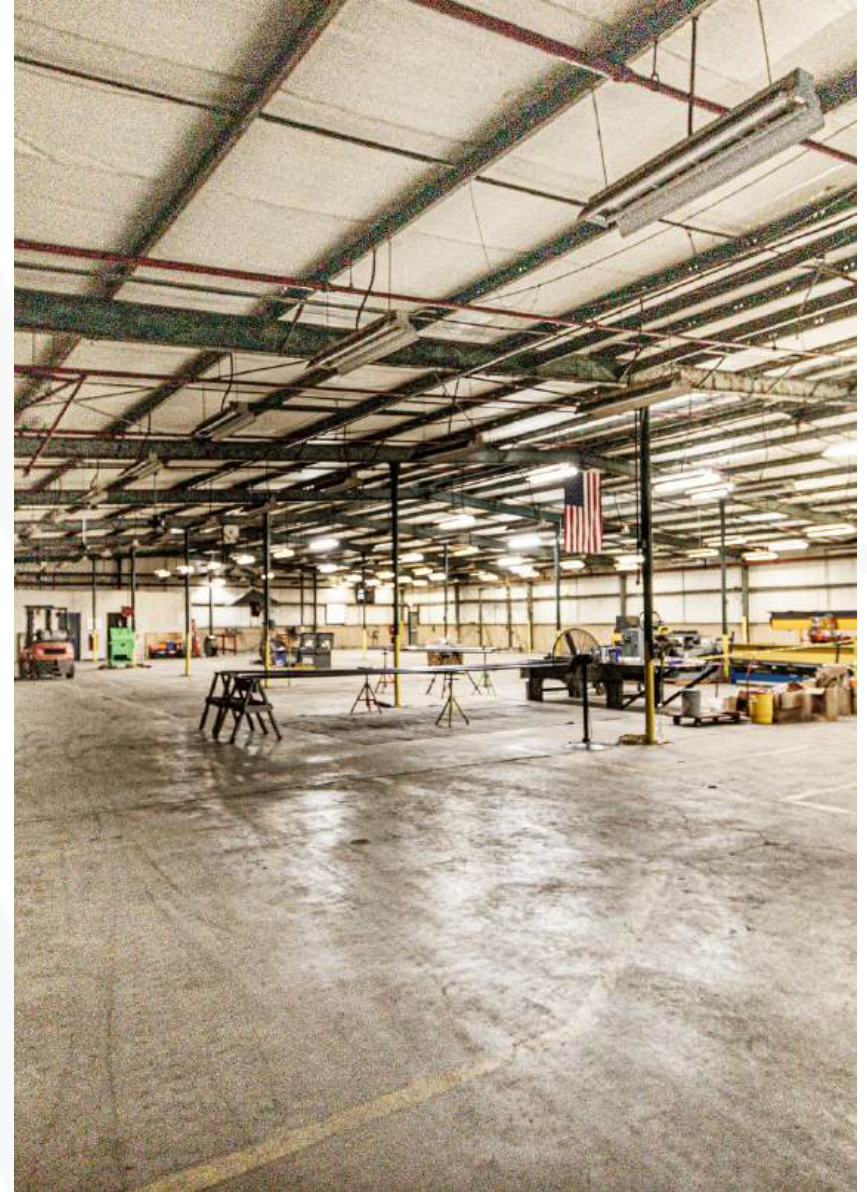
INTERIOR VIEWS



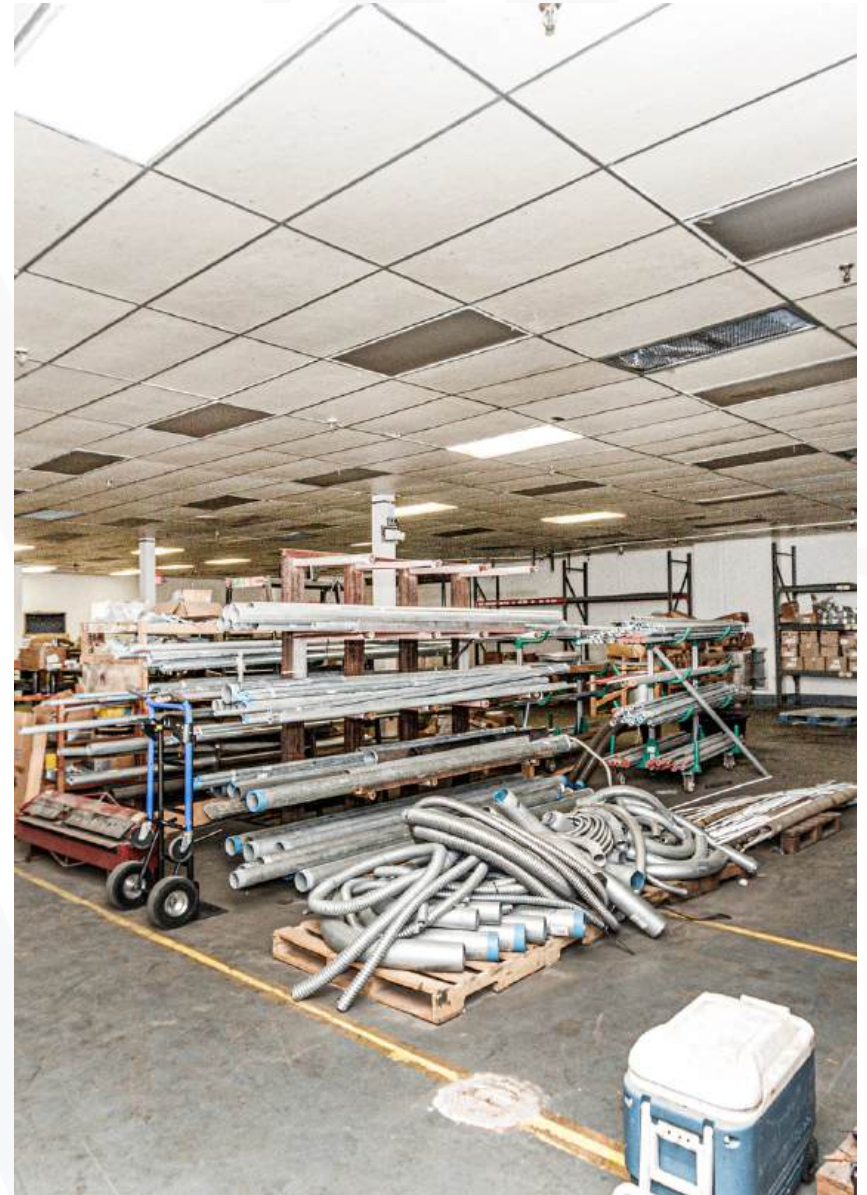
INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



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



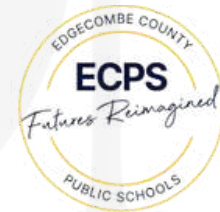
1,500
EMPLOYEES



1,400
EMPLOYEES



900
EMPLOYEES



800
EMPLOYEES



750
EMPLOYEES



600
EMPLOYEES



550
EMPLOYEES



500
EMPLOYEES



450
EMPLOYEES

ZONING & ENTITLEMENTS

Current Zoning	I-1 Light Industrial District
Acceptable Uses	<p>Distribution and Warehousing</p> <p>Light Manufacturing and Production</p> <p>Logistics and Transportation Services</p> <p>Contractor and Industrial Services</p> <p>General Industrial Operations</p> <p>Vehicle and Wrecker Service</p> <p>Vehicle and Wrecker Service</p> <p>Specialized Research</p> <p>Food Production and Wholesale, and more.</p>
Permitting & Entitlements	No known zoning restrictions beyond standard city approvals.



