

1526 SOUTH BRIGHTLEAF

1526 SOUTH BRIGHTLEAF BOULEVARD
SMITHFIELD, NC 27577

INDUSTRIAL SPACE WITH 1.8 ACRES OF OUTSIDE STORAGE FOR LEASE
±93,753 SF AVAILABLE

1526 SOUTH BRIGHTLEAF

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	1526 South Brightleaf
ADDRESS	1526 South Brightleaf Boulevard
CITY	Smithfield
STATE/ZIP CODE	NC/27577
COUNTY	Johnston
DATE AVAILABLE	Immediate
LEASE RATE	Call for pricing
TICAM	Call for pricing
TAX PARCEL ID #	15060024D
ZONING	B3 ZONING INFO
BUILDING DIMENSIONS	410' x 215'
TOTAL SF	93,753 SF
WAREHOUSE SF	89,535 SF
OFFICE SF	5,540 SF
AVAILABLE SF	93,753 SF
EXTERIOR WALL MATERIAL	Metal
ROOFING MATERIAL	Metal
AUTO PARKS	48
TRAILER PARKS	35 trailer parks in 1.8 acres outside storage
NO. OF ACRES	5.8 acres
OUTSIDE STORAGE	1.8 acres
TRUCK WELL DEPTH	75' - 250'
CEILING HEIGHT	35' Clear
SPRINKLER	ESFR

COLUMN SPACING	25' x 50'
LOADING DOCK	Twelve (12) dock-high doors Eight (8) drive-in doors
ELECTRICAL CAPACITY	600 amp/240 volt, 3-phase; 200 amp, 3-phase; 120/480 volt and 200 amp/240 volt single phase power systems
NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas
WATER AND SEWER PROVIDER	Town of Smithfield
ELECTRICAL PROVIDER	Progress Energy
WATER LINE	Town of Smithfield
SEWER LINE	Town of Smithfield



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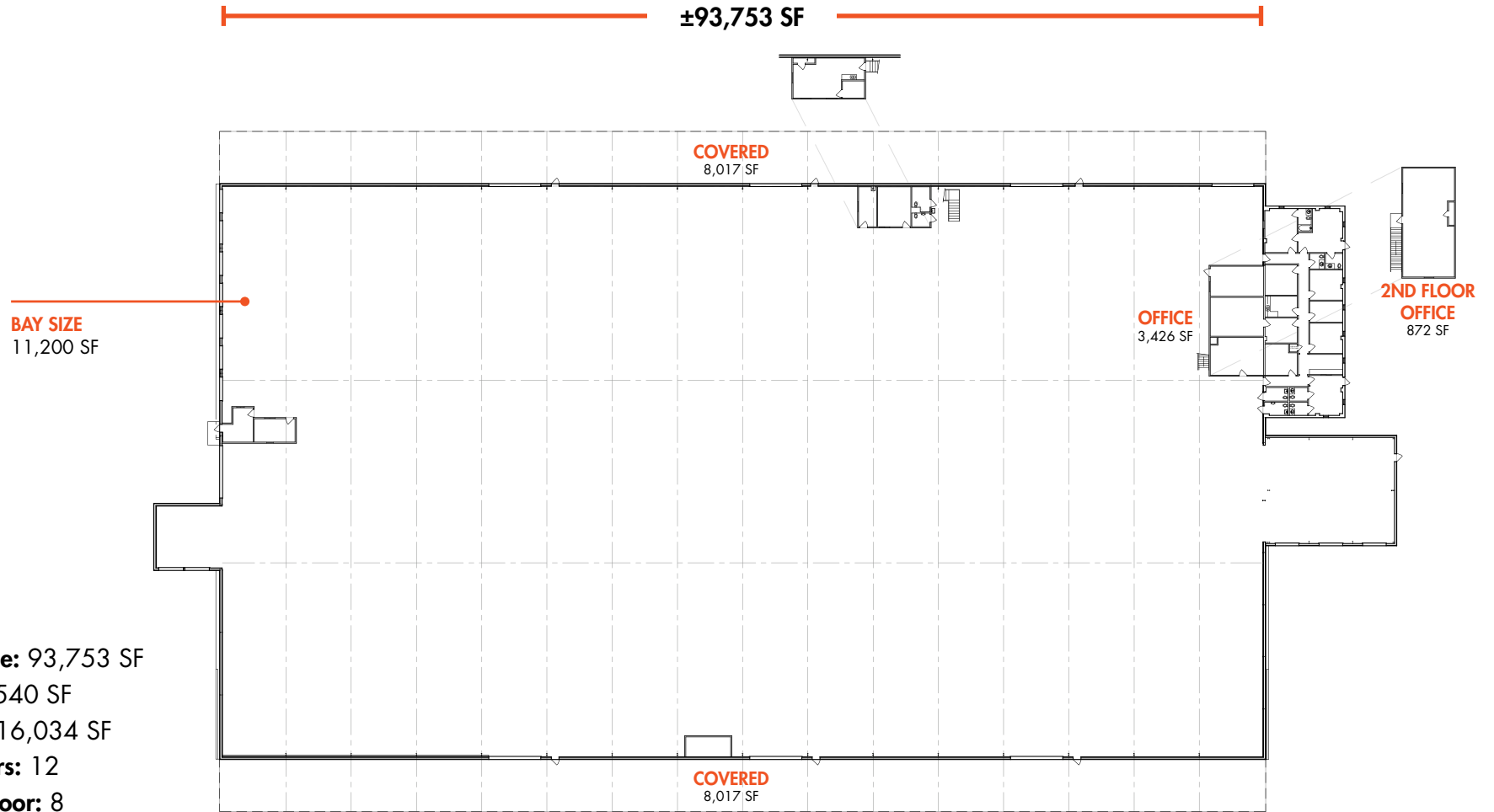
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INDUSTRIAL SPACE FOR LEASE

