

4908 Caswell Place W.

Warehouse for Sale or Lease | Wilson, NC



BUILDING FEATURES

INVESTMENT OR END USER OPPORTUNITY

ADDRESS	4908 Caswell Place W., Wilson, NC 27893
BUILDING SIZE	±40,084 SF
PIN #	2793-62-6772.00
SPACE AVAILABLE	±34,684 SF Warehouse ±5,400 SF Office
TOTAL ACREAGE	4.6 acres
DATE AVAILABLE	Upon Closing
BUILT	1998
ZONING	I - Industrial
POWER	120/208V - 3 phase
WALL CONSTRUCTION	Masonry/Metal
CEILING HEIGHT	Approximately 22'-24' clear in Warehouse
ROOF	Original with resealing and coating
HEATING	Office area and Warehouse space gas heaters
DOCK-HIGH DOORS	4 (14'x10') dock-high doors, electric with levelers
DRIVE-IN DOORS	6 (20'x16') drive-in doors, electric
PARKING	24 visitor parks
SPRINKLER SYSTEM	Building is fully sprinklered - Wet system <ul style="list-style-type: none">• 1,000 gallon oil/water separator system• Loading area is fenced• FedEx has vacated the building and has a lease obligation through January 31, 2027. Landlord can terminate the lease prior to expiration.
ADDITIONAL	
RENTAL RATE	\$8.00/SF, NNN
PURCHASE PRICE	\$3,400,000.00 (\$84.82/PSF)

