

# 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

- 8,000 SF Warehouse
- 4 Grade level doors
- Exterior access to restrooms (see floorplan)
- Will consider leases of 6 months or more
- Leased "As-Is"
- Warehouse only for lease
- No water or office space

## CONTACT

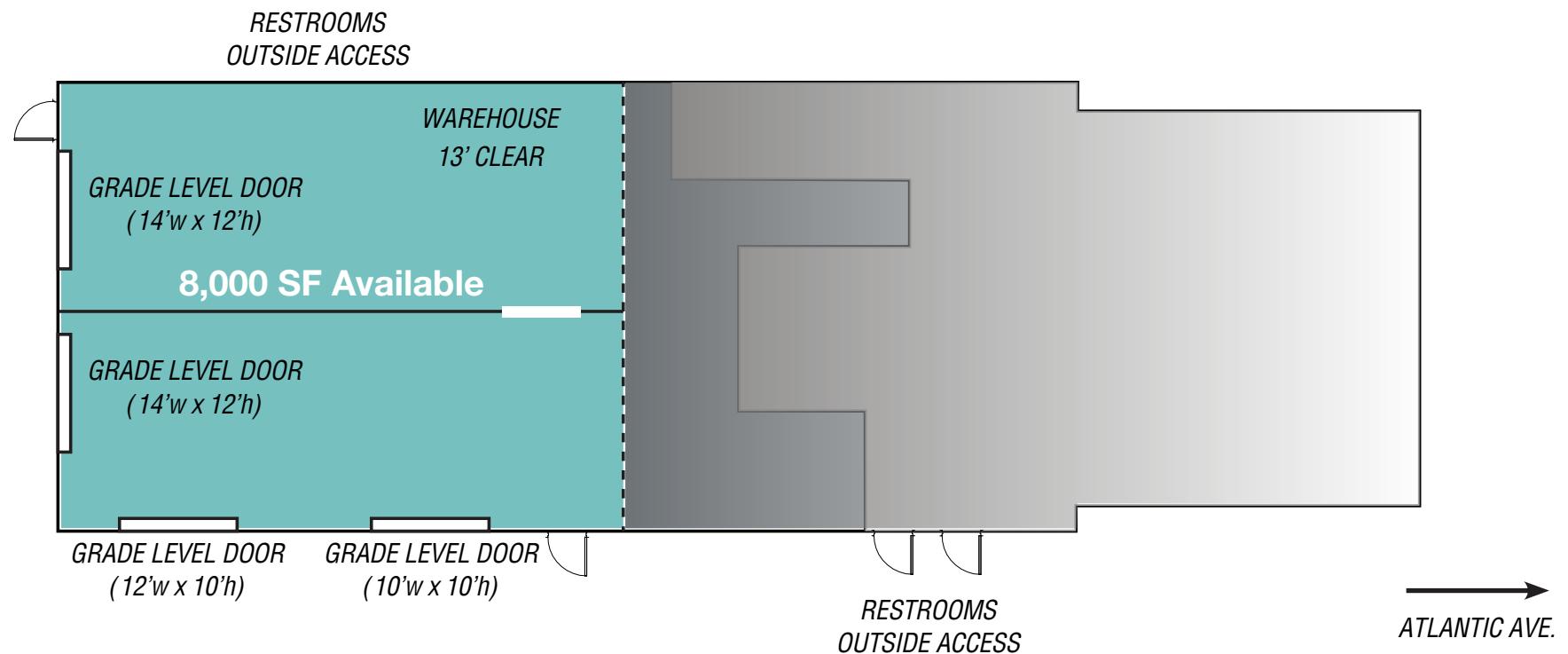
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ED BROWN | 919.345.5939 | [ebrown@triprop.com](mailto:ebrown@triprop.com)

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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



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# FLOOR PLAN - 8,000 RSF WAREHOUSE



