



TRADEMARK  
PROPERTIES

**2650 ARLINGTON ST**

ROCKY MOUNT, NC 27801

**48,440 SF BUILDING  
FOR  
LEASE/SALE**

**LISTING BROKER:**

**WALLACE GREEN**

**919.573.1392 (O) | 919.630.0180 (M)**

**WGREEN@TRADEMARKPROPERTIES.COM**



**1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM | 919-782-5552**



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## PROPERTY DESCRIPTION

- › 1.5 acres laydown yard
- › Ceiling Hight: 23' - 33'
- › Truck Doors: 8 grade level, most 18'x18'
- › Columns: Varies, 75' Max
- › Overhead Cranes: Multiple Bridge Cranes 2-5 Ton
- › Zoning - I-2 - Heavy industrial
  - › Property is zoned I-2.
  - › Permitted uses include Manufacturing, Heavy equipment, Rail-related services, Material handling, etc.
  - › Rail access available from CSX

ADDRESS	2650 Arlington Street
COUNTY	Edgecombe
BUILDING SIZE	48,440 SF
ACERAGE	4.08
UTILITIES	Public Water & Sewer, Duke Progress, Dominion
PIN	3758-38-8628-00

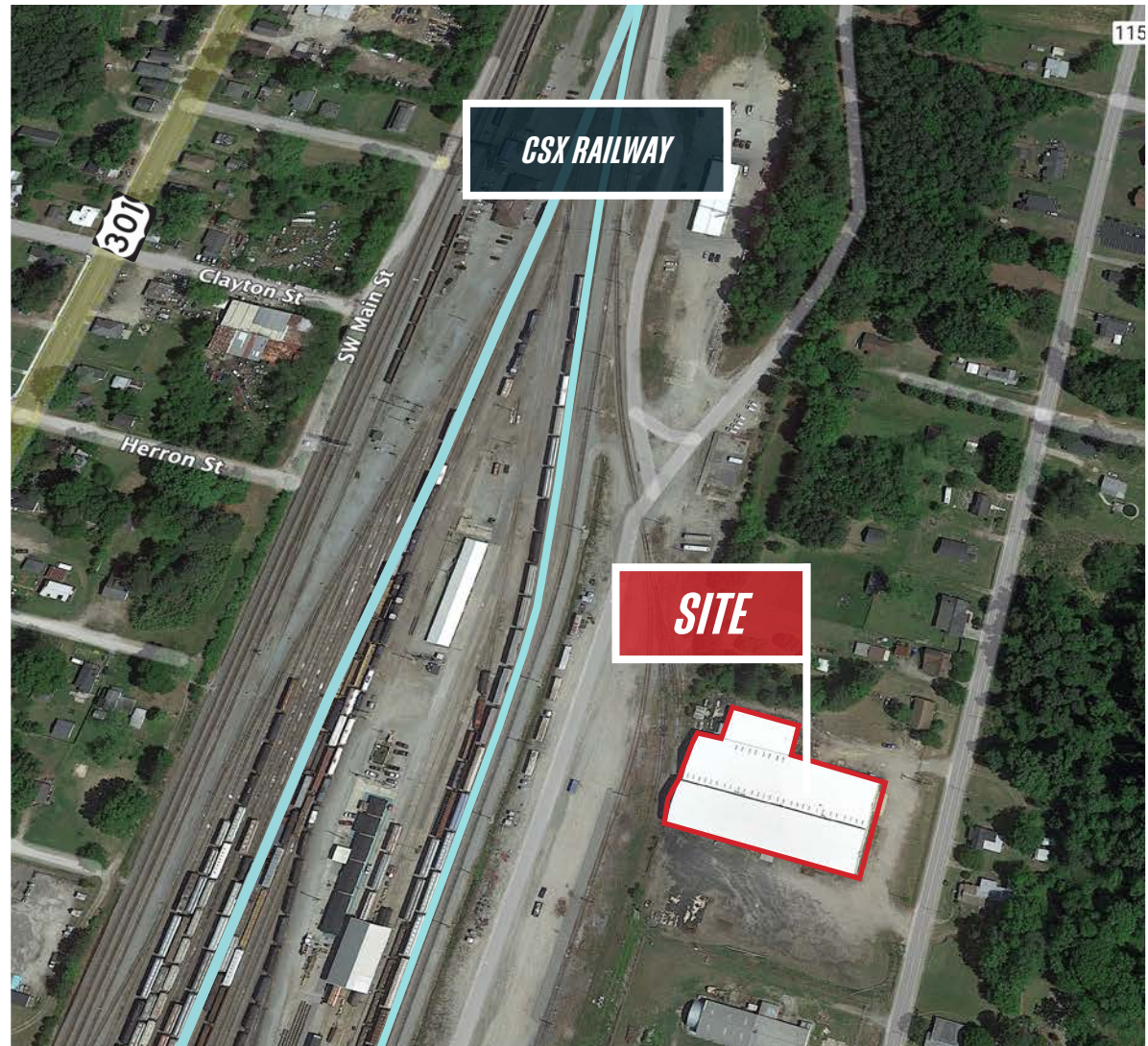


**LEASE RATE: \$5.00/SF**  
**SALE PRICE: \$1,100,000**

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## LOCATION OVERVIEW

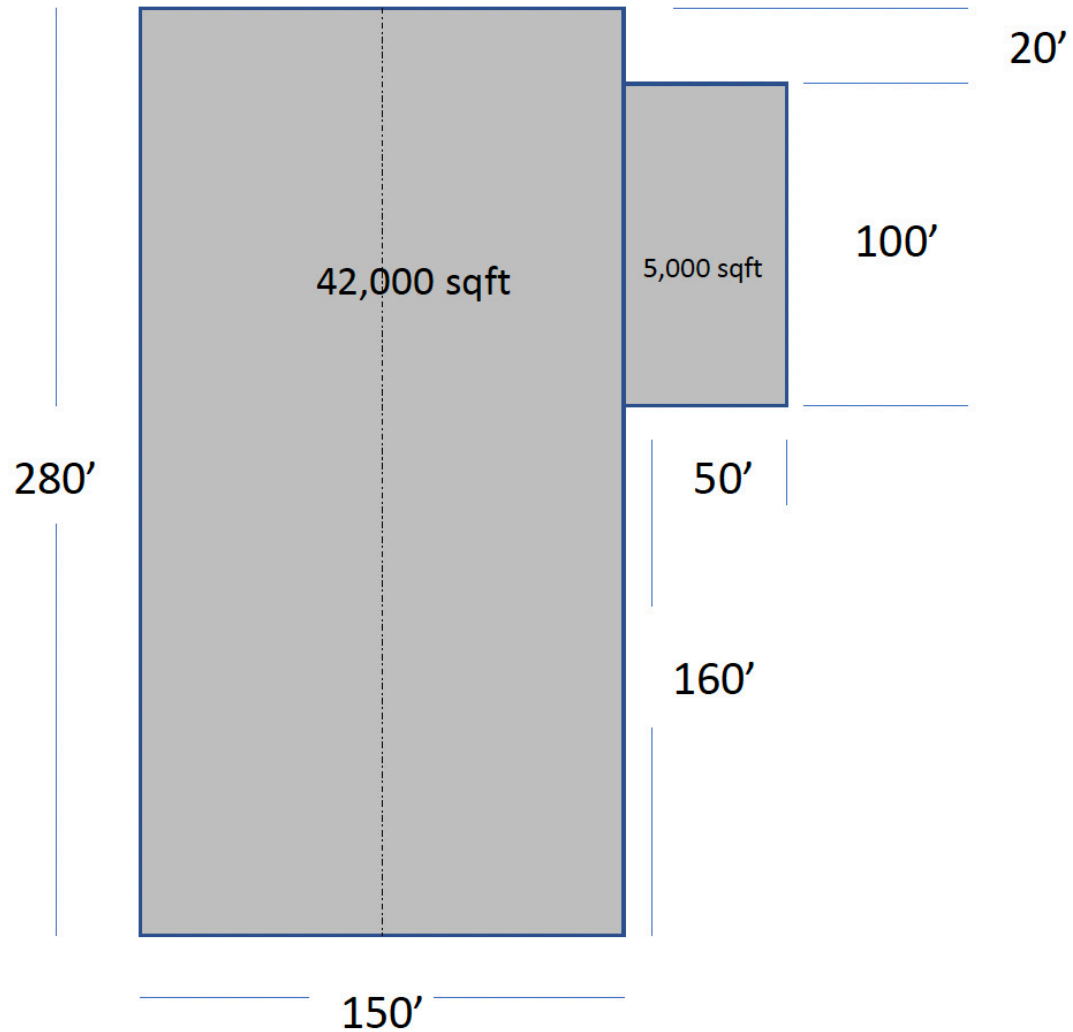
- › Borders the CSX rail yard with spur (inactive).
- › Located along the US 301 Bus Route, with easy access to US 64, I 95 and US 258.
- › Just minutes from Downtown Rocky Mount and surrounding retail.
- › US 64 connects Rocky Mount to the coastal beaches, and the triangle.
- › Many local industries are drawn to this area due to rail access and proximity to major ports in Wilmington, Morehead City and Norfolk, VA.





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## FLOOR PLAN



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P R O P E R T I E S

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