PROPERTY LOCATION

RALEIGH, NC

57 MILES

RDU AIRPORT

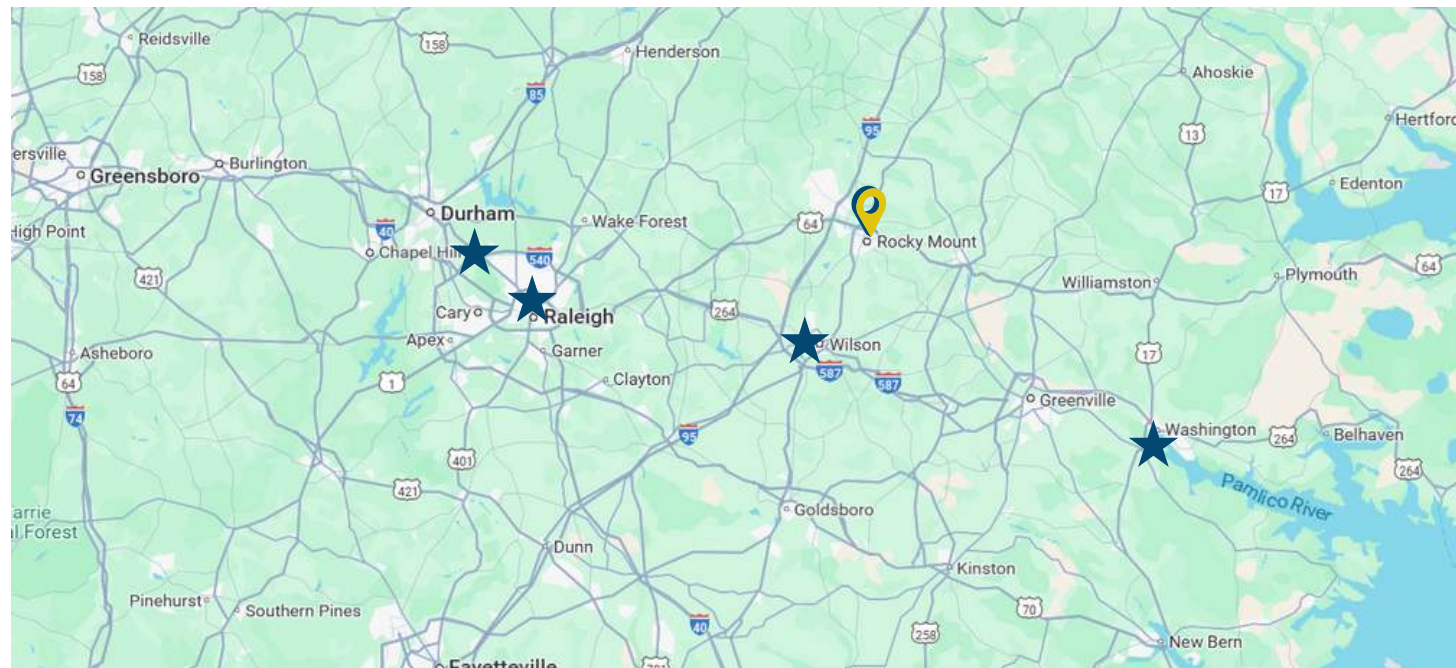
70 MILES

WILSON, NC

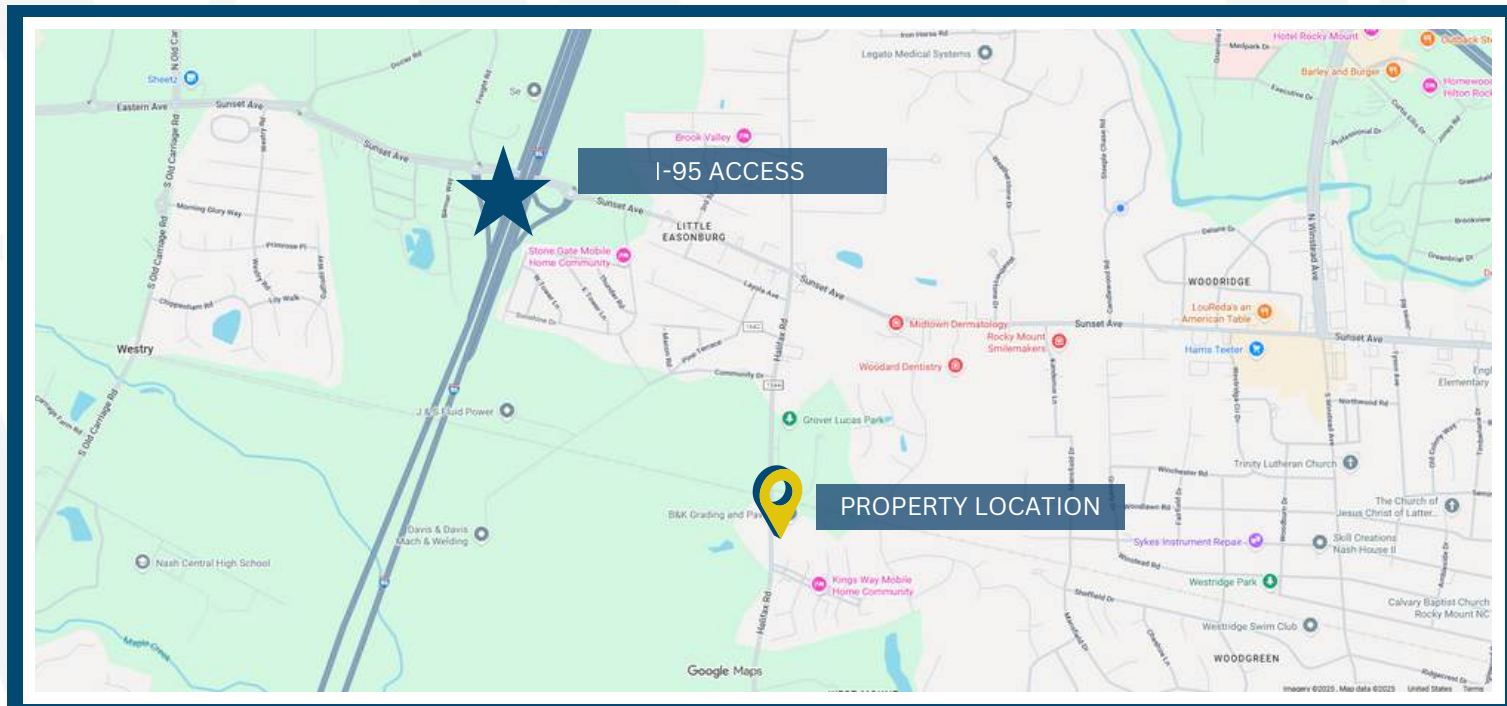
20 MILES

WASHINGTON, NC

62 MILES



PROXIMITY TO I-95



I-95 DISTRIBUTION CENTERS



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