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# MARKET OVERVIEW



**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



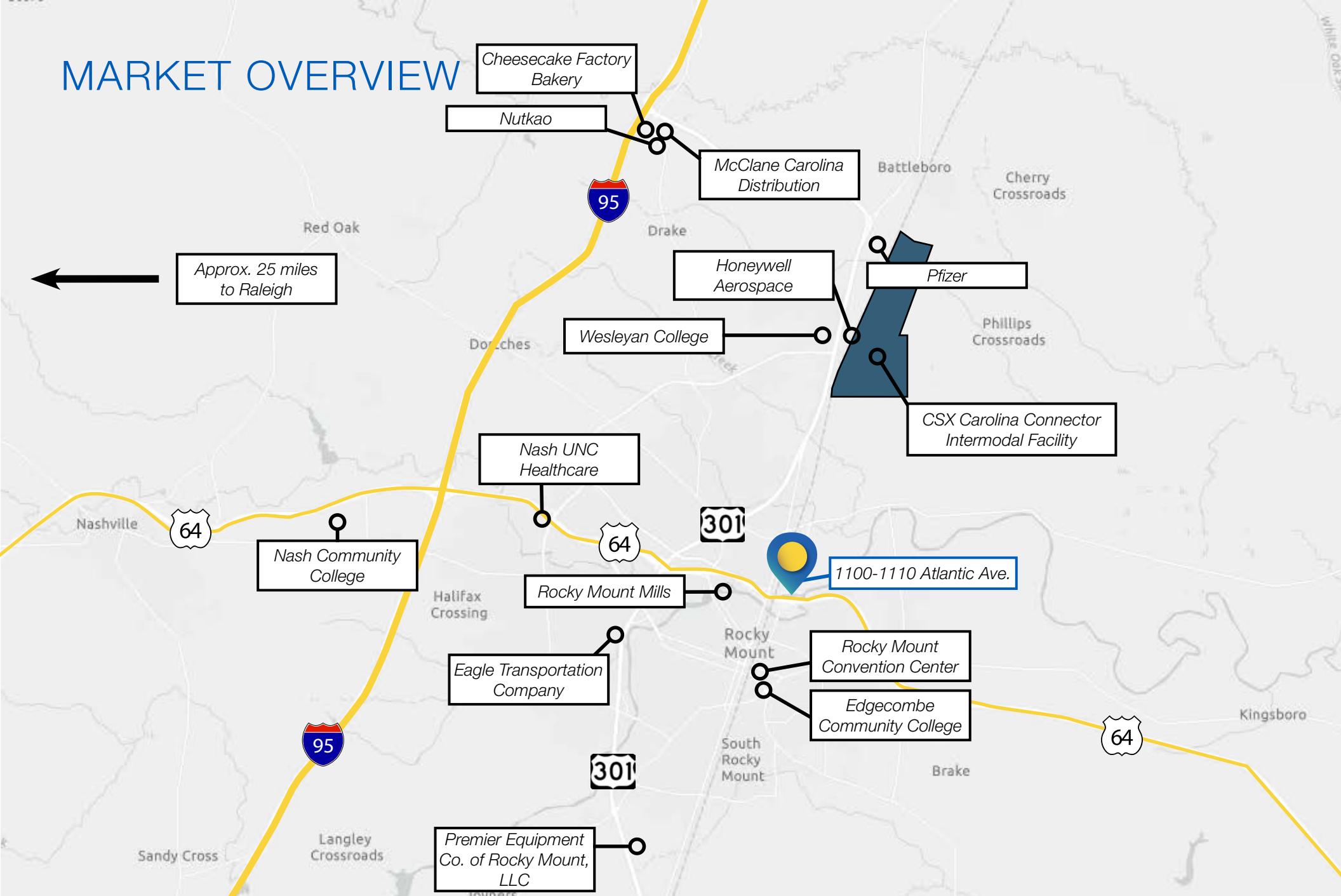
