

# 1110 ATLANTIC AVE

WAREHOUSE FOR LEASE | ROCKY MOUNT, NC



**NAI** TRI PROPERTIES

# 1110 ATLANTIC AVENUE ROCKY MOUNT, NC 27801

Warehouse for lease with easy access to I-95, US Hwy 64, and future I-87. Less than 60 minutes to RDU International Airport.

ADDRESS	1110 Atlantic Ave Rocky Mount, NC 27801
BUILDING SIZE	20,378 SF
AVAILABLE SPACE	8,000 SF
RENTAL RATE	\$4.00/SF NNN, TICAM \$0.85/SF (est.)
HIGHLIGHTS	<ul style="list-style-type: none"><li>• 8,000 SF Warehouse</li><li>• 4 Grade level doors</li><li>• Exterior access to restrooms (see floorplan)</li><li>• Will consider leases of 6 months or more</li><li>• Leased "As-Is"</li><li>• Warehouse only for lease</li><li>• No water or office space</li></ul>

## CONTACT

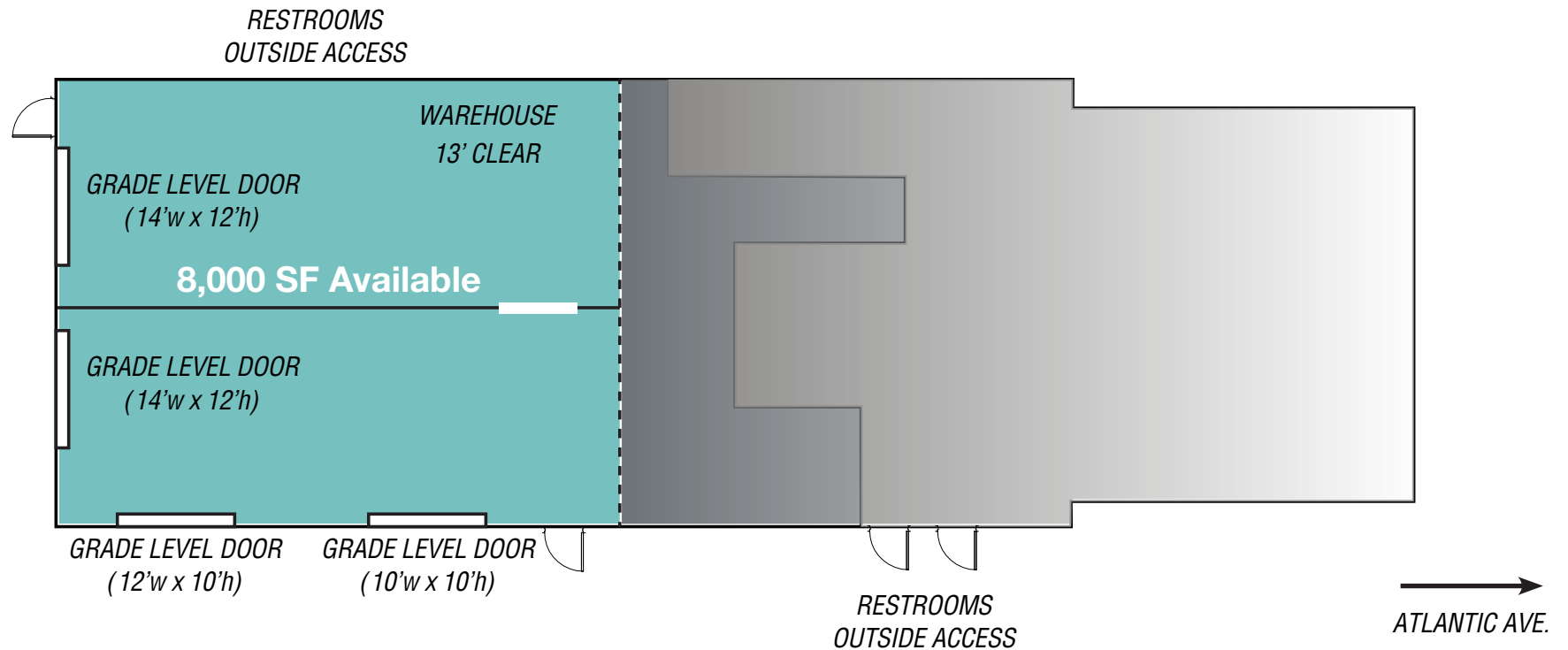
MICHAEL WALLACE | 919.219.1112 | michael.wallace@cbre.com  
ED BROWN | 919.345.5939 | ebrown@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
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# FLOOR PLAN - 8,000 RSF WAREHOUSE