FLOOR PLAN
±93,753 SF



KEY:

Warehouse: 93,753 SF

Office: 5,540 SF

Covered: 16,034 SF

Dock Doors: 12

Drive-In Door: 8

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AERIAL



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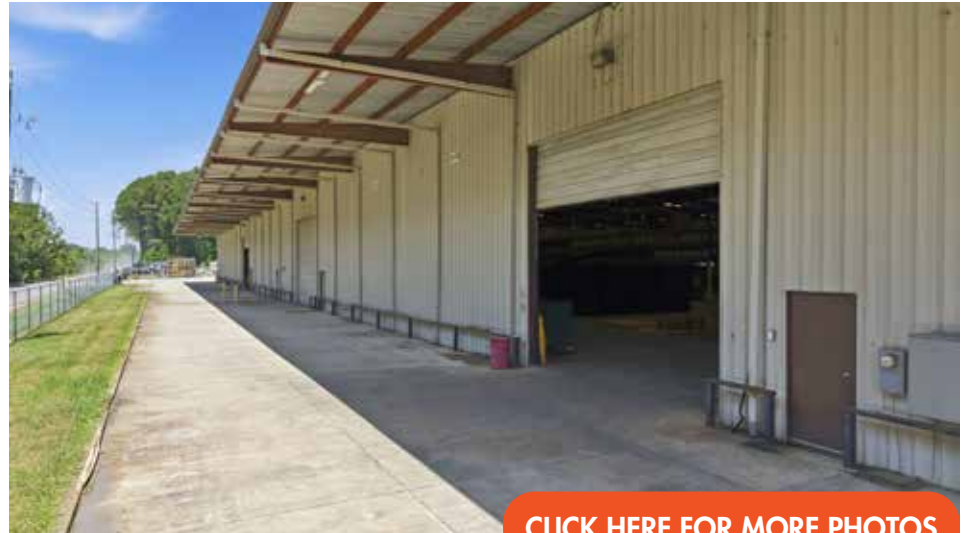
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PHOTOS



[CLICK HERE FOR MORE PHOTOS](#)

