

FOR SALE

FUNCTIONAL COASTAL INDUSTRIAL ASSET

WITH IMMEDIATE HIGHWAY ACCESS AND PROXIMITY TO PORT INFRASTRUCTURE

Functional Single-Tenant Warehouse

±5,000 SF single-tenant facility suited for warehouse, storage, and day-to-day industrial operations.

Functional Building Design

Constructed in 1986 with metal construction, the property features a 16-foot clear height, one 8' x 10' drive-in door, and 15 parking spaces, supporting efficient day-to-day operations.

Immediate Highway Connectivity

Located just 0.2 miles from U.S. Highway 70, providing direct access to regional transportation routes and efficient connectivity to surrounding markets.

Strategic Coastal Location

Positioned in Morehead City, a key commercial and industrial hub along North Carolina's Crystal Coast, supporting a range of industrial and service-based users.

Proximity to Port Infrastructure

Located near the Port of Morehead City, a major regional logistics hub supporting cargo movement, distribution, and industrial activity across Eastern North Carolina.

Established Industrial Environment

The surrounding area includes a concentration of industrial, manufacturing, and distribution users, reinforcing long-term demand for warehouse and flex space.

Access to Major Employment & Demand Drivers

The property benefits from proximity to key regional anchors, including North Carolina Ports, MCAS Cherry Point, Carteret Health Care, and Duke University Marine Lab, supporting employment growth and long-term market stability.

Recent Capital Improvements

The property benefits from approximately \$150,000 in capital improvements, enhancing functionality and reducing near-term capital requirements.

137-139 INDUSTRIAL DRIVE

MOREHEAD CITY, NC 28557



±0.51 AC
PARCEL SIZE



±5,000 SF
BUILDING SIZE

PARKING 15 Surface Spaces

OCCUPANCY Single Tenant

ZONING I - Industrial

ACCESS 0.2 Miles to U.S. Highway 70



137-139 INDUSTRIAL DR,
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CONTACT US

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