

CLASS A INDUSTRIAL

2111 INDUSTRIAL PARK DR, WILSON, NC 27893



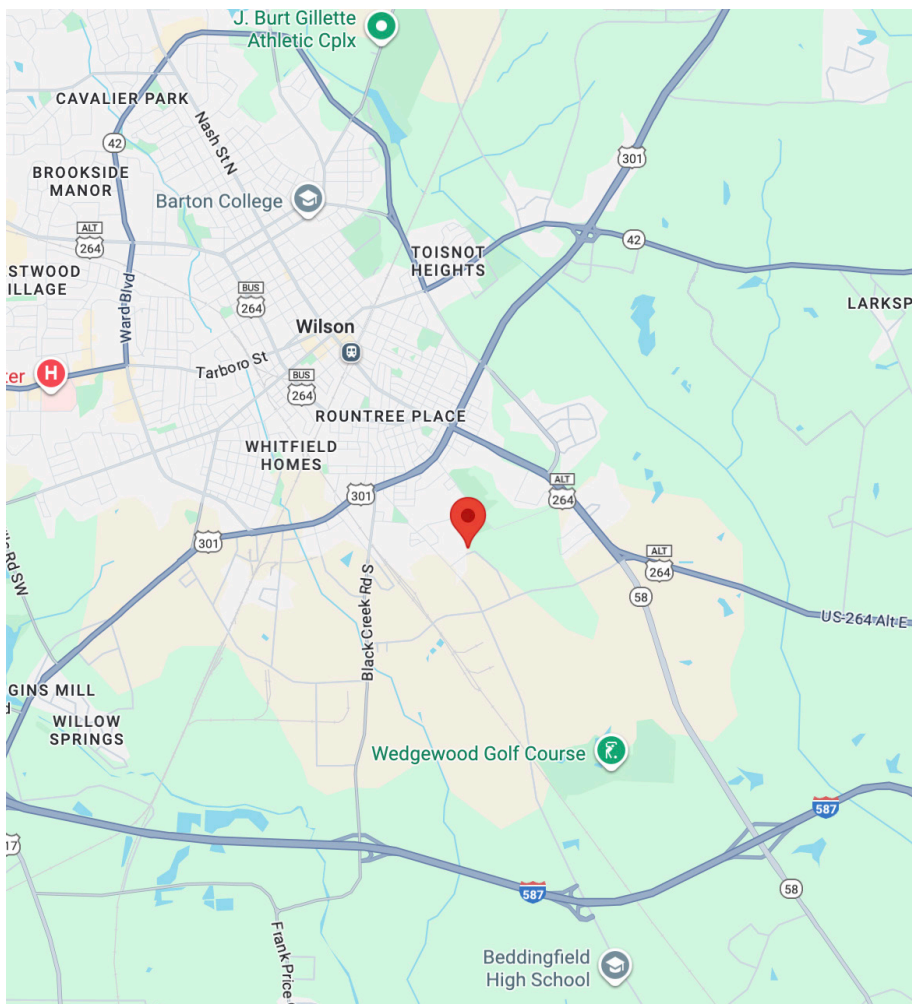
CAROLINA COMMERCIAL INVESTMENT PROPERTIES
3808 PARK AVE, SUITE 220, WILMINGTON, NC 28403
910-297-9572

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EXECUTIVE SUMMARY



COMING TO MARKET APRIL 1, 2026. This newly erected energy efficient warehouse is in the final stages of completion.

This Class A industrial building for lease in Wilson, North Carolina, offers a total of 21,700 square feet with 1,500 sf office build out and is zoned for heavy industrial use.

Currently under construction, the property is scheduled for delivery in March 2026, with preleasing opportunities now available.

The building features a 100% clear span layout, providing flexible space suitable for a wide range of industrial operations. It includes modern Class A finishes and offers a total ceiling height of 24 feet, with 21 feet of clear height. Loading accommodations consist of four dock-high doors and one grade-level door, supporting efficient logistics and operations.

The property also includes an outdoor laydown area, ideal for equipment or material storage. Located within a well-established industrial park, the site provides convenient access to I-95 and US-301. This facility is well suited for manufacturing, distribution, or service operations.

PROPERTY INFORMATION

GENERAL PROPERTY INFORMATION

Suite:	1	Yard:	Yes: Unfenced
Secondary Uses:	Flex/R&D, Life Science	Heavy Electric:	Yes
Sublease:	No	Clear Height:	21 ft
Total Available Space:	21,700 SF	Ceiling Height:	24 ft
Min Div/Max Contig:	Not present/21,700SF	Dock High Doors:	4; Dock Levelers
Asking Rate:	\$8.75 Annual/SF	Grade Level Doors:	1
Monthly Rate:	\$15,823	Cross Dock Doors:	Not present
Industrial/Office Rent:	\$8.75 Annual/ SF	Rail Doors:	Not present
Lease Type:	NNN	Sprinklers:	Yes
Expenses:	\$1.25 (NNN)	Office Space:	1,500 SF
Possession:	90 Days	Shell Space:	20,200 SF
Signage:	On Building	Entire Floor:	Yes
Divisible:	Not present	Air Conditioned:	Yes
Vacant:	Yes	Heated:	Yes
Available Date:	4/01/2026	Restrooms:	2
Listing ID:	43658686	Warehouse HVAC:	No