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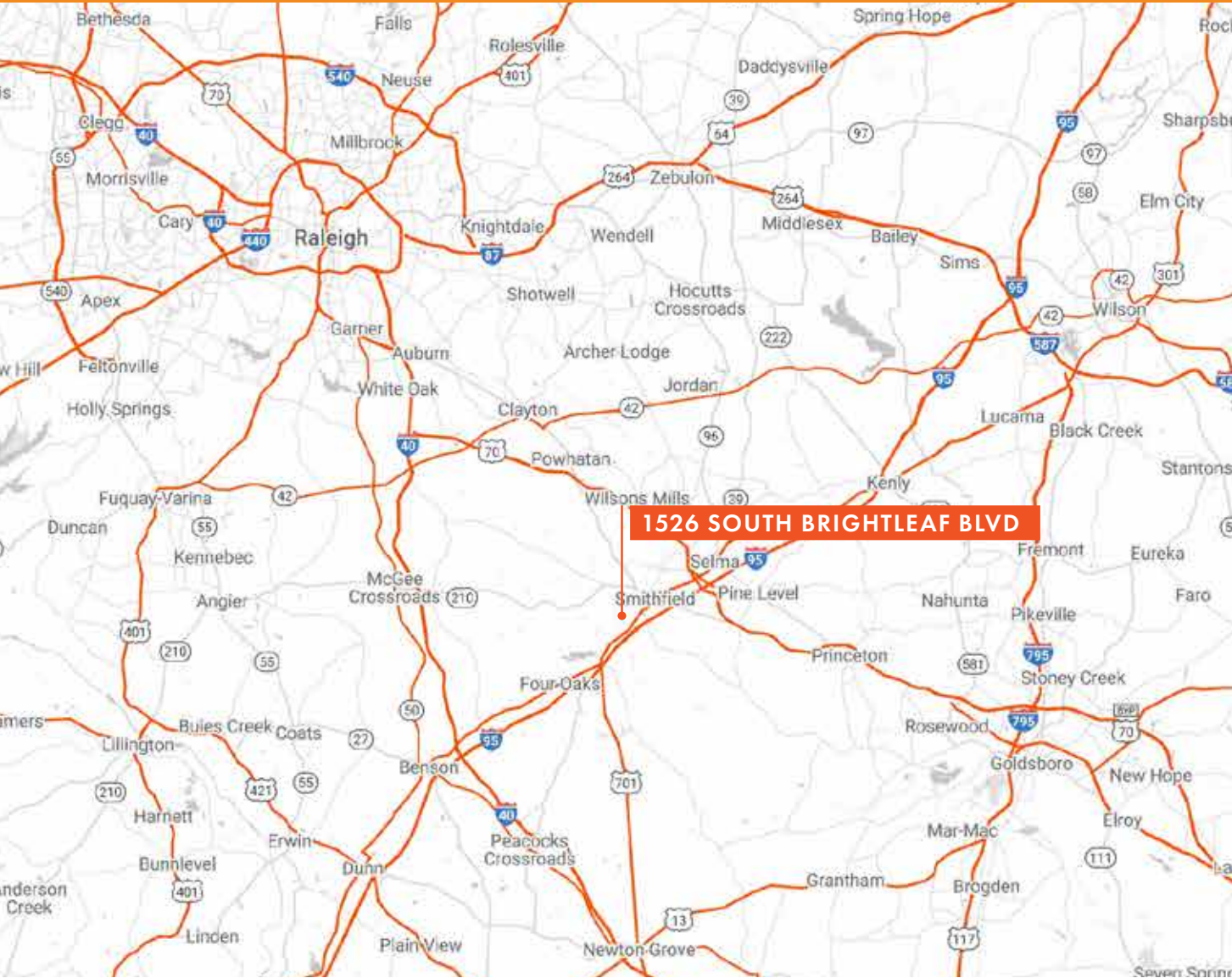
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LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 95	.5 miles
	US Highway 70	1 mile
	Interstate 40	13 miles
	Interstate 540	22 miles
	Interstate 440	23 miles
	US Highway 1	30 miles
	Interstate 85	53 miles
	NC Highway 87	58 miles

