

OFFERING MEMORANDUM
INDUSTRIAL SUBLEASE

1037 Taylors Creek Drive | Greenville, NC



MULLARKEY
REAL ESTATE GROUP

Presented By
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EXECUTIVE SUMMARY

Mullarkey Real Estate Group is pleased to present the **sublease offering for 1037-1057 Taylors Creek Drive**, a flexible industrial property located within Greenville’s established Taylors Creek industrial corridor.

The facility totals approximately **±15,000 square feet** of clear-span warehouse space featuring **three overhead doors—one 10’x10’ and two 12’H x 23’W**—along with **±650 SF of built-in office area** and an **optional on-site office trailer** that can remain for an additional monthly rate.

Set on **±3.79 acres**, the property offers exceptional functionality with a **±1.36-acre, security-fenced, crushed-gravel laydown yard**, ideal for contractors, service companies, or light manufacturing users requiring outdoor storage or equipment staging.

The property is offered at **\$7.50/SF Net**, with the sublease extending through **May 31, 2027**, and potential for direct extension thereafter, subject to landlord approval.

Strategically positioned near **US-13 and the Greenville Bypass**, this property offers excellent accessibility, operational flexibility, and a ready-to-occupy environment in one of Greenville’s most active industrial corridors.



Lease Rate	Office Trailer	Building Size	Yard Area	Overhead Door	Zoning	Sublease Term
\$7.50 / SF Net	+\$3,200 / month (optional)	±15,000 SF	±1.36 AC (fenced laydown yard)	(1) 10’x10’ and (2) 12’Hx23’W	GC (General Commercial)	Through May 31, 2027

PROPERTY FEATURES

Property Address	1037–1057 Taylors Creek Drive, Greenville NC
Building Size	±15,000 SF
Office Area	±650 SF built-in office + optional office trailer (\$3,200/m.)
Site Area	±3.79 acres
Clear Height	±26 feet
Loading Access	Qty. 3 - (2) @ 12' x 23' (1) @ 10'x10'
Utilities	Public water and Electrical. Private Septic System
Yard / Storage	±1.36-acre security-fenced, crushed-gravel laydown yard
Parking	Large adjacent parking and laydown area
Construction Type	Metal building on concrete slab foundation – Free span
Zoning	GC (General Commercial)
Lease Rate	\$7.50 / SF (Net)
Sublease Term	Through May 31, 2027

1037–1057 Taylors Creek Drive is a **±15,000 SF industrial facility** situated on **±3.79 acres** in Greenville, North Carolina. The building features **three large drive-in doors, ±26-foot clear height, Free Spanning** and **±650 SF of built-in office space**, with an **optional office trailer** available for additional workspace.

The site includes a **±1.36-acre, security-fenced, crushed-gravel laydown yard**, providing abundant outdoor storage and maneuvering area for trucks or equipment.