±40,084 SF

WAREHOUSE SALE / LEASE



**4 DOCK-HIGH DOORS
6 DRIVE-IN DOOR**



**22'-24'
CLEAR HEIGHT
IN WAREHOUSE**



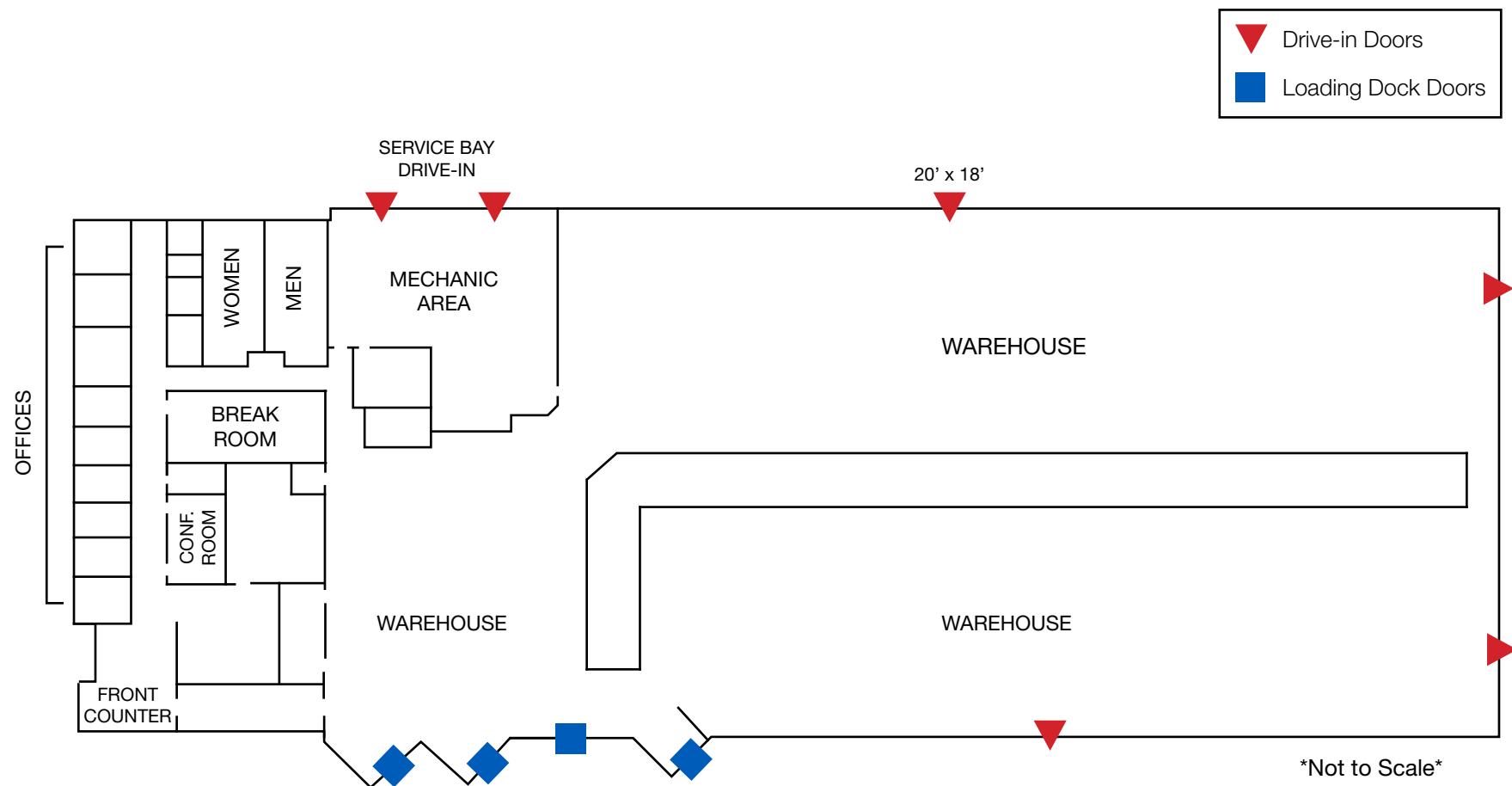
**INDUSTRIAL
ZONING**

CONTACT

JIMMY BARNES | 919.210.5471 | jbarnes@triprop.com

NAITRI PROPERTIES

FLOOR PLAN



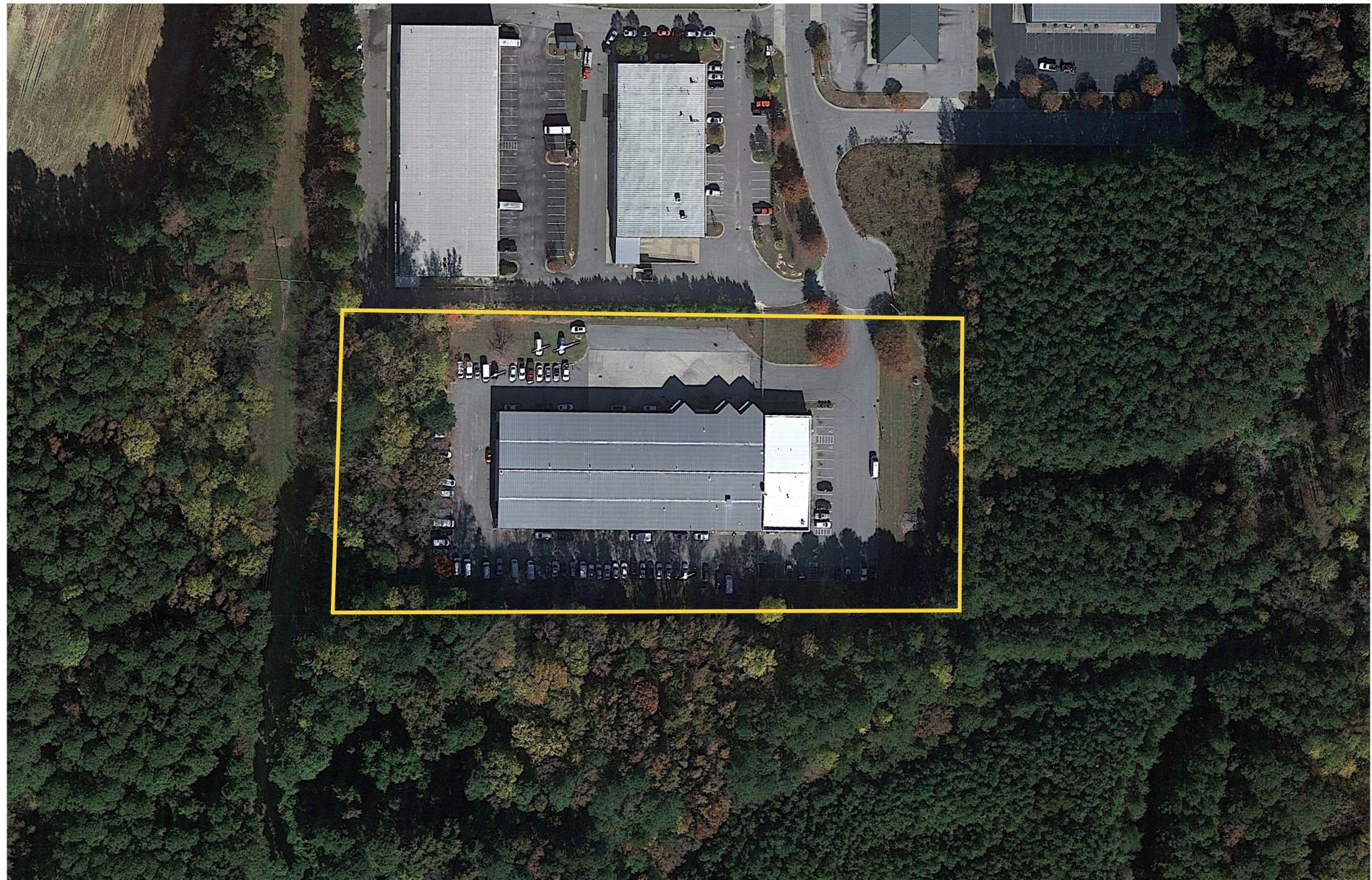
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All information provided herein is from sources deemed reliable. However, all information is subject to verification.
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SITE PLAN



