

# 1100 & 1110 ATLANTIC AVENUE

ROCKY MOUNT, NC 27801



# ASSET OVERVIEW

## FULLY LEASED, INDUSTRIAL INVESTMENT OPPORTUNITY

- 100% leased to Sunbelt Rentals, Inc.
- Originally built and occupied by Precision Steel Works, which was merged with Sunbelt Rentals Inc., a North Carolina Limited Partnership
- One of only two manufacturing and fabrication facilities operated by Sunbelt Rentals
- Sunbelt Rentals/Precision Steel provides full service steel & metal fabrication services and engineering solutions
- Sunbelt has significant investment in the manufacturing equipment installed within the facilities
- Current rental rate is below market value
- The 5+ acre site provides excess acreage for extensive fenced laydown yard
- Site contains a gas and diesel double wall underground tanks with a pump system with Veeder Root monitoring. Currently not being utilized by Sunbelt Rentals
- Click to learn more about [Sunbelt Rentals, Inc.](#) and [Precision Steel Works](#)

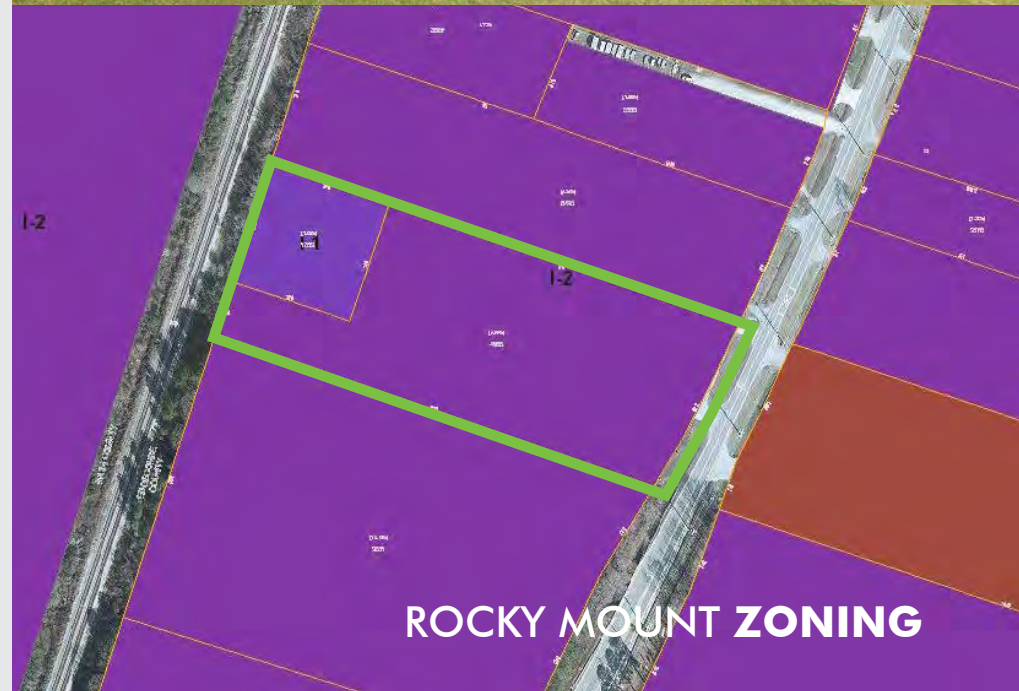


### FINANCIAL SUMMARY

<b>CURRENT TENANT</b>	Sunbelt Rentals, Inc., a North Carolina Limited Partnership
<b>CURRENT LEASE RATE</b>	\$2.56/SF
<b>CURRENT ANNUAL RENT</b>	\$132,000/year
<b>LEASE EXPIRATION</b>	March 31, 2022
<b>LEASE STRUCTURE</b>	Triple Net (NNN)
<b>CURRENT LEASE TERM</b>	Five (5) years
<b>LEASE RENEWAL OPTIONS</b>	None available
<b>OPERATING EXPENSES</b>	Tenant pays taxes, insurance & operating expenses

# PROPERTY DESCRIPTION

<b>ADDRESS</b>	1100 & 1110 Atlantic Avenue Rocky Mount, NC 27801
<b>TOTAL SIZE</b>	±51,496 SF
<b>BUILDING SIZES</b>	Building 1: 20,378 SF Building 2: 24,318 SF Building 3 & 4: 6,800 SF
<b>ACREAGE</b>	5.77 Acres
<b>YEAR BUILT</b>	1970 - 1972
<b>OCCUPANCY</b>	100% leased
<b>EXTERIOR</b>	Modular metal on concrete slab
<b>LOADING DOORS</b>	Building 1: Drive-in doors Building 2: Drive-in doors Building 3 & 4: Drive-in doors
<b>CEILING HEIGHT</b>	±14'
<b>SPRINKLER SYSTEM</b>	Wet sprinkler system
<b>UTILITIES</b>	City of Rocky Mount
<b>PARKING</b>	2.4/1,000 SF
<b>EXPANSION</b>	Potential for expansion available
<b>OUTSIDE STORAGE</b>	Excess acreage available for laydown yard
<b>ZONING</b>	Heavy Industrial (I-2) & Light Industrial (I-1)
<b>COUNTY</b>	Edgecombe County
<b>NEARBY HIGHWAYS</b>	US-64 Hwy, US-301 Hwy & I-95
<b>PIN NUMBER</b>	3850-97-4156 & 3850-97-1332
<b>IN-PLACE CAP RATE</b>	7.14%
<b>ASKING PRICE</b>	<b>\$1,850,000 (\$35.95/SF)</b>





