

FLEX/WAREHOUSE SPACE FOR LEASE

4241 US HWY. 70 E, SMITHFIELD, NC 27577



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

PROPERTY SUMMARY

AVAILABILITY

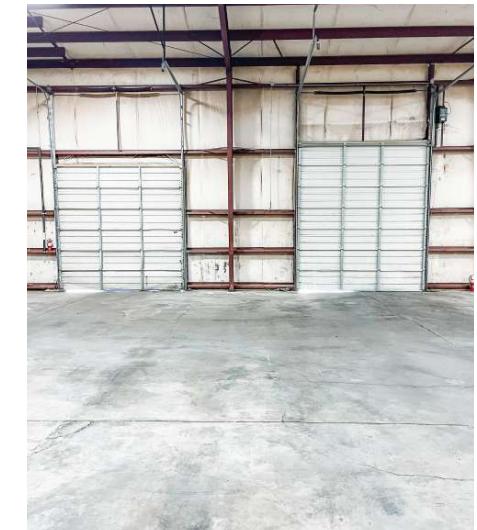
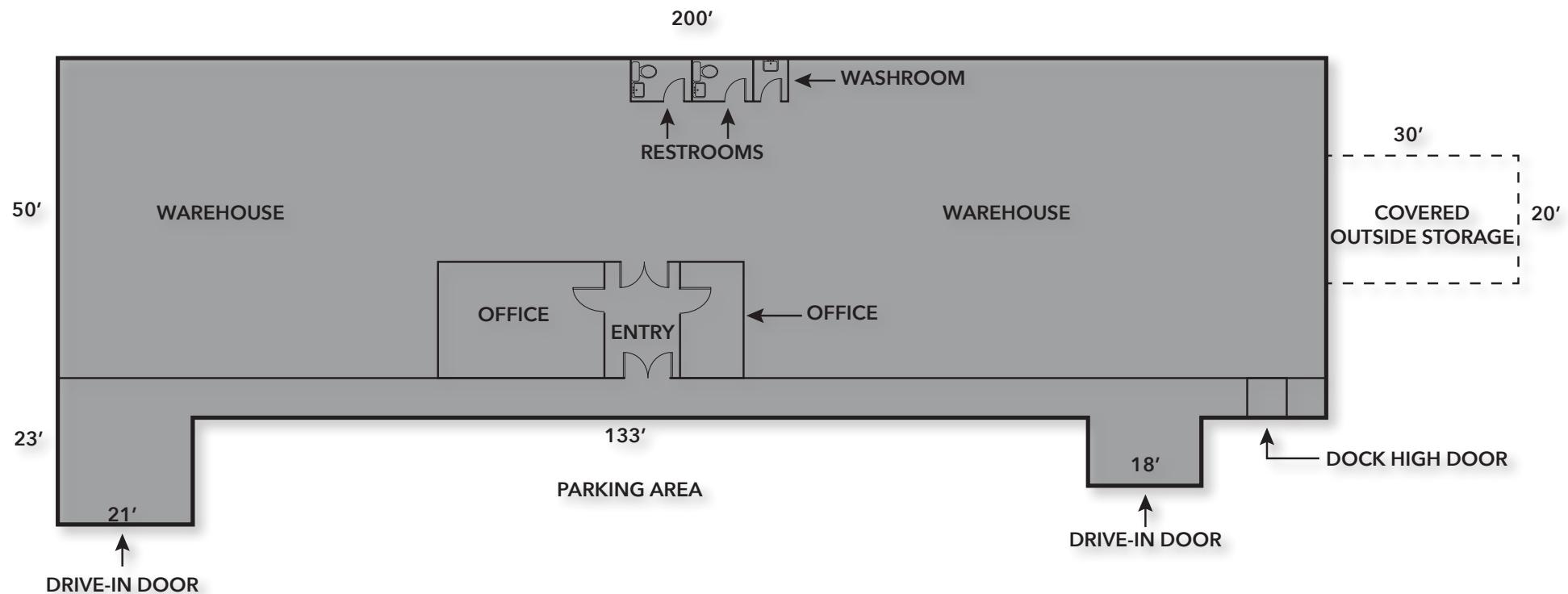
- » ±10,000 SF stand alone flex building
- ±882 SF office (Reception & 2 offices)
- ±9,118 SF Warehouse
- » **LEASE RATE: \$9.00/SF, NNN**