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## LOCAL TRAVEL

-  West to I-95
-  East to Kingsboro
-  Downtown Rocky Mount  
1.8 miles

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# MARKET OVERVIEW



**ROCKY MOUNT, NC**  
THE CENTER OF IT ALL



**1,554,684**

people within a  
60 minute drive

**83.4%**

of local population  
has a high school  
education or  
higher

**11%**

lower cost of  
living than the  
national average

**5.3%**

unemployment  
rate

**74.4%**

of the national  
average of  
income per  
capita

**2**

community colleges  
with customized  
workforce training

## CENTRALIZED LOGISTIC HOTSPOT

- Access to I-95, US Hwy 64, and future I-87
- New Carolina Connector: CSX Railroad Intermodal Terminal to be built in Rocky Mount
- Less than 200 miles to both the Port of Norfolk and Wilmington
- Less than 60 minutes to Raleigh-Durham International Airport
- Region is home to some of the largest pharmaceutical manufacturers in the nation
- A niche for food processing companies, due to an abundant capacity for water and sewer infrastructure
- Home to a large number of advanced manufacturing companies in the transportation industry
- Major urban centers and research universities within a 60 minute drive
- County/Town owned business parks and mega sites
- State and Local incentives for businesses



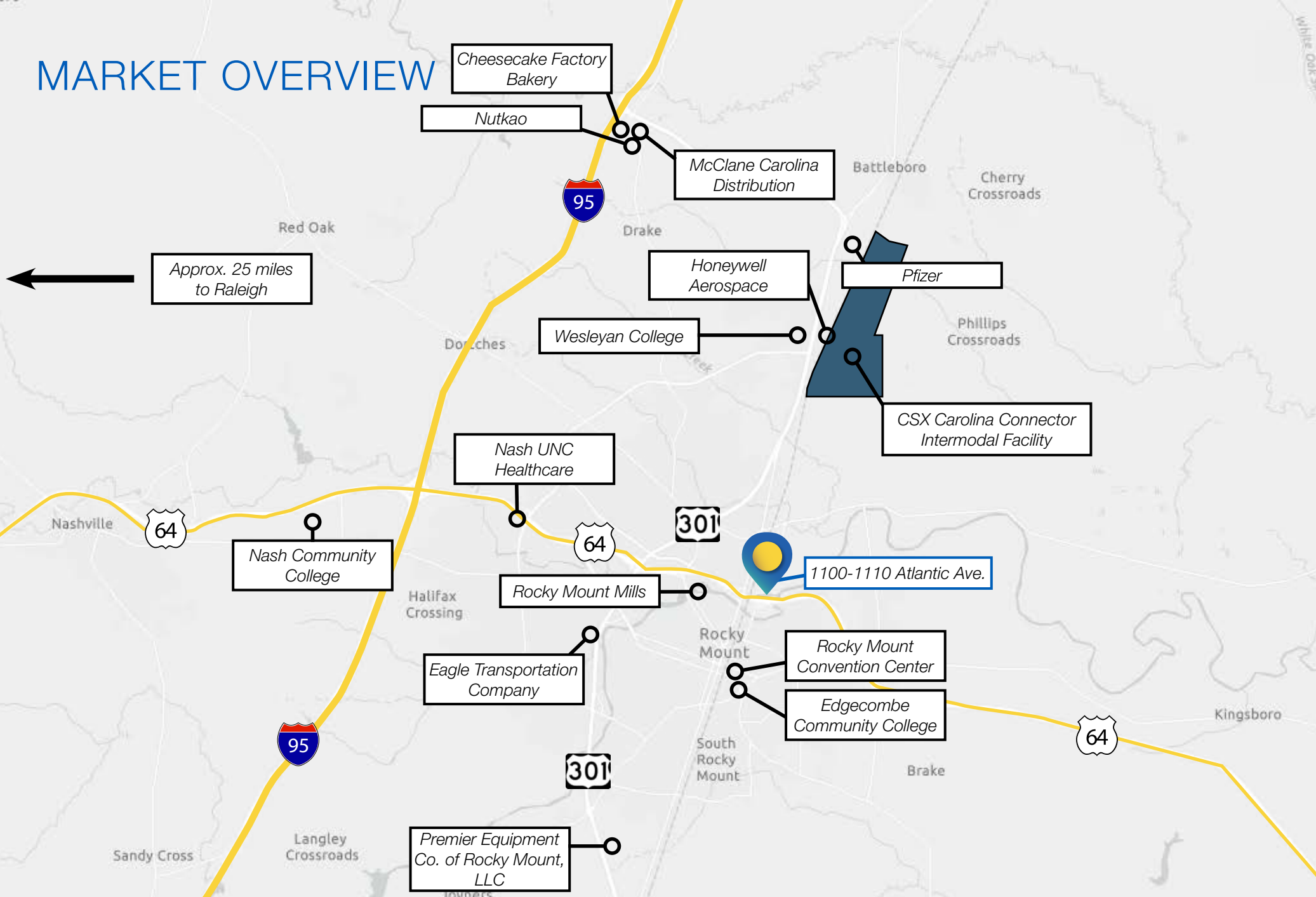
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AERIAL