PROPERTY INFORMATION

LOCATION DETAILS

Address:	2111 Industrial Park Dr SE	County:	Wilson
Zoning:	HI Heavy Industrial	Parcels:	3721-83-4042.000
Submarket:	NC- Wilson County	Name:	2111 Industrial Park Dr SE

BUILDING DETAILS

Sub Type:	Warehouse/Office	# of Floors:	1
Building Status:	Under Construction	Year Built/Renovated:	2021, 2025
Building Size:	21,700 SF	Primary Const. Type:	Steel
Land Size:	3.23 Acres / 140,699 SF	Occupancy Type:	Single Tenant
# of Buildings:	1		

IMPORTANT LINKS

[City of Wilson Development Services](#)

[Public Transportation](#)

[City of Wilson Land Development](#)

[Chamber of Commerce](#)

[City of Wilson Permits](#)

PROPERTY PHOTOS



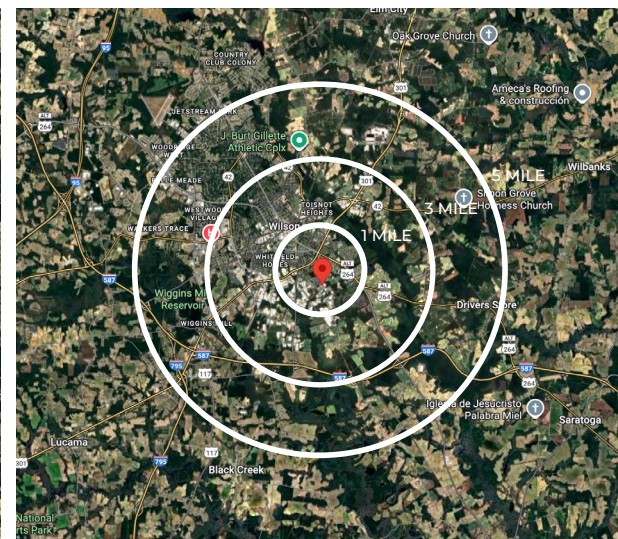
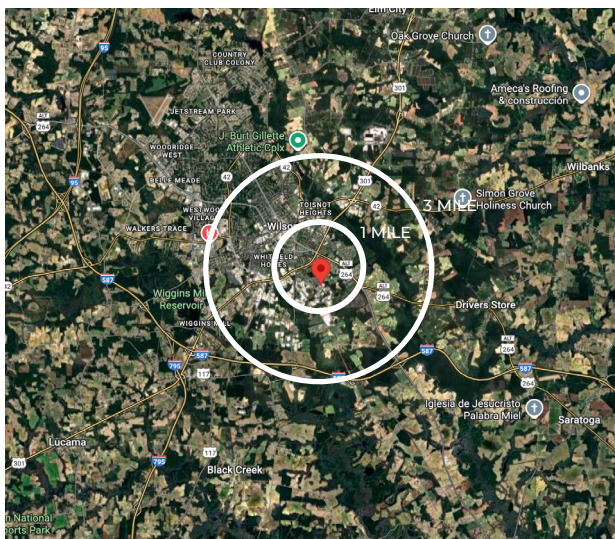
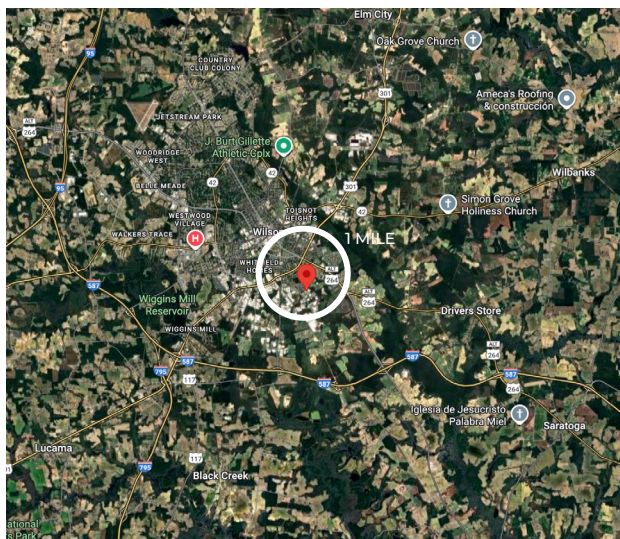
PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS

