

# 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
ADDITIONAL	<ul style="list-style-type: none"><li>• 1,000 gallon oil/water separator system</li><li>• Loading area is fenced</li><li>• FedEx has vacated the building and has a lease obligation through January 31, 2027. Landlord can terminate the lease prior to expiration.</li></ul>

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**

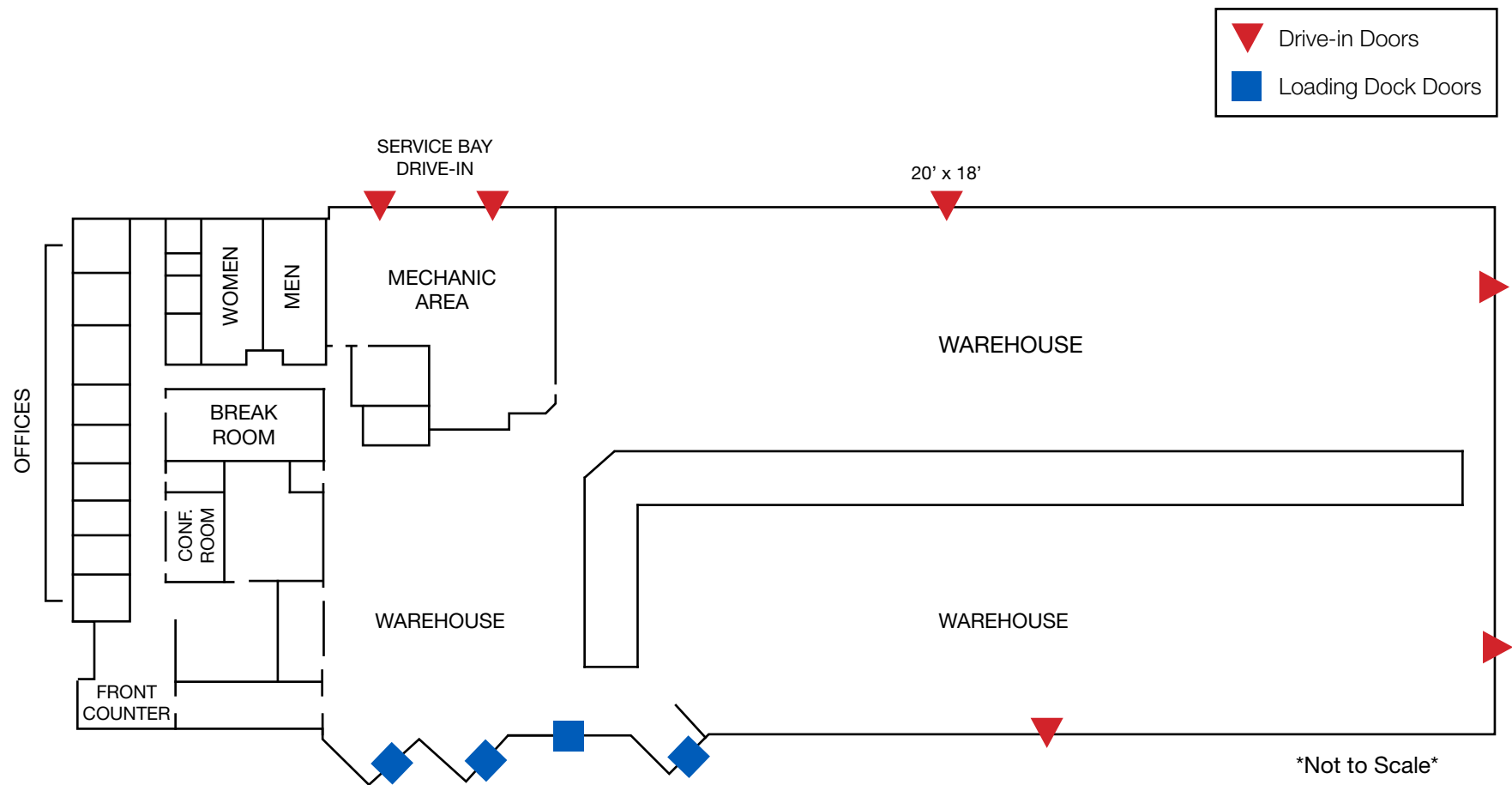


**22'-24'  
CLEAR HEIGHT  
IN WAREHOUSE**



**INDUSTRIAL  
ZONING**

# FLOOR PLAN



CONTACT  
JIMMY BARNES | 919.210.5471 | [jbarnes@triprop.com](mailto:jbarnes@triprop.com)