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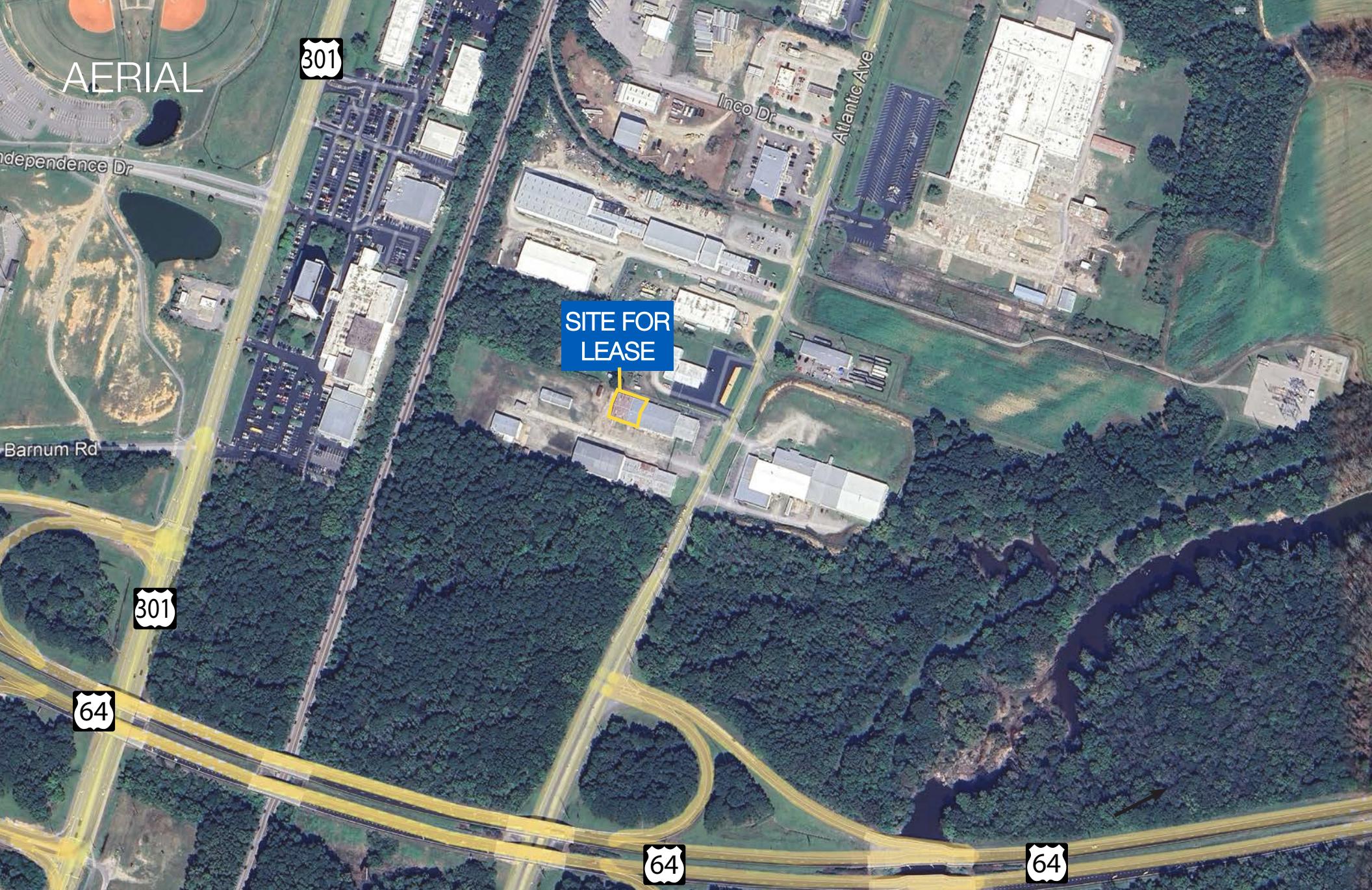
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# AERIAL



