

FOR LEASE

39 ENGLISH ROAD

ROCKY MOUNT, NC



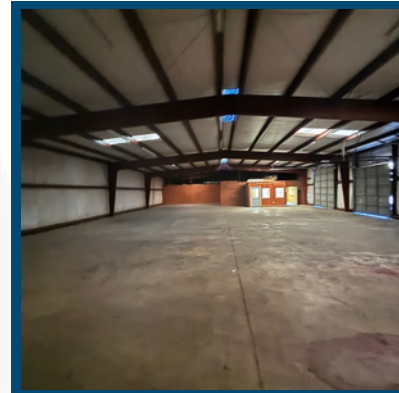
**SIMMONS
& HARRIS**

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EXECUTIVE SUMMARY

Simmons & Harris Commercial Real Estate is pleased to offer 39 English Road, an approximately 8,040± SF industrial facility strategically located in Rocky Mount's established industrial corridor. The property features 2,329± SF of office space and 5,711± SF of warehouse space, providing an efficient layout ideal for a variety of industrial, distribution, or service operations.

Situated within the I-2 Heavy Industrial zoning district, the building is well-suited for tenants requiring flexibility in use and access. The facility includes one drive-in door and two loading docks, with the potential to add a second drive-in if additional clearance is created.

Offered at \$8.50/SF (NNN), this property presents an exceptional leasing opportunity for both local and regional users seeking functional space with strong accessibility in the Rocky Mount market.



PROPERTY HIGHLIGHTS

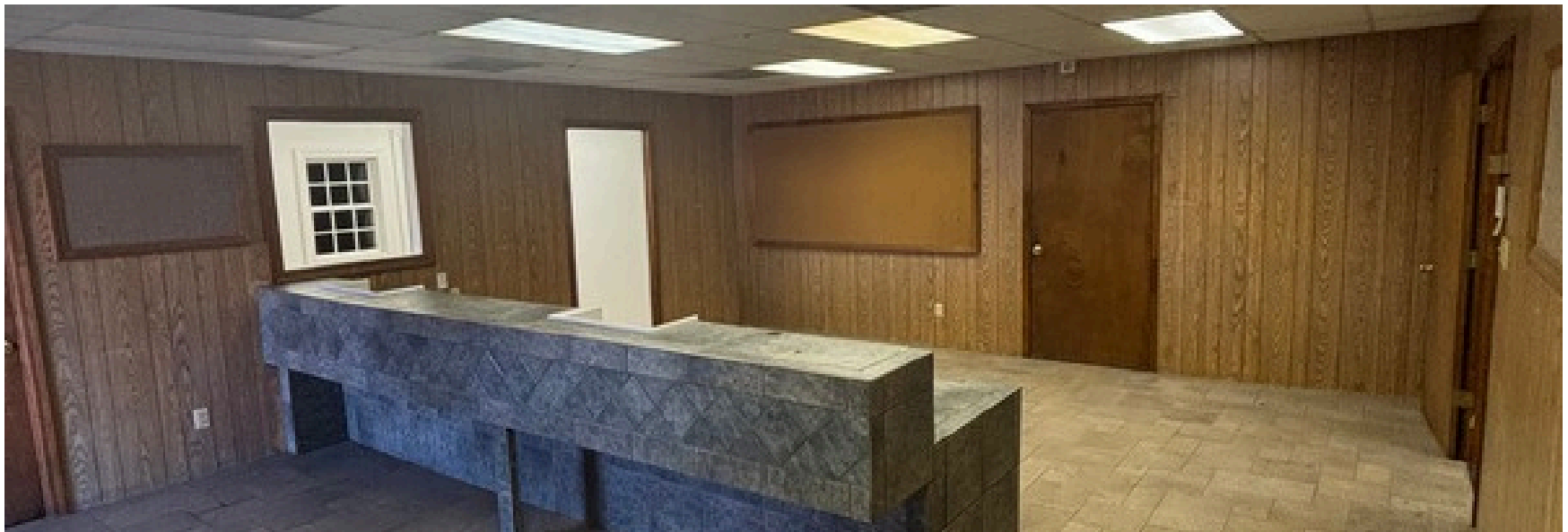
- **Total Building Size: ±8,040 SF**
 - Office: ±2,329 SF
 - Warehouse: ±5,711 SF
- **Zoning: I-2 Heavy Industrial**
- **Lease Rate: \$8.50/SF (NNN)**
- **Building Features:**
 - (1) Drive-in door
 - (2) Loading docks
 - Option for an additional drive-in (tree clearing required)
- **Accessibility:** Convenient location within Rocky Mount's established industrial corridor
- **Potential Users:** Ideal for local or regional industrial, distribution, or service operations



EXTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



GIS SITE PLAN

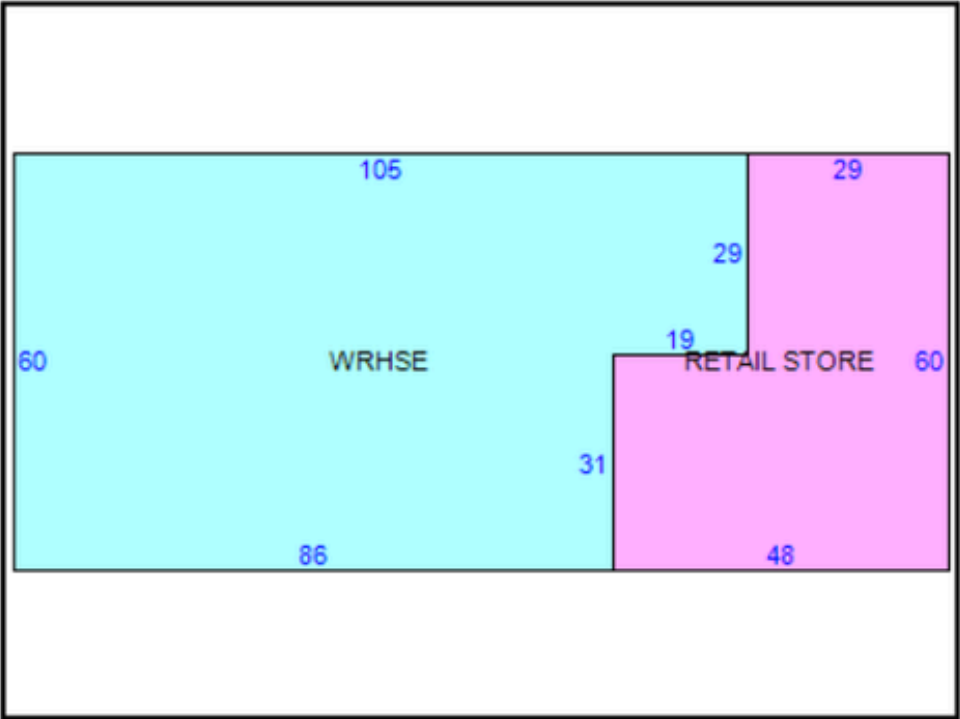
PARID: 040070

TAX DISTRICT: RM00

CITYNAME: Rocky Mount
39 ENGLISH ROAD LLC

TOWNSHIP: Stony Creek

FIRE DISTRICT: 0



Options ▾

Type	Line #	Item	Area
Commercial	1	WRHSE - 045:WAREHOUSE	5,711
Commercial	2	RETAIL STORE - 034:RETAIL STORE	2,329

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



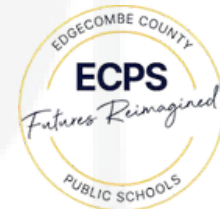
1,500
EMPLOYEES



1,400
EMPLOYEES



900
EMPLOYEES



800
EMPLOYEES



750
EMPLOYEES



600
EMPLOYEES



550
EMPLOYEES



500
EMPLOYEES



450
EMPLOYEES

ZONING & ENTITLEMENTS

Current Zoning	I-2 Heavy industrial
Acceptable Uses	General industrial operations Light manufacturing / fabrication Warehouse / distribution goods and materials. Truck terminal Contractor operations Equipment sales and service Automotive service / repair Utility operations, and more
Permitting & Entitlements	No known zoning restrictions beyond standard city approvals.



