

FLEX/WAREHOUSE SPACE FOR LEASE

4241 US HWY. 70 E, SMITHFIELD, NC 27577



DAN MCCLOY, SIOR
Vice President
919.270.9587
dmccloy@lee-associates.com

JONATHON HARRISS
Broker
919.591.2278
jharris@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

AVAILABILITY

- » ±10,000 SF stand alone flex building
- » ±882 SF office (Reception & 2 offices)
- » ±9,118 SF Warehouse
- » **LEASE RATE: \$9.00/SF, NNN**

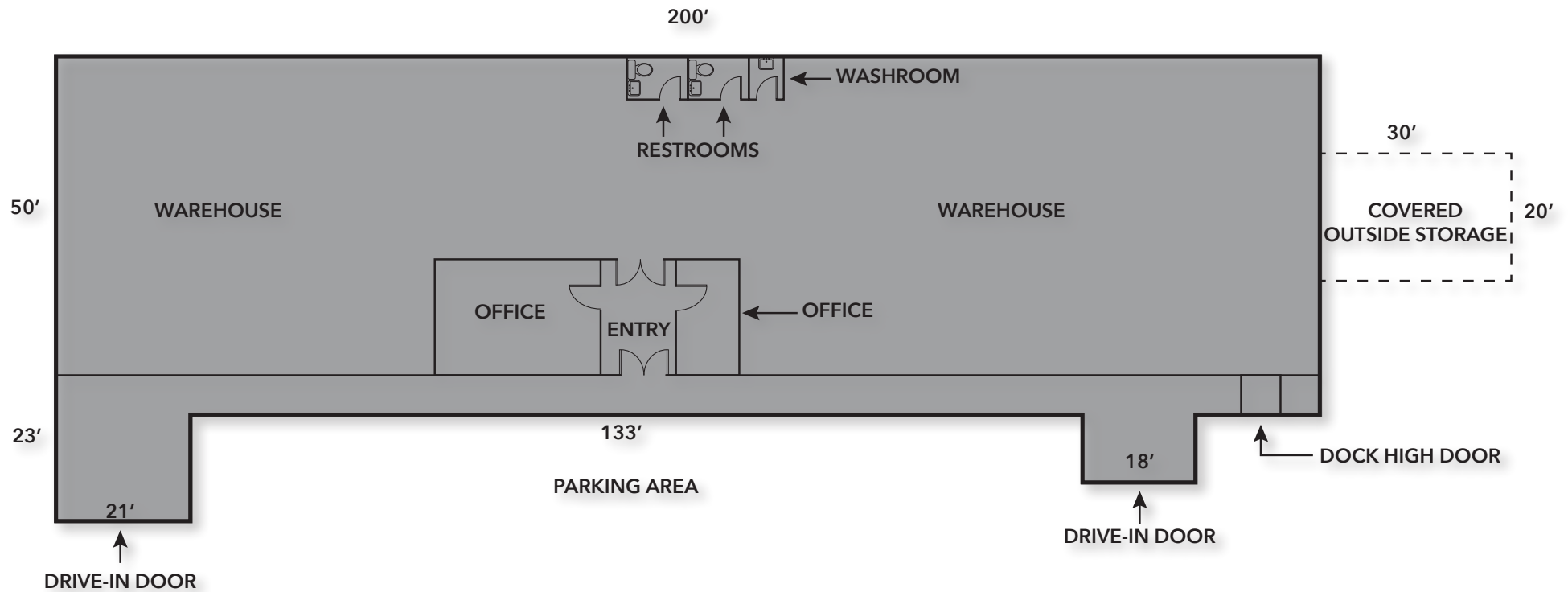
PROPERTY HIGHLIGHTS

- » Building features:
 - (2) Restrooms
 - (2) 12' x 14' Drive-in doors
 - (1) 12' x 14' Dock-high door
 - (1) 9' x 12' Roll-up door
 - ±600 SF Covered outside storage
 - (3) Infrared gas heaters in warehouse
 - (1) Big fan in warehouse
 - Clear height: 22'8" at eaves; 23'8" at center
- » Zoning: GB (General Business)
- » Located on Hwy. 70 East, approximate 4 miles east of I-95