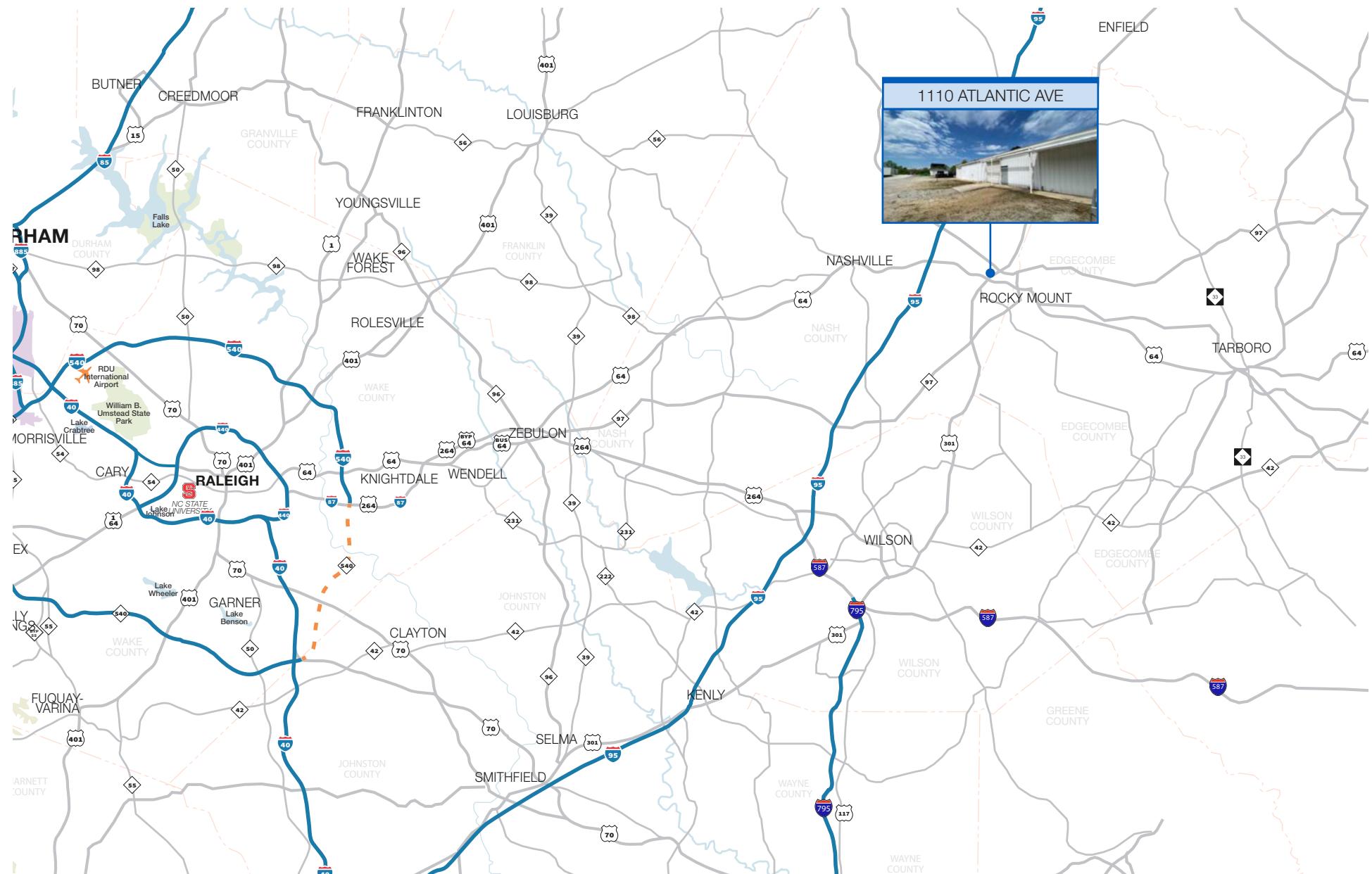
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# REGION