PROPERTY LOCATION

RALEIGH, NC

57 MILES

RDU AIRPORT

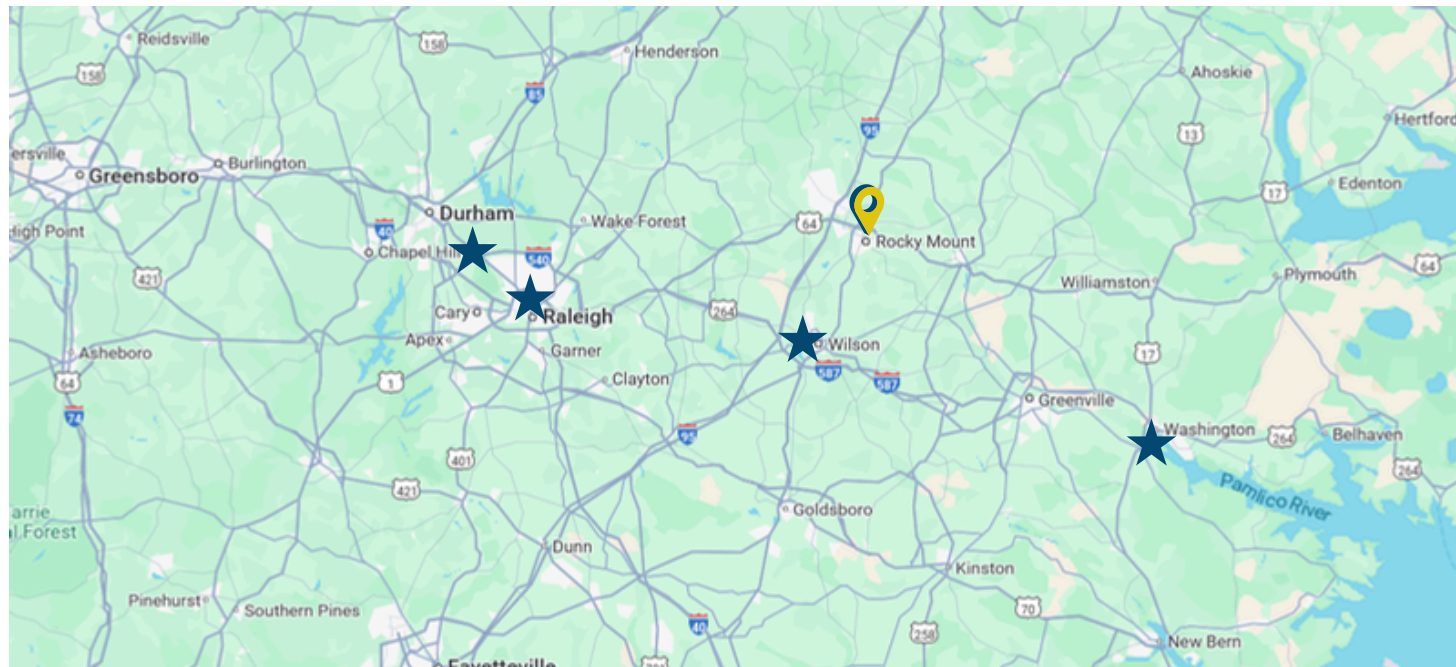
70 MILES

WILSON, NC

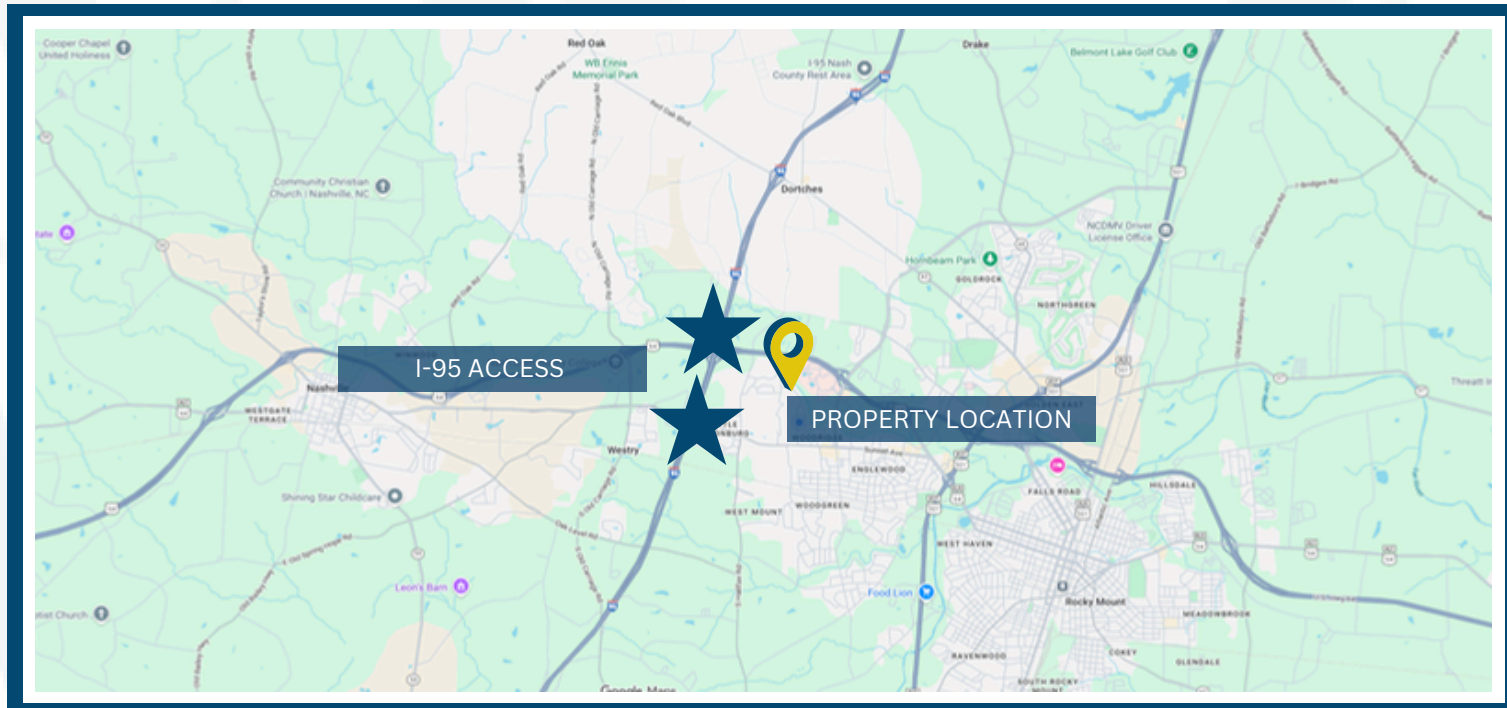
20 MILES

WASHINGTON, NC

62 MILES



PROXIMITY TO I-95



I-95 DISTRIBUTION CENTERS



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