



1130 Sugg Parkway, Greenville, NC

Fact Sheet

Prospective Buyer Disclaimer:

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Facility Location

Indigreen Industrial Park – Lot 3
1130 Sugg Road
Greenville, NC

Facility Size

High Bay Area – 18,000 square feet (+/-)
Low Bay Area – 8,000 square feet (+/-)
Total – 26,000 square feet

Occupancy

Call Center – FOCUS Group, vacating the premises 6/1/26
Property will be delivered **Vacant**

Site Description

12.5 Acres
Maximum elevation change - 2' from North to South
Utility Services: 15" Sanitary Sewer, 10" Domestic Water, Underground Electrical
Underground Telephone, 4" Gas Main



Site Improvements

Asphalt roadways and turnaround at entry
Asphalt parking lots for 300 spaces
Concrete walkways, curbs and gutter
Concrete pavements at dock and trash
Compactor/dumpster
Concrete retaining wall at loading dock/dumpster location concrete patio
Lawn and planters, irrigated
Flagpole and site lighting
Surface storm drainage and wet retention pond

Building & Systems

Two Dock-high loading docks

Foundations: Continuous concrete footings and concrete column pads, with foundation walls at abandoned loading docks, which are at 50" above exterior grade.

Structure: Conventional steel column, beam and bar joist at office area and pre-engineered steel at warehouse area.

Clear heights: **14' at low-bay office area; 22' minimum at high-bay warehouse.**

Concrete slabs: 4" in office area, unreinforced; 6" in warehouse.

Architecture: Low-bay area exterior walls are split faced, single-wythe masonry with aluminum mansard over windows. The entrance is preceded by an architectural vaulted mansard with dryvit covered columns. High-bay exterior walls are metal panel, insulated.

The low-bay roof utilizes a single ply membrane. The **upper roof of the high-bay are is standing seam aluminum.** Window systems are aluminum storefront with 1" insulated tinted glazing.



Interior

Originally, the low-bay area was finished as office space. In 1999, improvements were made to the entire facility for use as a Call Center, which required office fit-up for even the high-bay area. The population increase for this use required the addition of large restroom facilities in the high-bay area, in the location of the existing loading docks, rendering these unusable, although the structural components remain. Along with drywall walls, carpet, vinyl flooring and wood doors, a 2' x 4' acoustical lay-in ceiling with fluorescent lighting was installed throughout. The Call Center use is communications intensive, and as such, a data room has been provided with wiring distribution to over 350 positions or workstations. Break room and vending cafeteria has been provided for 60 simultaneous occupants.

Plumbing

Two separate domestic water feeds are provided, one 2" and one 1 1/4". All piping for domestic water is copper. 4" sanitary lines flow from each of the restroom cores. All piping is cast iron.

HVAC

Roof-top package fan/coil units provide heating, cooling and venting to the low-bay area. All supply is ducted and the return to the units are through the ceiling plenum space. Since the roof of the high-bay area was not designed to support mechanical equipment, 5 new Carrier packaged fan/coil units are located outside of the building, on slabs on grade. All supply and return air is ducted. Two Liebert computer room packaged fan coil units are located above the computer room, controlling temperature, ventilation and humidity. All supply is ducted and the return to the units are through the ceiling plenum space. All main trunk ductwork is insulated galvanized sheet metal. All branch duct less than 8' long is round flex, and are provide with balancing dampers.

Electrical

A 1,200 amp, 277/480 volt, 3-phase service is provided. Underground service is provided through rigid conduits. Secondary distribution is provided through rigid conduits. Distribution from panels is provided in both rigid and flexible conduits. All lighting is powered at 277 volts. Major mechanical equipment is powered at 480 volts. Transformers are provided at various locations to provide appropriate voltage. A 225 kva UPS system, 400k emergency generator and transfer switch are provided.