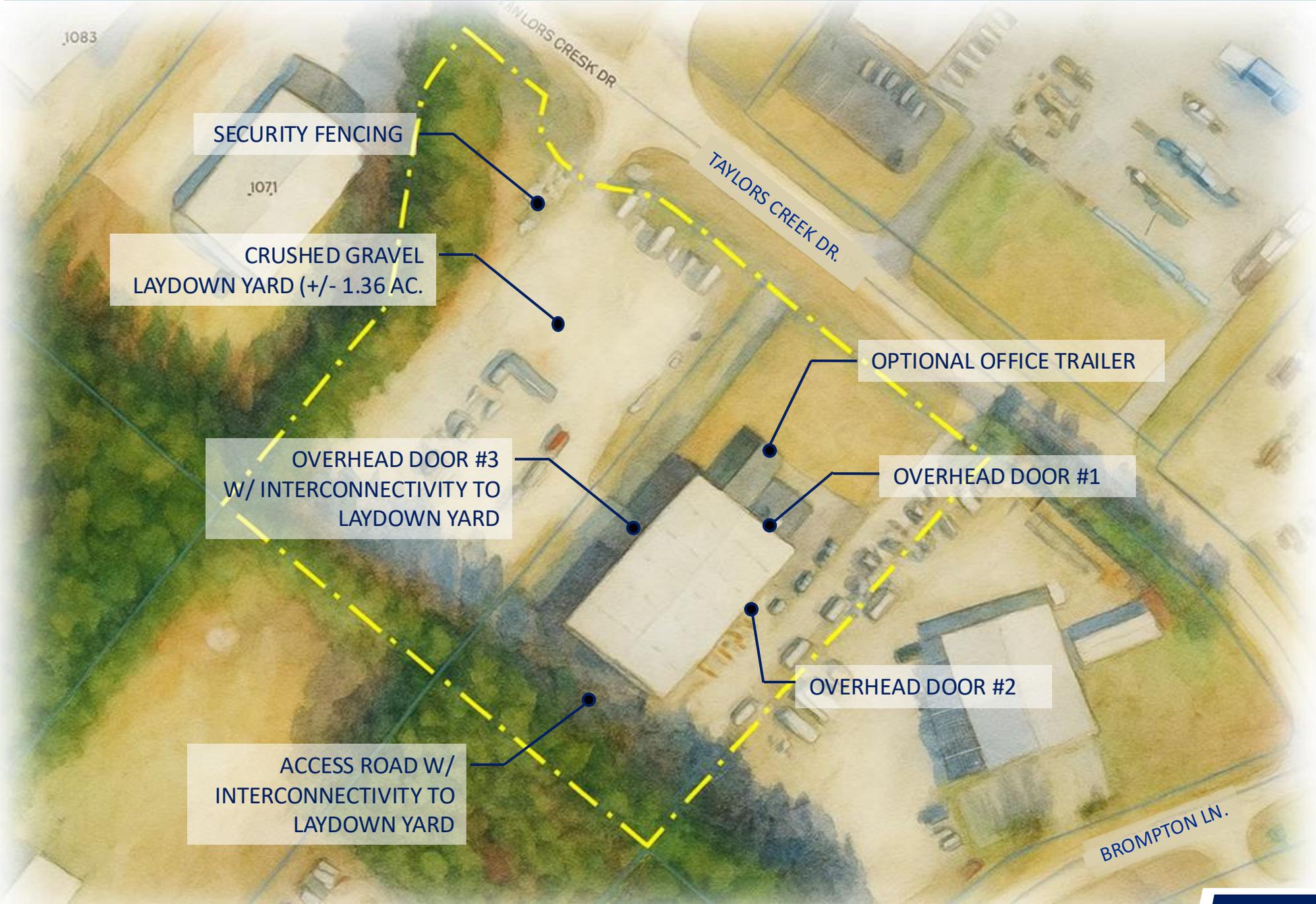
Constructed with a **metal frame on a concrete slab**, the building offers flexible usability for warehousing, fabrication, or service-based operations. With **General Commercial (GC) zoning**, and **public water and power, and a private septic system**, the property is fully equipped for a variety of users.

Located just off **US-13** near the **Greenville Bypass**, the site offers excellent regional access and convenience for local contractors and distributors.