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AERIAL



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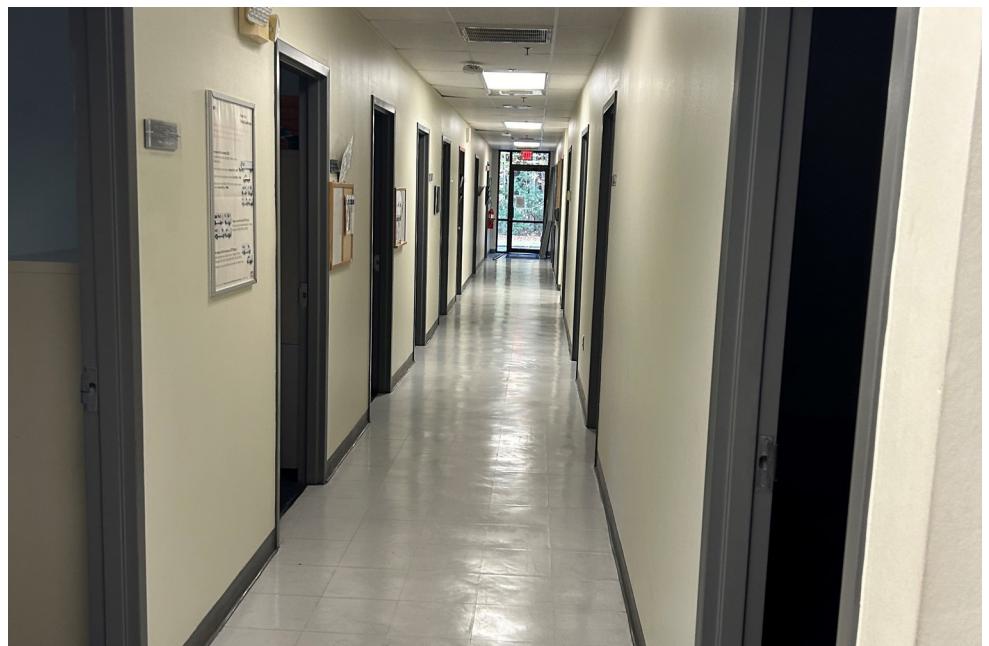


