

I-95 Industrial Center Shell Building

3325 E. NC 97 Highway, Wilson, NC 27896



Nash County
North Carolina
Where Business meets Opportunity

NASH COUNTY ECONOMIC DEVELOPMENT

252-462-2027

WWW.SELECTNASHNC.COM

Table of Contents



- 3.** Executive Summary
- 4.** Property Information
- 6.** Property Photos
- 7.** Existing Industries
- 8.** Site Plans
- 9.** Demographics
- 10.** Local Incentives
- 11.** Local Information
- 13.** Contact Information

EXECUTIVE SUMMARY



This 100,000-square-foot County-owned, shell building is on 6.6 acres, with expansion potential of another 100,000-square-feet, currently for sale.

The building has a ceiling height of 38'8"; with (1) 8x10 dock door, though designed to accommodate up to 6 doors. There is also (1) 12x14 drive in door.

This Site is an ideal location for advanced manufacturing, food processing, and logistics companies. The 100-acre site is strategically positioned on Interstate 95 with access to major markets and supply chains. Nash County's Tier 1 ranking designates the site as a high priority for state incentives, and the site is also located in a Foreign Trade Zone.

The I-95 Industrial Center provides convenient access to three seaports, Rocky Mount-Wilson Regional Airport, Raleigh-Durham International Airport, and the CSX Carolina Connector Intermodal Terminal.

PROPERTY INFORMATION

GENERAL PROPERTY INFORMATION

Year Built: _____ **2024**

Size: _____ **100,000 SF**

Expandable: _____ **Yes, another 100,000 SF**

Acres (Shell Building): _____ **6.6**

Expandable Acres: _____ **7.4**

Zoning: _____ **General Industrial**

Shell Price: _____ **\$5.5M**

Land Price: _____ **\$25,000/Per Acre**

Ceiling Height: _____ **38"**

Dock Door: _____ **(1) 12x14**

Additional Dock Doors: _____ **Building designed to accommodate up to 6**

Drive in Door: _____ **(1) 12x14**

Personal Doors: _____ **6**

Flooring: _____ **Unfinished**

Flooring (additional): _____ **Subgrade is set up at 8"**
(below finished floor)

Water, Sewer, Natural Gas, Electric, & Fiber: _____ **Yes**

PROPERTY INFORMATION

LOCATION DETAILS

Address: _____ **3279 Hwy 97, Wilson, NC 27896**
Name: _____ **I-95 Industrial Center**
Zoning: _____ **GI (General Industrial)**
MSA: _____ **Rocky Mount**
County: _____ **Nash**
Acres: _____ **100+**
Subdividable: _____ **Yes**
Latitude: _____ **35.833431**
Longitude: _____ **-77.966742**