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



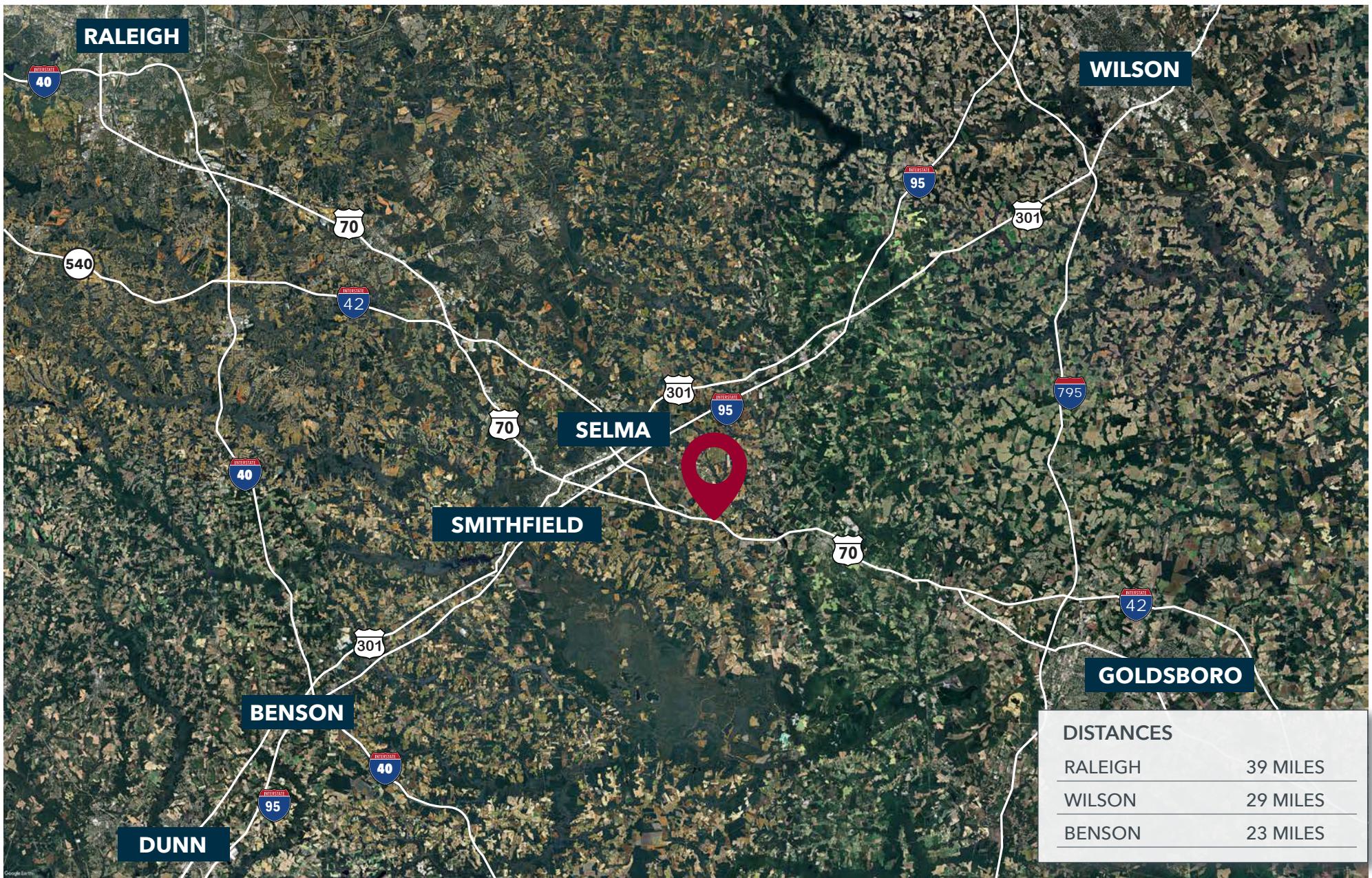
FLOOR PLAN



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AREA OVERVIEW

