



**EXCLUSIVE LISTING BROKER  
WALLACE GREEN**

**1433 S FRANKLIN ST**  
**ROCKY MOUNT, NC 27560**

# **INDUSTRIAL WAREHOUSE INVESTMENT OPPORTUNITY**

1001 WADE AVENUE SUITE 300  
RALEIGH, NC 27605  
TRADEMARKPROPERTIES.COM  
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EXCLUSIVE LISTING BROKER

**WALLACE GREEN**  
**VICE PRESIDENT**

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# INVESTMENT SUMMARY

SUITE A	
LEASE TERM	3 YEARS (EXPIRES 8/31/2025)
SQUARE FOOTAGE	8,948
RENTAL RATE	AVAILABLE UPON REQUEST
TENANT	SUNSHINE SOLVES LLD

SUITE B	
LEASE TERM	AVAILABLE
SQUARE FOOTAGE	12,300
ASKING RENTAL RATE	\$4.50 NNN

EXPENSES	
TAXES	\$1,666 (2022)
INSURANCE	\$1,253

**\$625,000**

OFFERING PRICE

**15.1%**

PROFORMA

\*ASSUMES \$94,000 NOI

**\$33.84**

PRICE PER SF

**22,100**

SQUARE FOOT

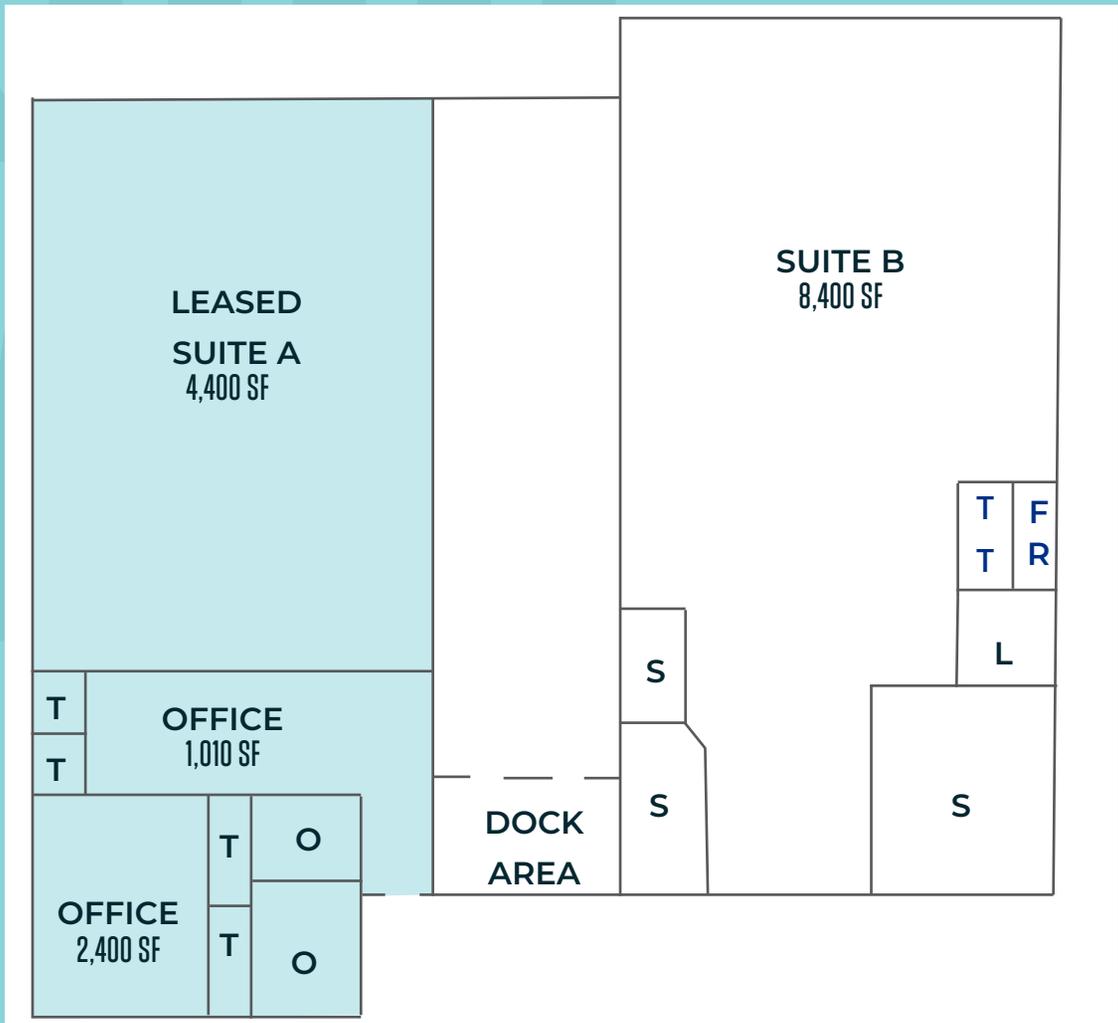