301

Independence Dr

Inco Dr

Atlantic Ave

SITE FOR  
LEASE

Barnum Rd

301

64

64

64

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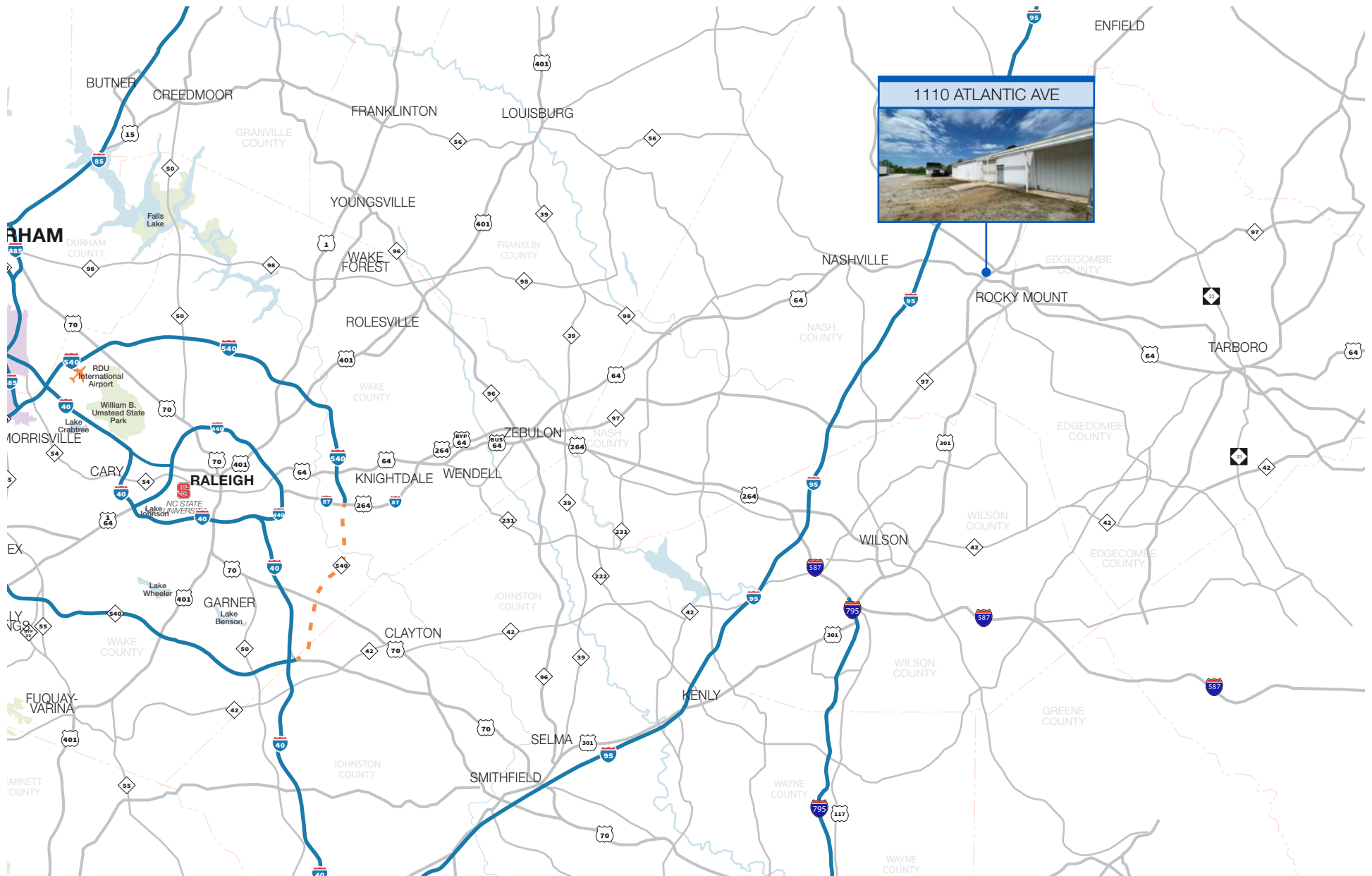
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# REGION