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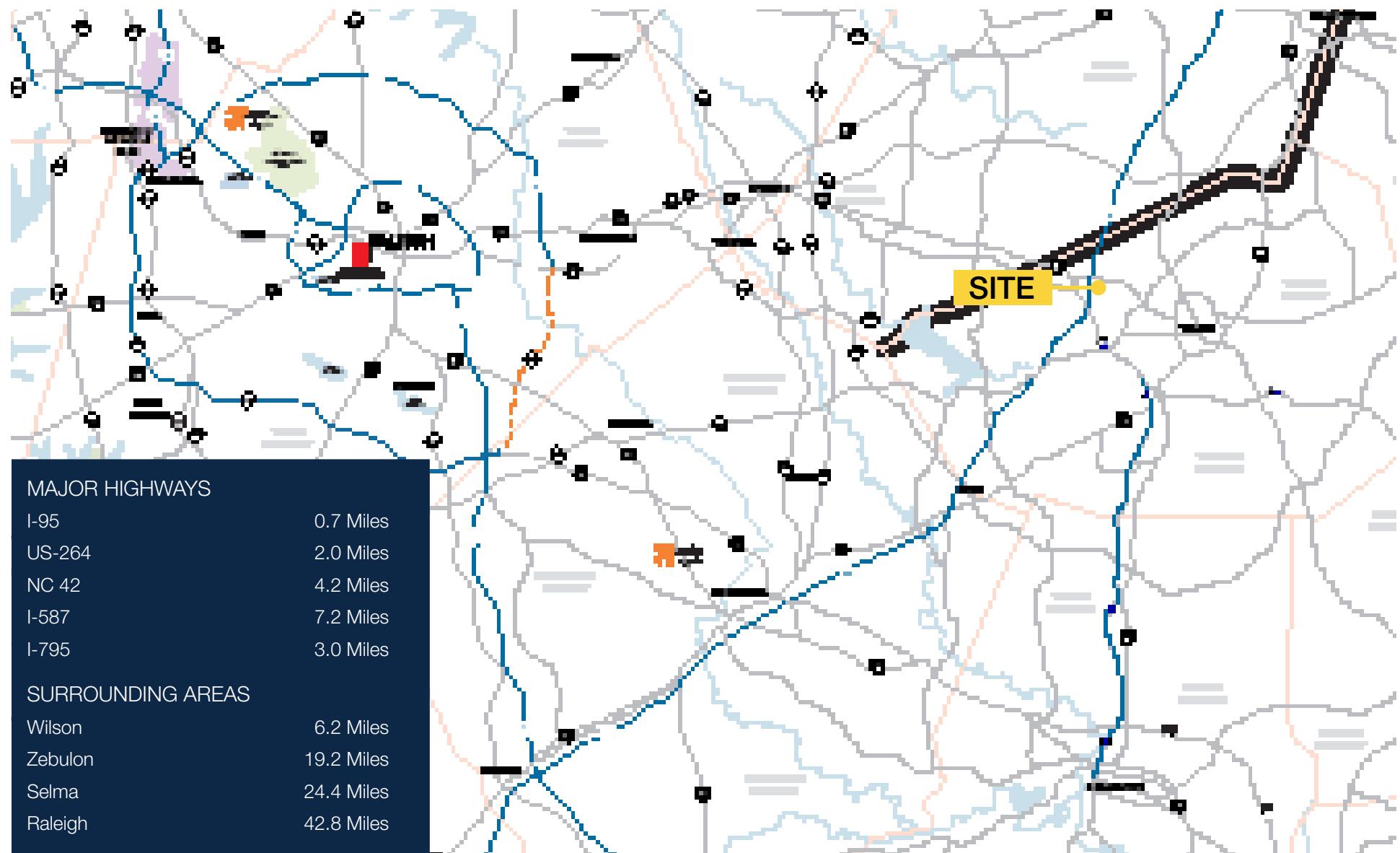