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# SITE PLAN



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**NAI**TRI PROPERTIES



# AERIAL



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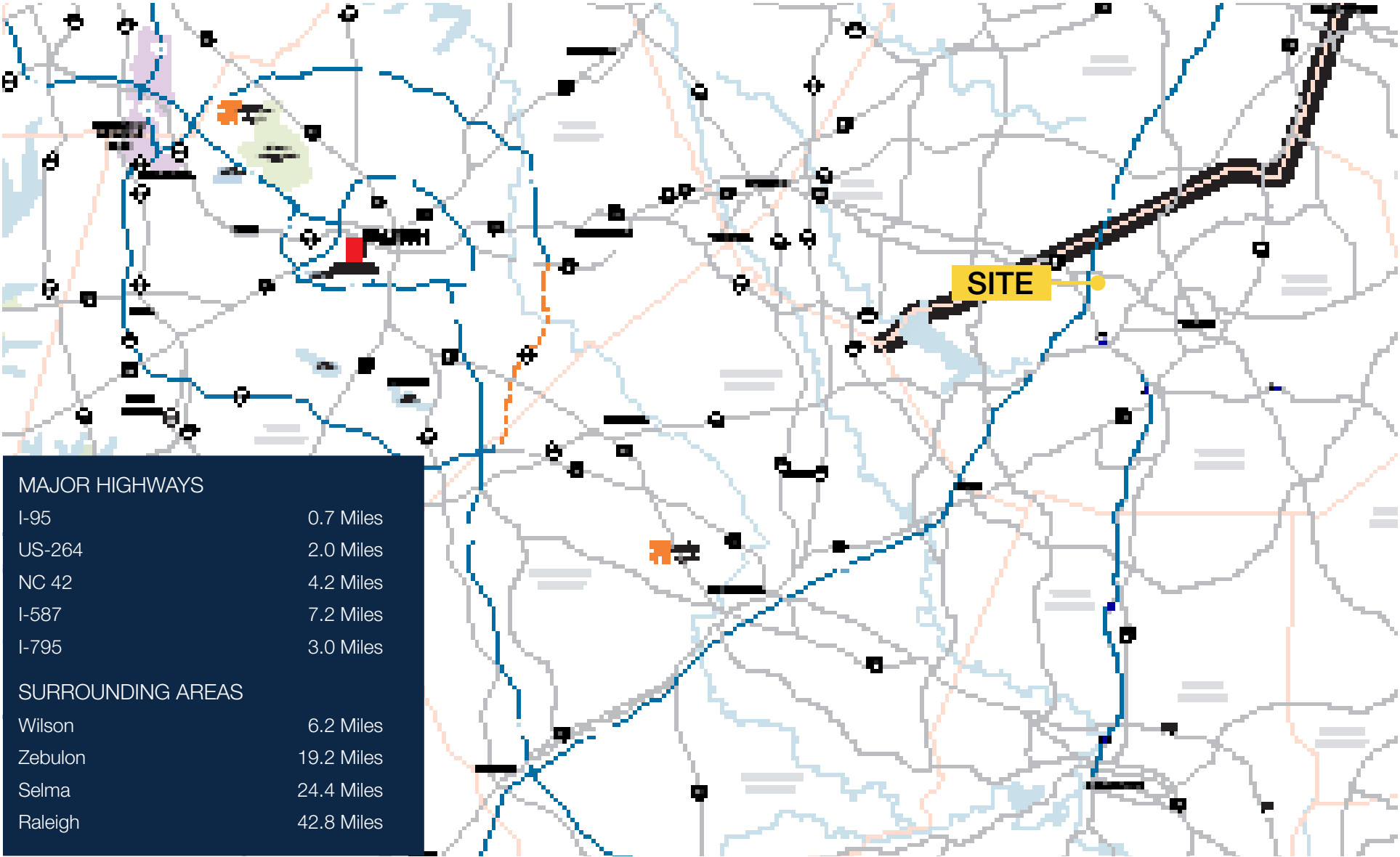
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# TRIANGLE REGION