# PROPERTY SUMMARY

1433 S Franklin Street provides a rare opportunity to break into the expanding Rocky Mount Market. With the addition of the CSX Railroad in 2021 and the close proximity to Raleigh and Greenville, Rocky Mount is quickly becoming a pivotal location in the southeast.



<b>SPACE TYPE</b>	<b>INDUSTRIAL WAREHOUSE</b>
<b>STORIES</b>	<b>ONE</b>
<b>TOTAL SF</b>	<b>22,110 SF</b>
<b>CLASS</b>	<b>C</b>
<b>OCCUPANCY</b>	<b>40.4%</b>
<b>YEAR BUILT</b>	<b>1952</b>
<b>YEAR RENOVATED</b>	<b>1990</b>
<b>LOT SIZE</b>	<b>0.54 ACRES</b>
<b>STORAGE LOT</b>	<b>0.19 ACRES FENCED-IN</b>
<b>RENTAL RATE</b>	<b>\$4.50 NNN</b>
<b>ZONING</b>	<b>B-5</b>
<b>SUBMARKET</b>	<b>ROCKY MOUNT/WILSON</b>
<b>LOADING DOCK</b>	<b>THREE (ONE 4' AND TWO DELIVERY TRUCK HEIGHT)</b>
<b>OTHER CHARACTERISTICS</b>	<b>SOLID BRICK AND BLOCK BUILDING WITH CONCRETE FLOORING, BARREL ROOF IN SUITE B</b>