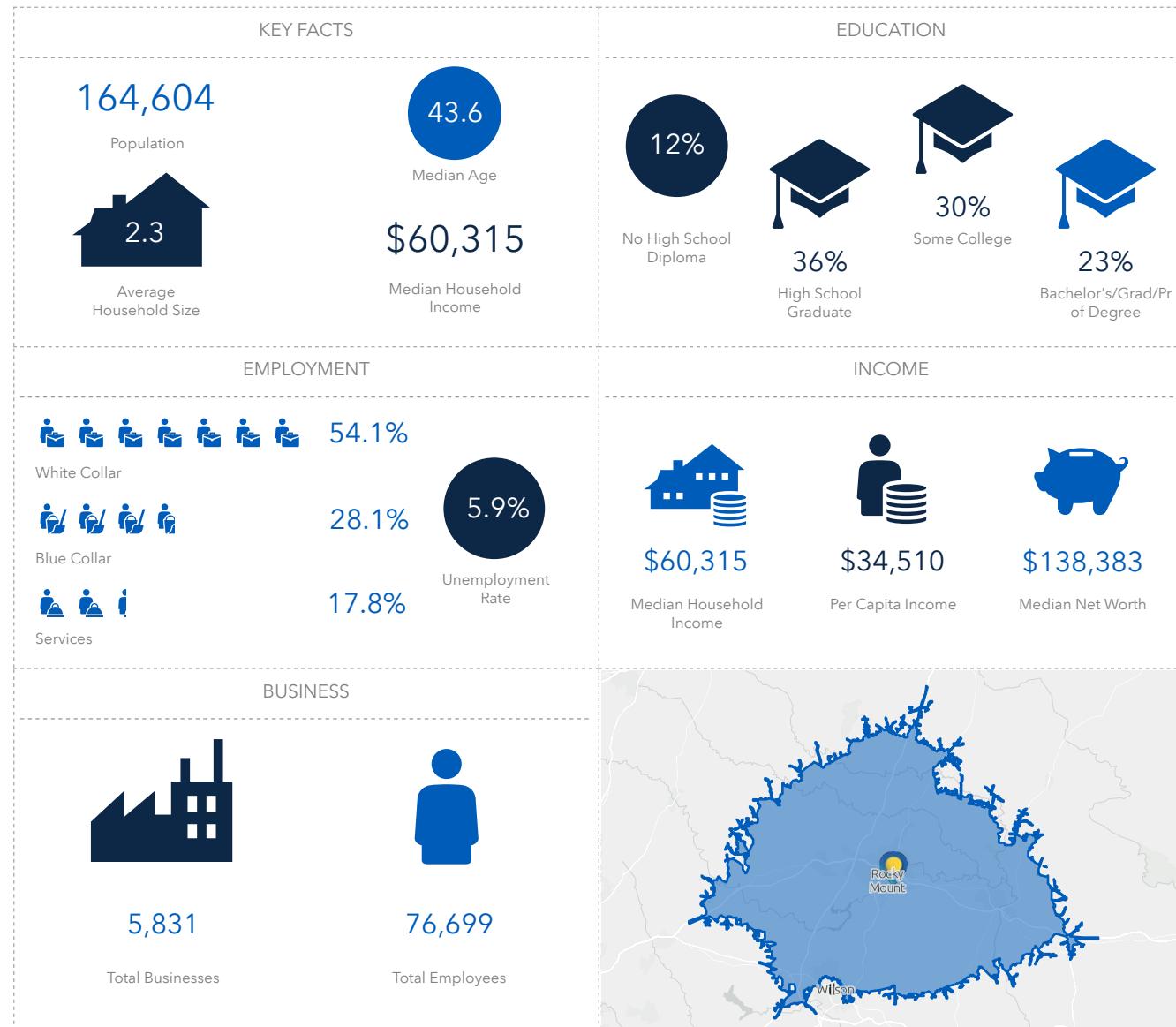
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# DEMOGRAPHICS - 27 MINUTE DRIVE



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