4241 US HWY 70 E • SMITHFIELD, NC 27577

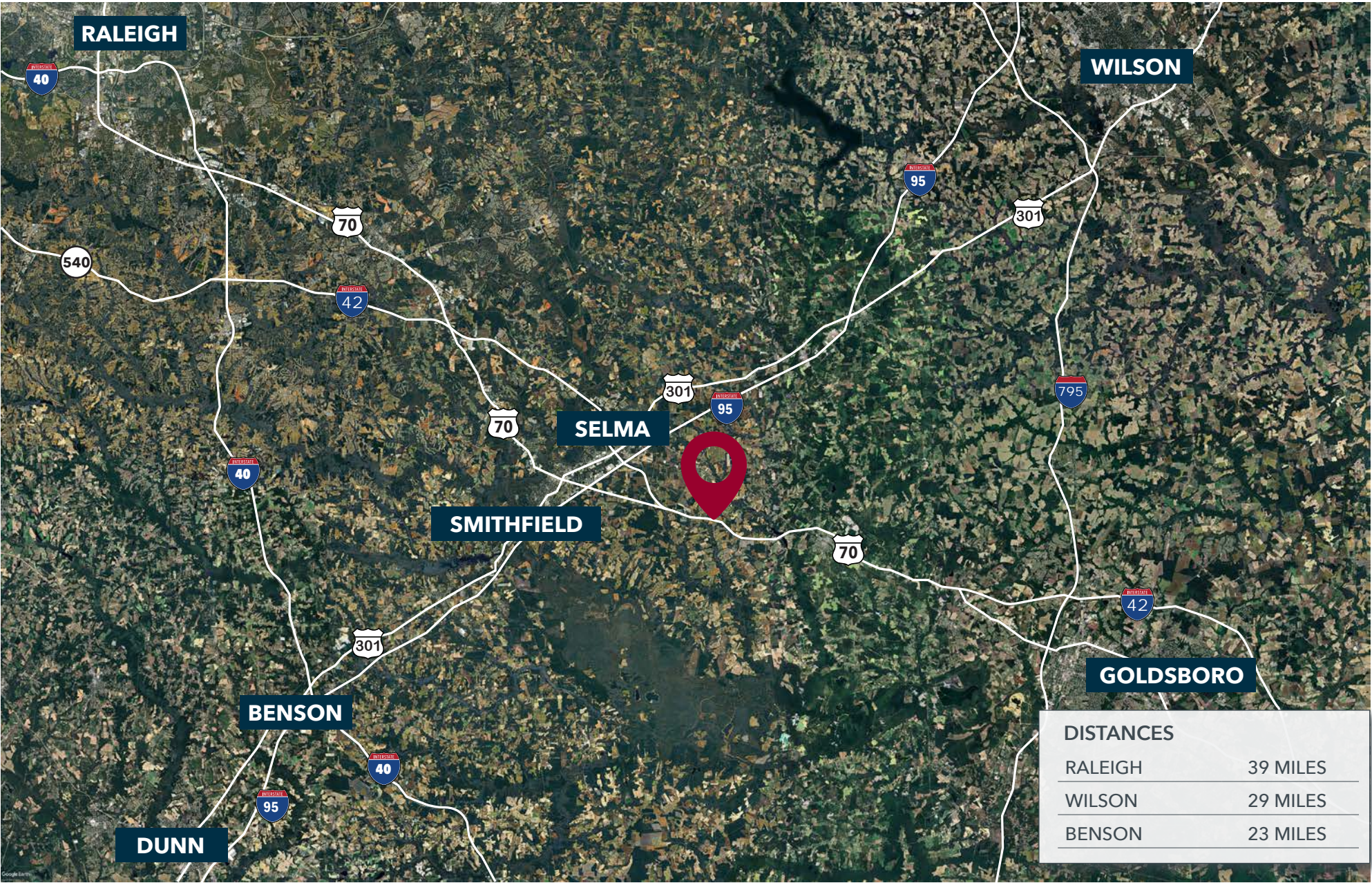
FLOOR PLAN



4241 US HWY 70 E • SMITHFIELD, NC 27577



AREA OVERVIEW

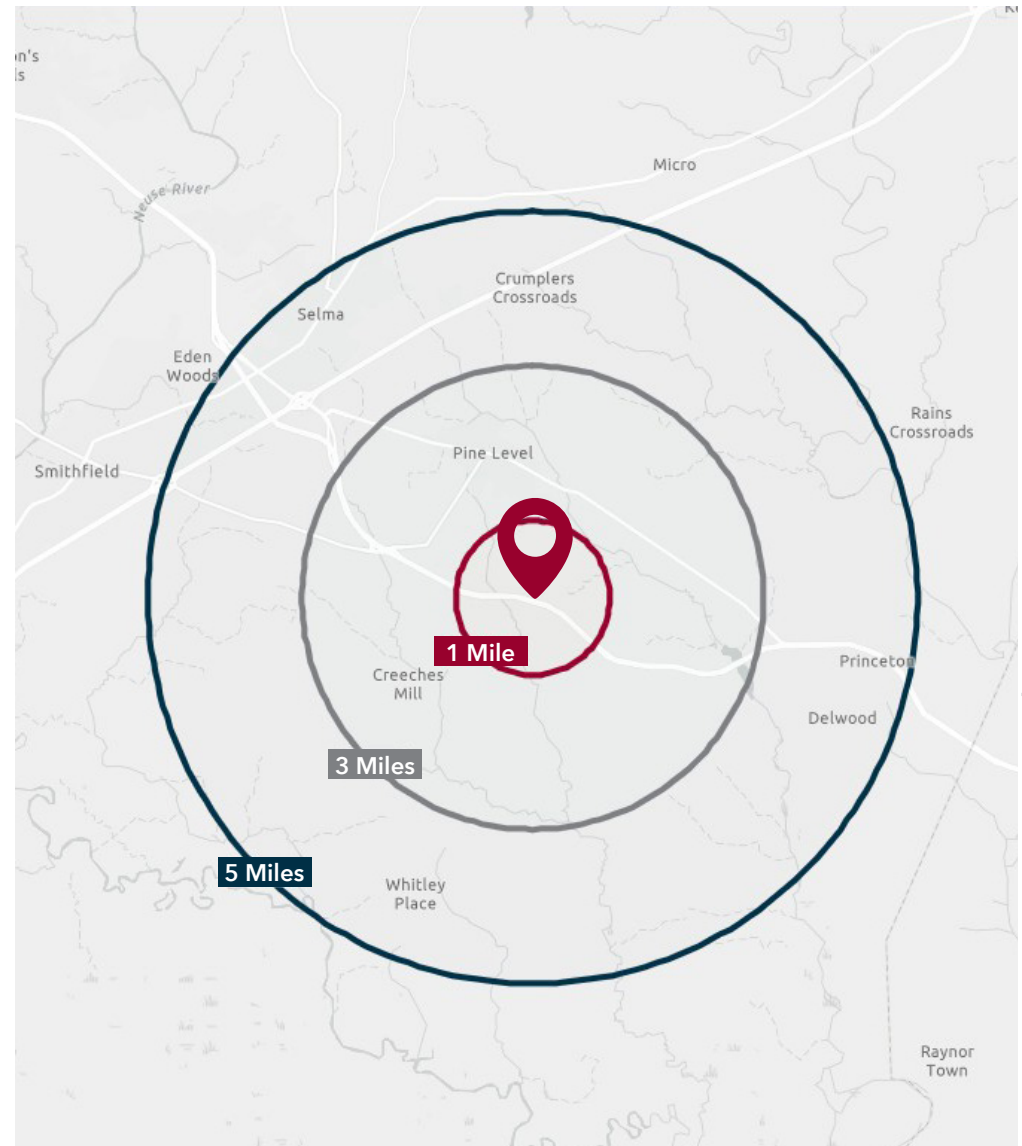


4241 US HWY 70 E • SMITHFIELD, NC 27577

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	709	6,667	18,185
Avg. HH Income	\$76,540	\$83,884	\$77,391
No. of Businesses	17	142	728
No. of Employees	99	875	7,809
Total Daytime Population	483	3,467	10,245

Source: ESRI 2025



4241 US HWY 70 E • SMITHFIELD, NC 27577

DAN MCCLOY, SIOR

Vice President

919.270.9587

dmccloy@lee-associates.com

JONATHON HARRISS

Broker

919.591.2278

jharriss@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.