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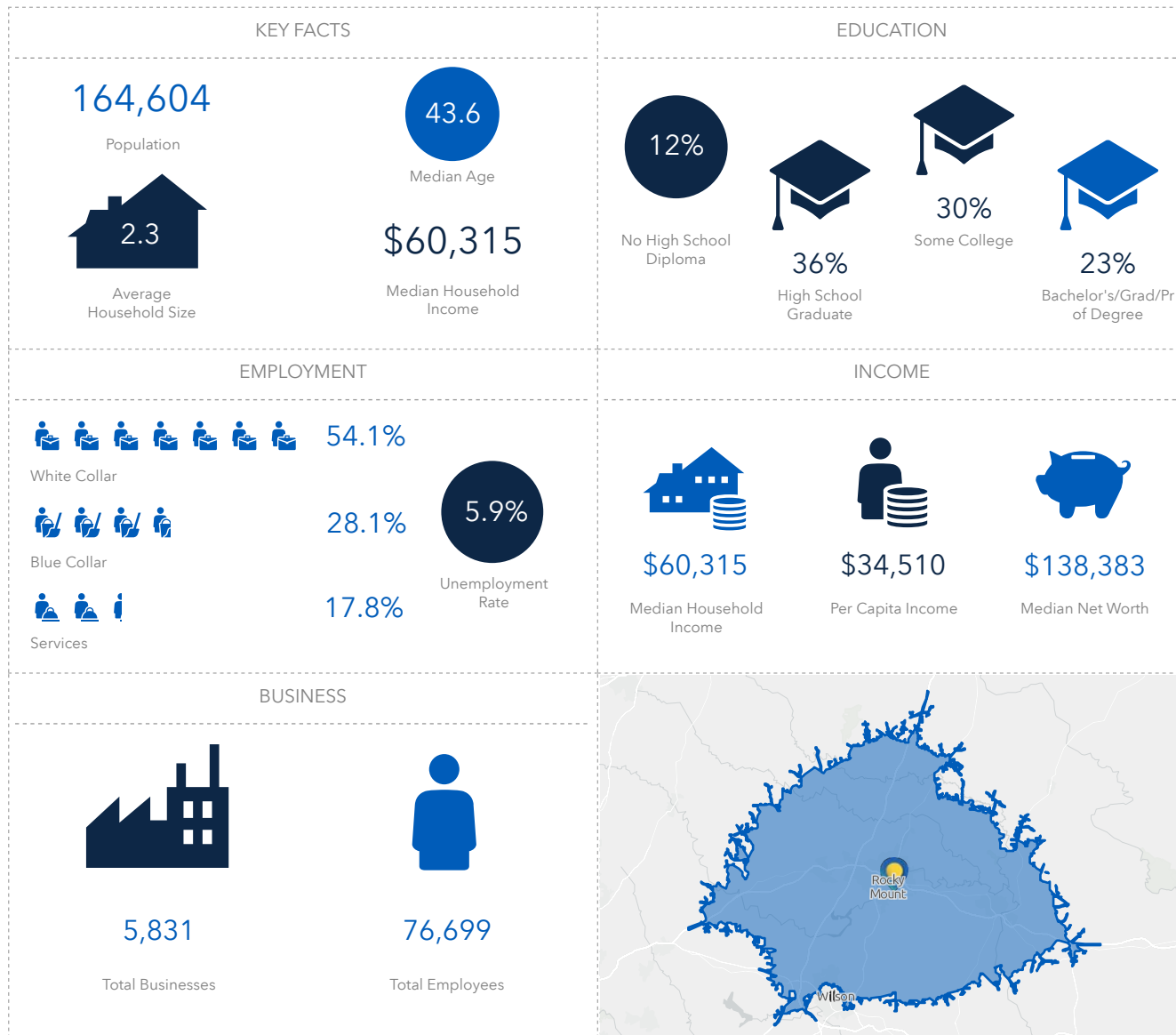
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# DEMOGRAPHICS - 27 MINUTE DRIVE



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