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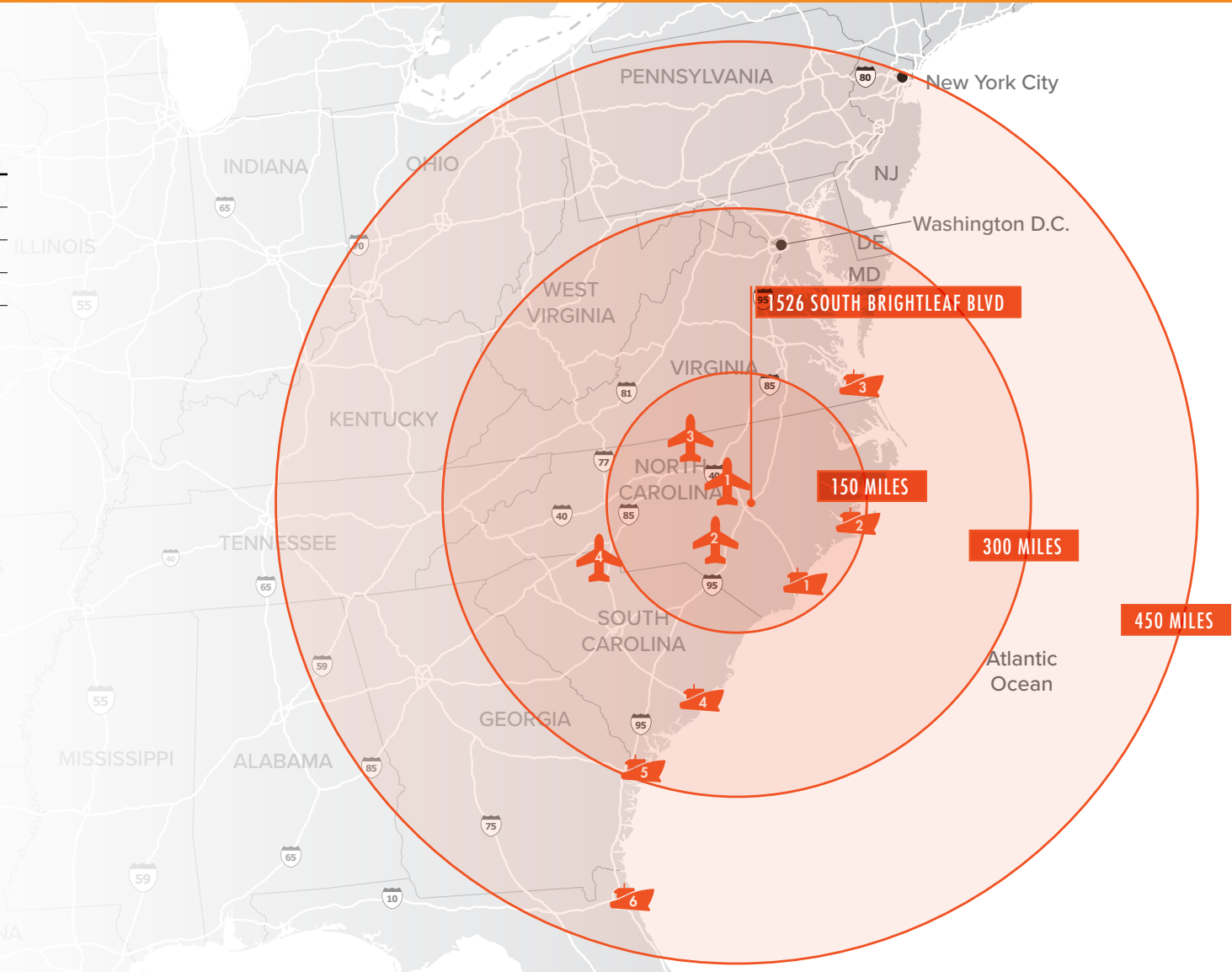
AIRPORTS

1	Raleigh-Durham International	41 miles
2	Fayetteville Regional	57 miles
3	Piedmont Triad International	118 miles
4	Charlotte Douglas International	198 miles



SEAPORTS

1	Wilmington, NC	110 miles
2	Morehead City, NC	121 miles
3	Norfolk, VA	179 miles
4	Charleston, SC	262 miles
5	Savannah, GA	303 miles
6	Jacksonville, FL	437 miles



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