# FLOOR PLAN



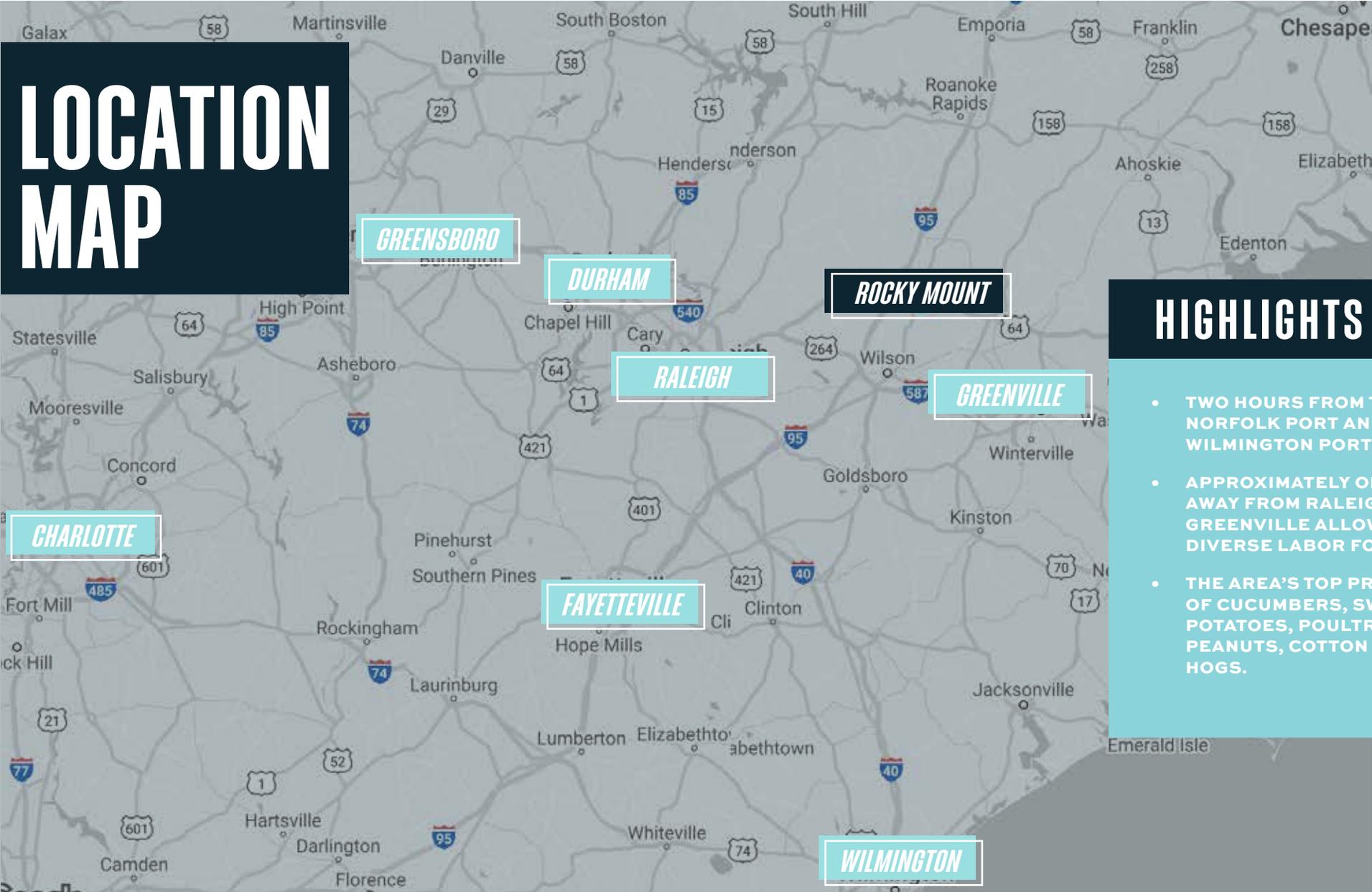








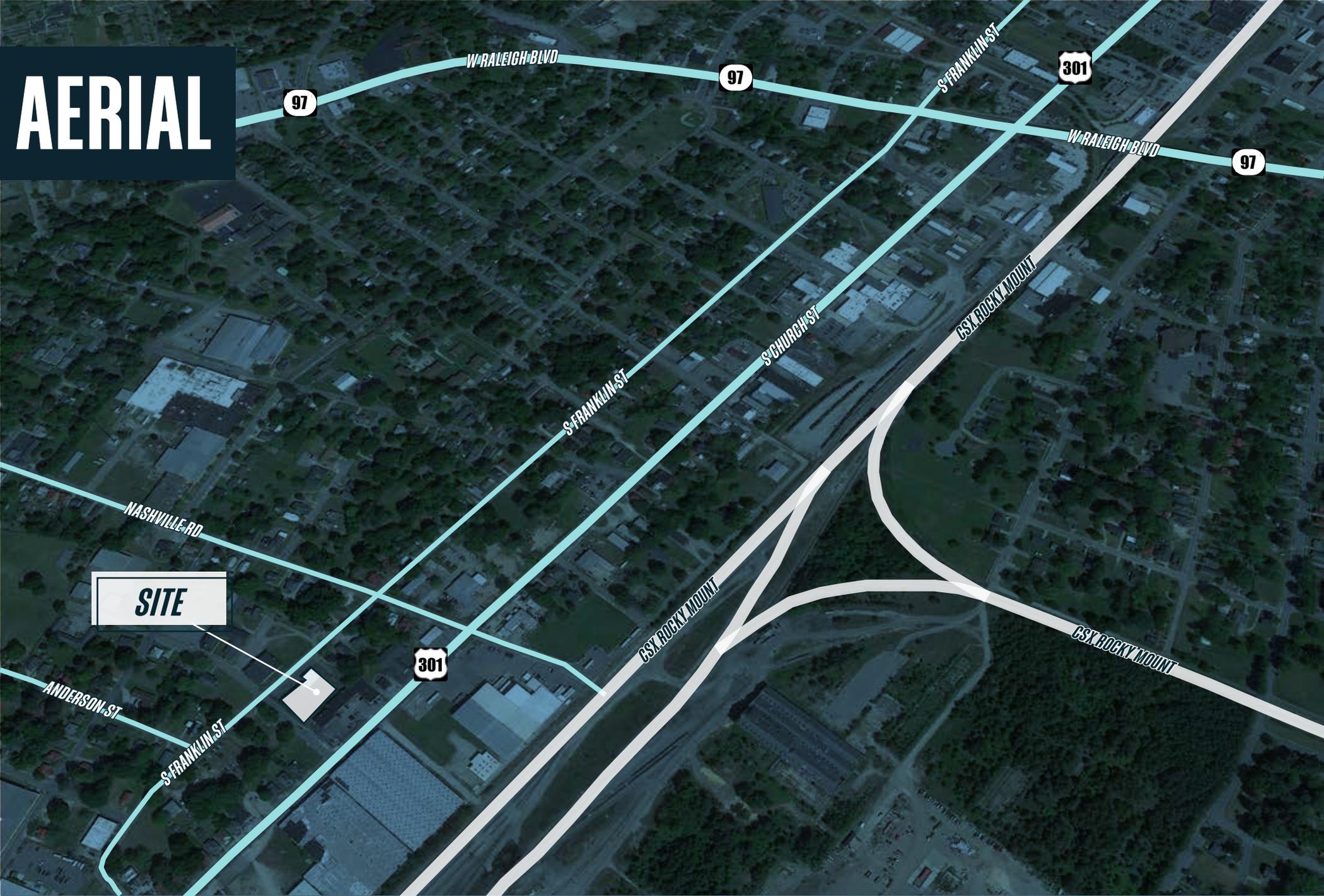
# LOCATION MAP



## HIGHLIGHTS

- TWO HOURS FROM THE VA NORFOLK PORT AND THE NC WILMINGTON PORT
- APPROXIMATELY ONE HOUR AWAY FROM RALEIGH AND GREENVILLE ALLOWS FOR A DIVERSE LABOR FORCE
- THE AREA'S TOP PRODUCER OF CUCUMBERS, SWEET POTATOES, POULTRY, PEANUTS, COTTON AND HOGS.