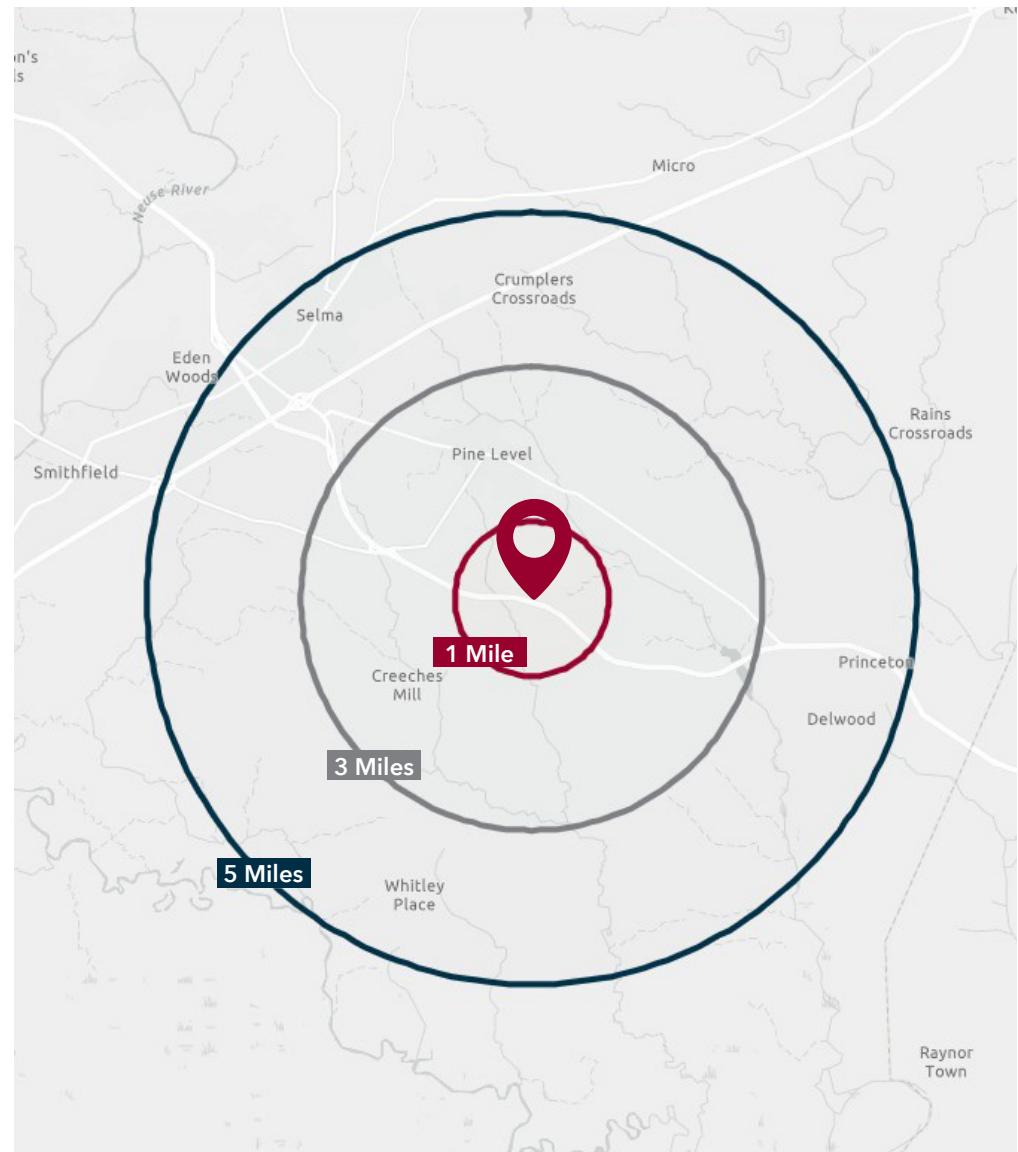
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DEMOGRAPHICS

	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





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