5.77 ACRES

BUILDING 1  
±20,378 SF

1110

1100

BUILDING 2  
±24,318 SF

BUILDING 3 & 4  
±6,800 SF

ATLANTIC AVENUE

CSX RAIL LINE

**AERIAL OVERVIEW**



# AREA AMENITIES

EDGECOMBE COUNTY DEMOGRAPHICS	
2020 POPULATION	56,040
ANNUAL POPULATION GROWTH (2010-2020)	-0.09%
2025 PROJECTED POPULATION	55,477
NUMBER OF BUSINESSES	1,317
NUMBER OF EMPLOYEES	16,051
2020 HOUSEHOLDS	21,918
MEDIAN HOUSEHOLD INCOME	\$34,165
AVERAGE HOUSEHOLD INCOME	\$47,380
2020 AVERAGE HOME VALUE	\$121,368
ASSOCIATES DEGREE OR HIGHER	24.3%



# LOCATION & ACCESS

1100 & 1110 Atlantic Avenue is located in the Rocky Mount, North Carolina, "The Center of it All", and serving as the Gateway to Eastern North Carolina, with uninterrupted distribution access to primary transportation thoroughfares and major markets in the United States.

## INTERSTATES

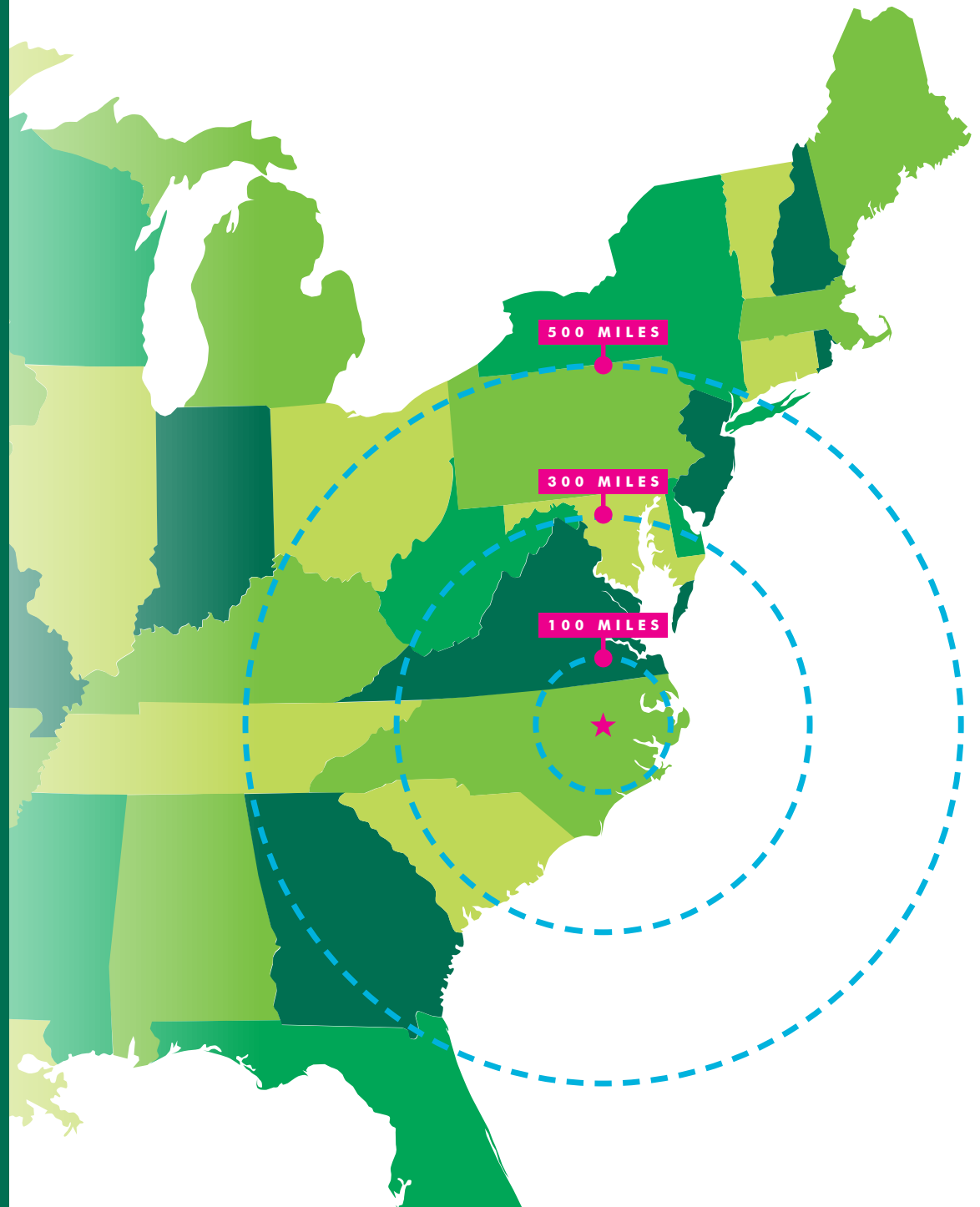
	US HIGHWAY 64	0.5 Miles
	US HIGHWAY 301	3.0 Miles
	INTERSTATE 95	6.5 Miles
	INTERSTATE 795	29 Miles

## AIRPORTS

RALEIGH-DURHAM INTERNATIONAL	74 Miles
PIEDMONT TRIAD INTERNATIONAL	149 Miles
CHARLOTTE DOUGLAS INTERNATIONAL	229 Miles

## SEAPORTS

MOREHEAD CITY, NC	133 Miles
NORFOLK, VA	133 Miles
WILMINGTON, NC	150 Miles
CHARLESTON, SC	311 Miles



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# CONTACT US

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