Pitt County Government
Greenville, North Carolina
www.pittcountync.gov



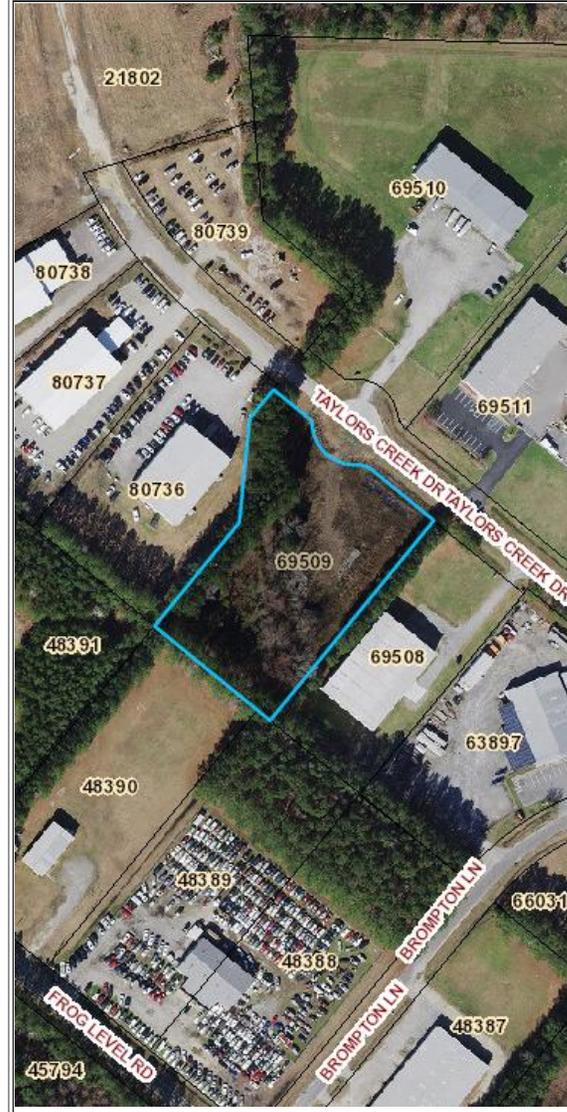


Parcel: 69508
More Info: 69508
Physical Address: 1037 ΤΑΥΛΟΡΣ ΧΡΕΕΚ ΔΡ
Owner Name: ΝΨΘΥΙΣΤ ΓΡΟΙΕΡΤΙΕΣ ΛΑΧ
OwnerAddress1: ΙD ΒΟΞ 642
OwnerAddress2:
OwnerAddress3:
City / State / Zip: Γ ΡΕΕΝΣ ΙΑΛΕ ΝΧ 27835
NC PIN: 4666282026
Subdivision / Section / Phase:
Prior Legal Description: ΑΟΤ 36 ΟΞΦΟΡΑ ΓΑΡΚ ΣΕΧ. 3
Block / Lot:
Tract:
Building Number / Unit:
Acres: 1.57
Current Owner Deed/Document: 1848 539
Map Book: 60-148
Deed / Document Date: 10/2006
Deed / Document Sales Price: 30
Building Type / Use: 06-Ω ΗΣΕ-ΧΟΝΕΤ(49-ΤΡΕΦΩ ΗΣΕ)
Number of Buildings: 1
Year Built: 2005
Total Living Area: 15000
Building Value: 3370,621
Extra Features Value: 30
Land Value: 339,250
Total Current Market Value: 3409,871
Total 2019 Market Value: 3329,460
Municipality:
Township: ΑΡΤΗΥΡ
Fire Service District: ΡΕΑ ΟΑΚ ΦΡΕ ΣΕΡΣ ΙΧΕ ΔΙΣΤΡΙΧΤ
Census Tract: 1600
Neighborhood: 004170
Elementary School: Λοκεφορσε ΕΣ
Middle School: Φαρμ πλ/ε ΜΣ
High School: Φαρμ πλ/ε ΧεντράλΗΣ



Pitt County Government
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Parcel: 69509
More Info: 69509
Physical Address: 1057 ΤΑΥΛΟΡΣ ΧΡΕΕΚ ΔΡ
Owner Name: ΝΨΘΥΙΣΤ ΓΡΟΙΕΡΤΙΕΣ ΛΑΧ
OwnerAddress1: ΙD ΒΟΞ 642
OwnerAddress2:
OwnerAddress3:
City / State / Zip: Γ ΡΕΕΝΣ ΙΑΛΕ ΝΧ 27835
NC PIN: 4666280177
Subdivision / Section / Phase: 3
Prior Legal Description: ΟΞΦΟΡΑ ΓΑΡΚ
Block / Lot: 37
Tract:
Building Number / Unit:
Acres: 2.22
Current Owner Deed/Document: 003251 00338
Map Book: ΜΒ60-148
Deed / Document Date: 08/2014
Deed / Document Sales Price: 366,000
Building Type / Use:
Number of Buildings: 0
Year Built:
Total Living Area: 0
Building Value: 30
Extra Features Value: 30
Land Value: 355,500
Total Current Market Value: 355,500
Total 2019 Market Value: 355,500
Municipality:
Township: ΑΡΤΗΥΡ
Fire Service District: ΡΕΑ ΟΑΚ ΦΡΕ ΣΕΡΣ ΙΧΕ ΔΙΣΤΡΙΧΤ
Census Tract: 1600
Neighborhood: 004170
Elementary School: Λοκεφορσε ΕΣ
Middle School: Φαρμ πλ/ε ΜΣ
High School: Φαρμ πλ/ε ΧεντράλΗΣ

GREENVILLE

PITT COUNTY NORTH CAROLINA

Greenville, North Carolina serves as the economic, educational, and cultural hub of Eastern North Carolina. Located approximately **85 miles east of Raleigh** and midway between the **Research Triangle** and the **Atlantic coast**, Greenville provides a central position for regional logistics and manufacturing operations.

The city is the seat of **Pitt County** and anchors a **metropolitan population of roughly 190,000 residents**, supported by a diverse economic base that includes **education, healthcare, pharmaceuticals, and advanced manufacturing**.

Greenville’s pro-business environment, access to skilled labor, and improving transportation infrastructure have positioned it as a **rising industrial node** within the Carolinas.