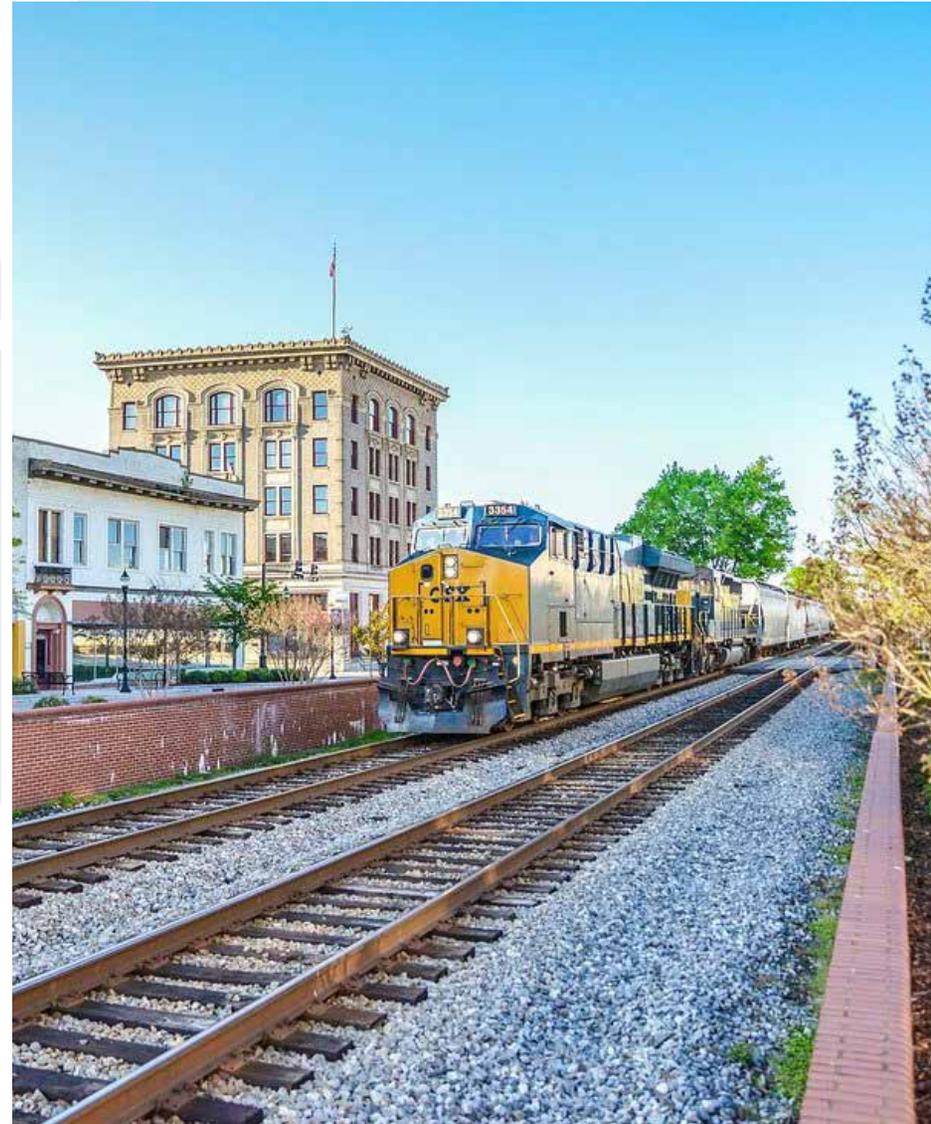
# AERIAL



# MARKET OVERVIEW

## ROCKY MOUNT / THE CENTER OF IT ALL

- Located in both Nash and Edgecombe counties, it is home to nearly 60,000 residents.
- Rocky Mount is a historic town with a thriving business community and family-centered way of life.
- In 2021 the new CSX Carolina Connector intermodal transportation facility opened within Rocky Mount's Edgecombe County footprint.
- The 330-acre terminal is where shipping containers are transferred between trucks and trains spurring economic development and helping meet the region's growing transportation needs.
- The Connector site is halfway between Boston and Miami, located just minutes from I-95, close to I-40 and I-85.
- The opening of the Carolina Connector makes North Carolina rail, and the Rocky Mount area, a major part of the transportation mix for companies that use these major East Coast highways and seaports.



# MARKET OVERVIEW

## ROCKY MOUNT / THE CENTER OF IT ALL

- Rocky Mount is home to North Carolina Wesleyan College where over 9,000 students have earned bachelor's degrees since its founding in 1956. In addition to a great education, the College offers the Dunn Center for the Performing Arts a premier venue for concerts, shows and conferences.
- Other performance venues include the Imperial Centre for the Arts and Sciences and the most recent addition of the Rocky Mount Center downtown with 5,000 seats for entertainment and sporting events.
- The Rocky Mount Mills Historic District features buildings dating between 1835 and 1948 and notable examples of Greek Revival and American Craftsman style residential architecture. The district was named to the National Register of Historic Places in 1999.



# STATE OF THE INDUSTRIAL MARKET

- Recently, Rocky Mount has seen increased interest from out-of-town investors like Charlotte-based Flagship Healthcare Trust which spent \$8M on a medical center. In April 2022 a Dallas-based residential investment group purchased the 108-unit Colony Square apartment complex for \$13M with comprehensive interior and exterior renovation plans. Florida investor, PRE Venture recently purchased the Rocky Mount location of DC Automotive- the largest warehouse for Porsche parts in the U.S.
- Industrial rents in the Rocky Mount Market were rising at a 12.0% annual rate during the first quarter of 2023, and have posted an average annual gain of 9.3% over the past three years. Vacancies in the metro were somewhat below the 10-year average as of 2023Q1, but were essentially flat over the past four quarters.
- Employment in the metro was recently increasing at an annual rate of 0.5%, or a gain of about 250 jobs. While a modest result in percentage terms, it's a welcome performance given that non-farm payrolls were decreasing by 0.3% at one point during the past twelve months.



Source: CoStar Market Report, 2022

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