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TRIANGLE REGION



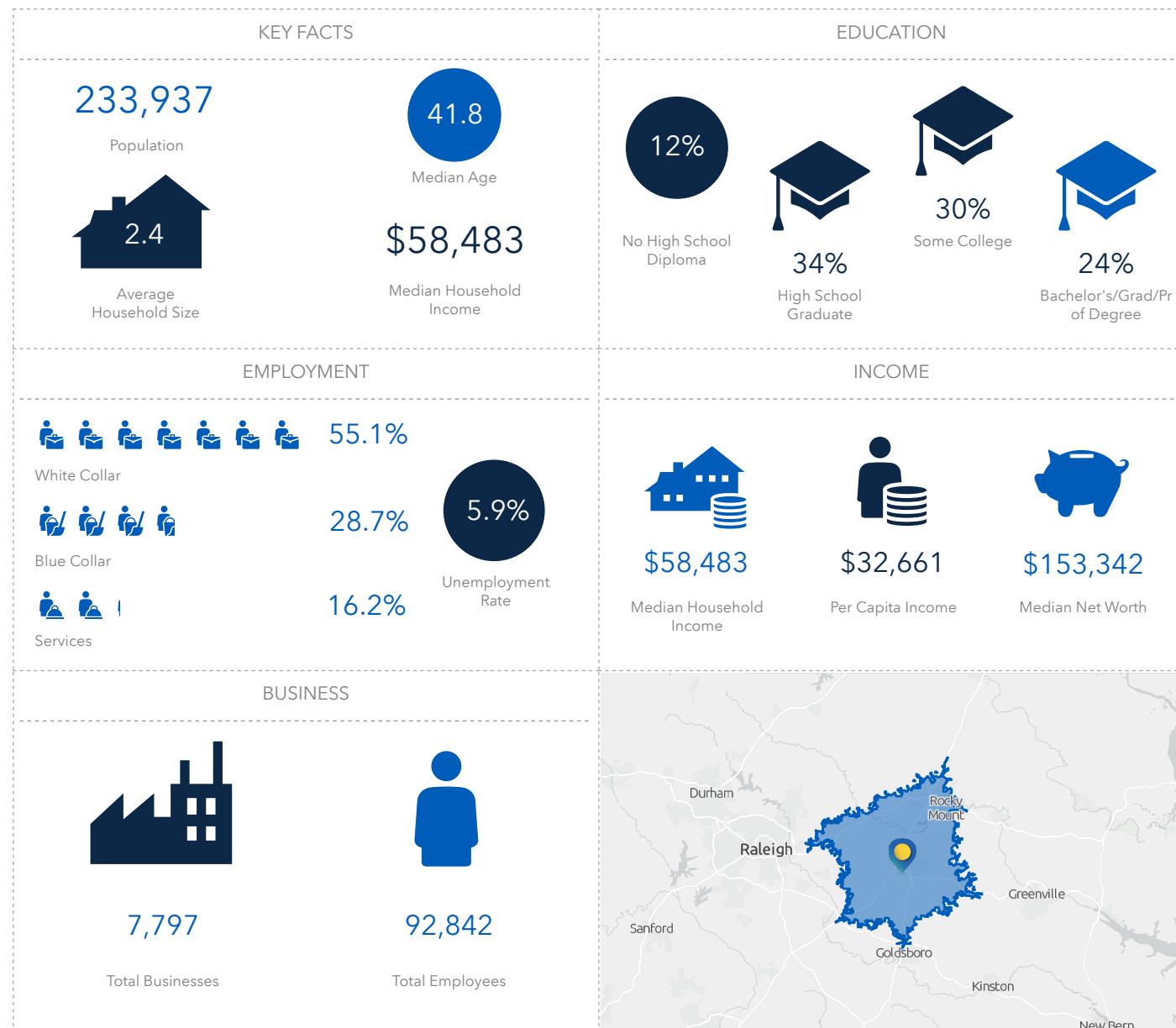
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DEMOGRAPHICS - 27 MINUTES



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