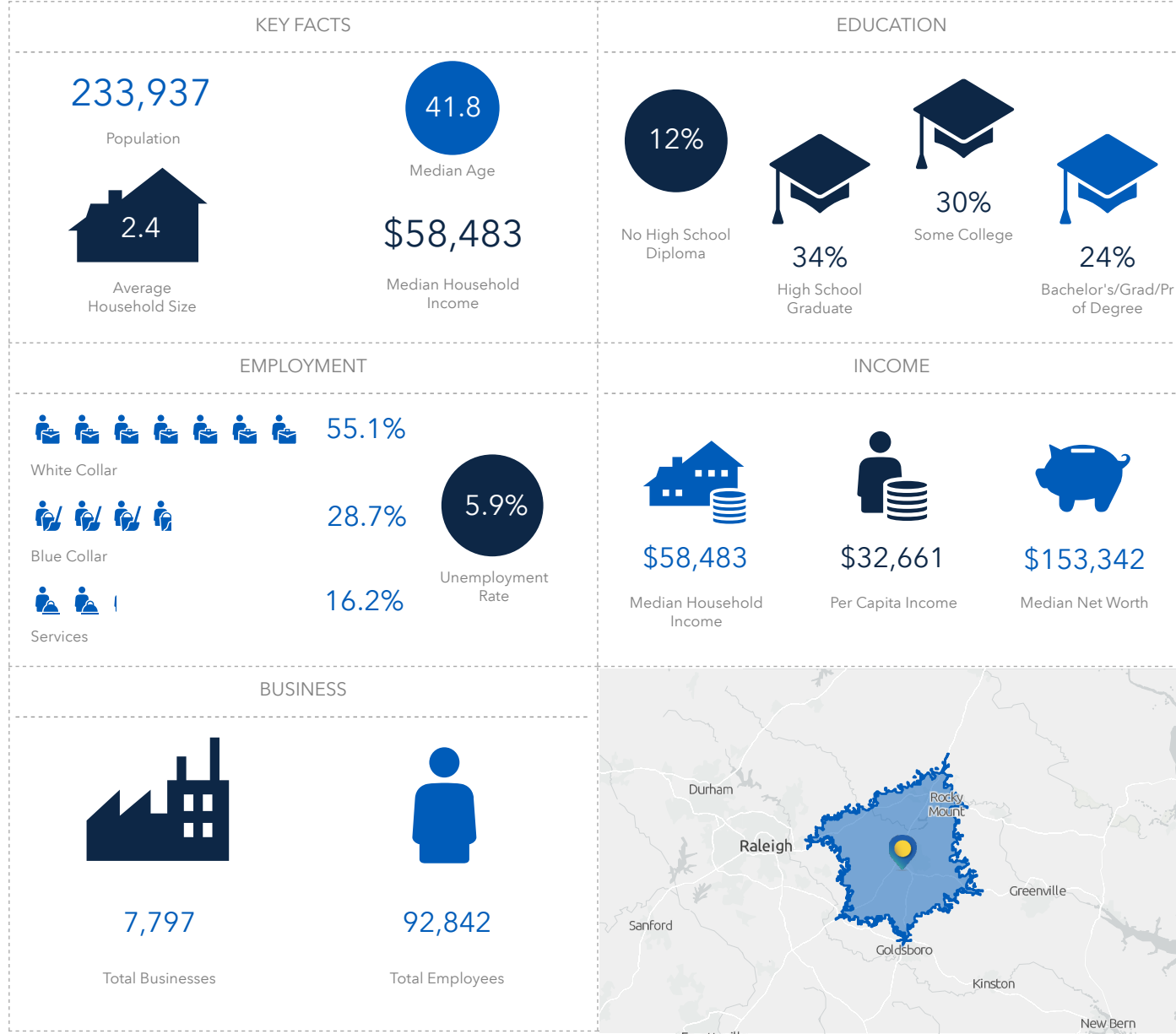
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# DEMOGRAPHICS - 27 MINUTES



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