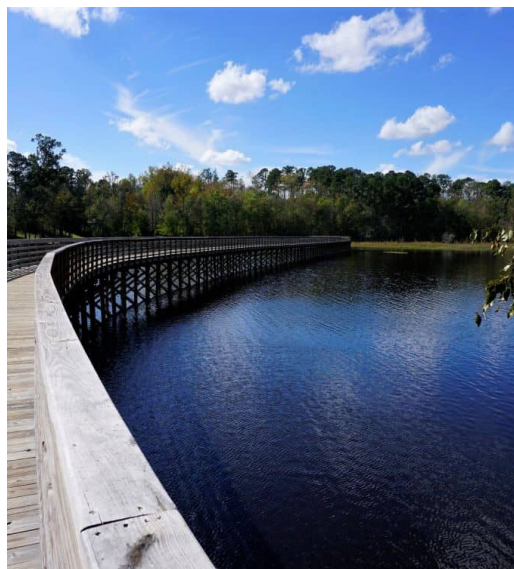
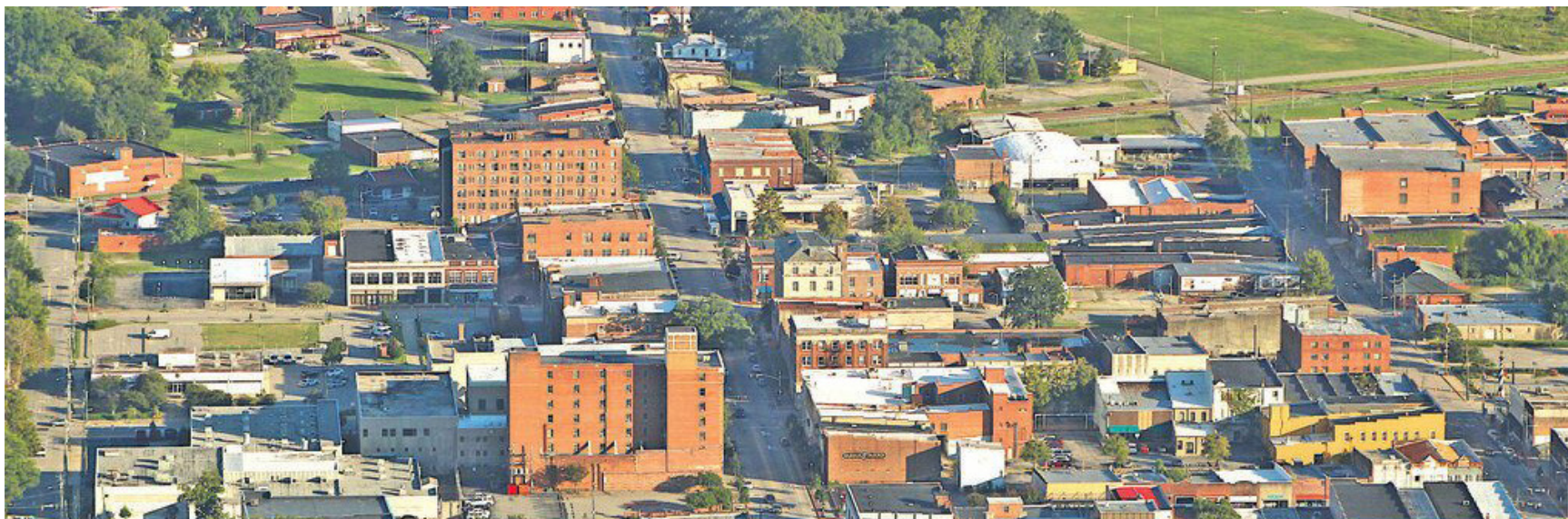


	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	3,068	17,983	35,461
ESTIMATED HOUSEHOLDS	2,849	10,861	18,911
AVERAGE HH INCOME	\$28K	\$31K	\$43K
EMPLOYMENT	1,029	5,996	13,333

SUBMARKET OVERVIEW



LOCAL INFORMATION



LOCAL INFORMATION

Wilson, North Carolina, is a growing community in eastern North Carolina with a strong industrial base and diverse economy. The city offers well-developed infrastructure to support manufacturing, logistics, and service industries, along with a skilled workforce and a business-friendly environment. Major employers in advanced manufacturing, food processing, and distribution contribute to the area's continued growth and stability.

Location: Conveniently located along Interstate 95 and U.S. Highway 301, Wilson provides efficient north–south access along the East Coast. It is approximately 45 miles east of Raleigh, 60 miles from the Research Triangle Park, and about 100 miles from the Port of Wilmington, allowing easy reach to both inland and coastal markets. This strategic location makes Wilson ideal for regional distribution and industrial operations.

Attractions: Wilson is also known for attractions such as the Vollis Simpson Whirligig Park and a revitalized downtown with dining, arts, and cultural events. The city combines small-community convenience with proximity to major metropolitan areas, offering a balanced and accessible setting for businesses and their employees.



CONTACT INFORMATION



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Carolina Commercial Investment Properties is a Certified Commercial Investment Member (CCIM) in the commercial and investment real estate industry.