TOP 10

BEST SMALL PLACES FOR
BUSINESS & CAREER
-FORBES

TOP 25

MID-CITY BUSINESS
GROWTH & DEVELOPMENT
-FORBES

ECONOMIC DRIVERS



Education & Research

Home to **East Carolina University (ECU)** — the fourth-largest university in North Carolina with over 29,000 students — and the **Brody School of Medicine**, driving education, research, and healthcare innovation.

ECU Health Medical Center anchors a regional healthcare system employing more than **8,000 people**, making it one of Eastern North Carolina’s largest employers.



Healthcare

Major regional employers include **Thermo Fisher Scientific, Grady-White Boats, Hyster-Yale Group, DSM Dyneema,** and **Mayne Pharma**, reflecting a well-diversified industrial base.



Manufacturing & Industry

Proximity to **U.S. 264 / I-587** provides direct connections to **I-95, Raleigh-Durham,** and **the Port of Morehead City**, enabling efficient regional distribution.



Logistics & Connectivity

Supported by **Pitt Community College** and the **NC Pharmaceutical Services Network**, offering workforce training aligned with regional industry needs.



Workforce Development

1037 Taylors Creek | Greenville, NC

Location Overview | 8

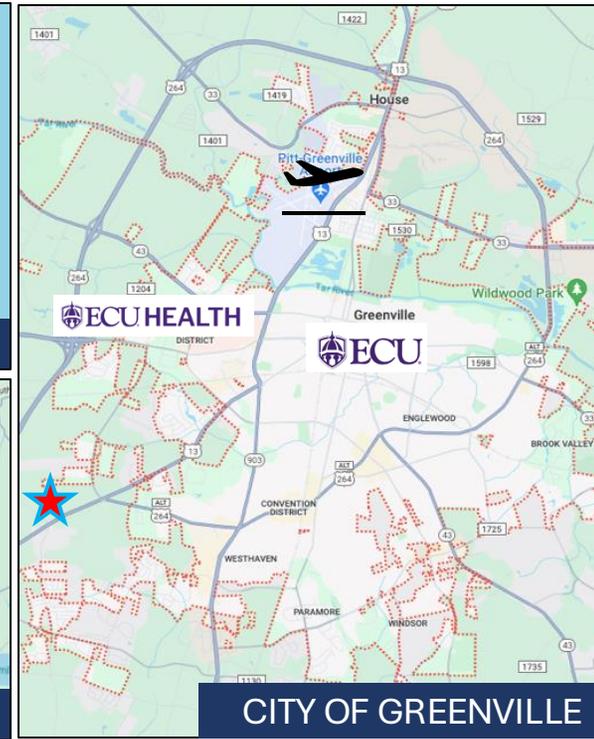
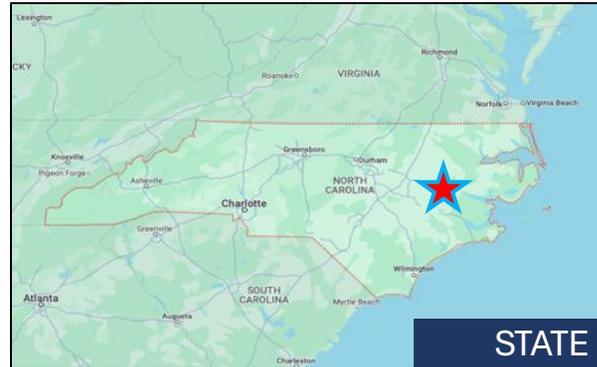
Strategically located along Frog Level Road with direct access to U.S. 264 / I-587, 1037 Taylors Creek Drive provides exceptional regional connectivity for logistics, distribution, and service-based users. The property is positioned within one of Greenville's established **industrial corridors**, home to numerous national and regional companies including **Ferguson Enterprises, Royal Farms, MasTec, and Taylors Forklifts**.

The site benefits from **immediate access to Dickinson Avenue Extension** and is less than **10 minutes to Greenville Boulevard, 12 minutes to Downtown Greenville and East Carolina University**, and **45 minutes to I-95**. This location allows efficient distribution throughout Eastern North Carolina while maintaining proximity to Greenville's growing labor base, higher-education institutions, and expanding medical and manufacturing employers such as **ECU Health, Thermo Fisher Scientific, and DSM Dyneema**.

Regional Access:

- Raleigh – 90 min
- I-95 – 45 min
- Morehead City – 1.5 hr
- Pitt-Greenville Airport (PGV) – 15 min.

The surrounding business park is characterized by a mix of **industrial, service, and flex users** with supporting amenities such as **distribution yards, storage facilities, and retail service centers**, reinforcing the property's suitability for long-term industrial occupancy.



Contact Us



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