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PROPERTY PHOTOS



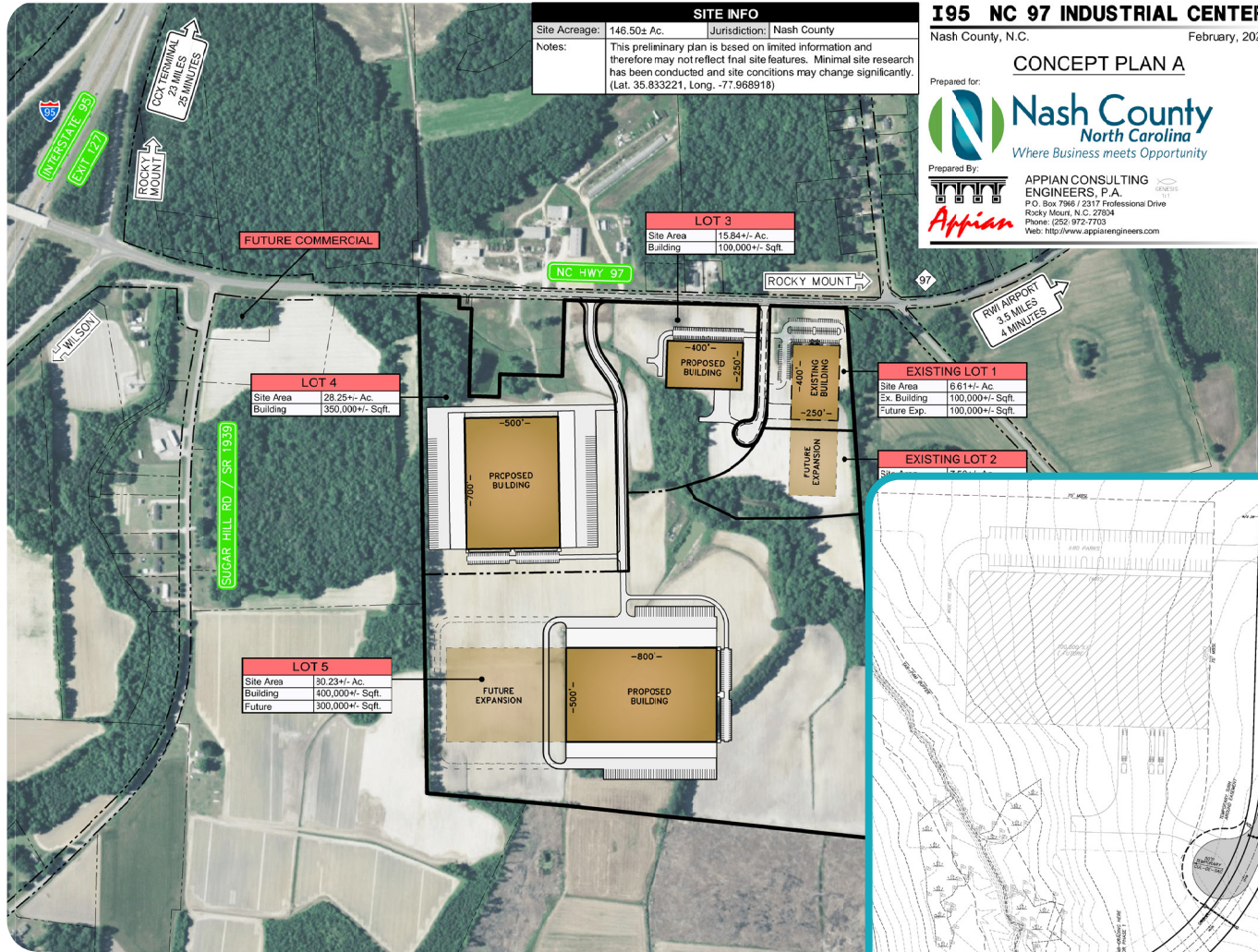
EXISTING INDUSTRIES



Existing Industries within a 30-mile radius of Nash County



SITE PLANS



I95 NC 97 INDUSTRIAL CENTER
Nash County, N.C. February, 2024

CONCEPT PLAN A

Prepared for:



Prepared By:



DEMOGRAPHICS

I-95 Industrial Center

Workforce: 30 and 60 minutes



30-Min Drive time



60-Min Drive time

Average Annual Wage in Nash County: \$51,927

Nash County Cost of Living Index (Based on Rocky Mount MSA) – 95

LOCAL INCENTIVES

Nash County highly values projects that generate well-paying jobs and capital investment, further growing our community. Depending on the jobs and capital investment for the overall project, Nash County could offer the company various incentives depending on the final investment, jobs and wage numbers.

- 1.** Nash County Investment Grant - Based on an estimated capital investment, which includes (equipment and real estate) over a five-year period the company will receive a 50% reimbursement of local real and business personal property taxes. Minimum job number required and discretionary funding dependent on approval by Nash County Board of Commissioners.
- 2.** Fast-Track Permitting - Nash County is committed to providing excellent customer service and the most business-friendly building and development process possible. The county guarantees a smooth, quick turnaround through an efficient permitting process based on simplicity, transparency, collaboration, and certainty.
- 3.** Workforce Development and Training - NCWorks and Nash Community College provide no-cost customized employee recruitment, screening, training development, and training delivery for eligible new or expanding businesses.
- 4.** Nash County Tier One - The North Carolina Department of Commerce annually ranks the state's 100 counties based on economic well-being and assigns each a Tier designation. This Tier system is incorporated into various state programs to encourage economic activity in certain areas of the state. Nash County is designated as ***Tier One which is the most aggressive status in favor of the company when applying and qualifying for North Carolina incentives:***
<https://edpnc.com/why-north-carolina/incentives/>.

All local tax reimbursement and land incentives outlined in this document are subject to the final approval of the Nash County Board of Commissioners.

LOCAL INFORMATION

Nashville pairs historic downtown charm with locally owned shops and deep agricultural roots, offering the perfect small-town lifestyle. Nearby, Rocky Mount—Nash County’s largest city—continues to thrive through major revitalization projects like Rocky Mount Mills and the Imperial Centre for Arts & Sciences.

Charming nearby communities add to the area’s appeal. Bailey is home to the Country Doctor Museum and the renowned Finch’s Nursery & Pottery. Castalia celebrates its rural beauty with a beloved Fourth of July festival, while Spring Hope draws visitors with its historic depot district and the annual Pumpkin Festival.

Across the county, four Nash County parks offer something for everyone, including splash pads, walking trails, volleyball and soccer fields, baseball diamonds, disc golf, and more—making Nash County a vibrant place to live, work, and explore.



LOCAL INFORMATION



CONTACT INFORMATION



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