

1309 OLD CHERRY POINT ROAD

INDUSTRIAL/RETAIL/FLEX



OFFERING MEMORANDUM

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

ROSS BEEBE
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213811, North Carolina

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TABLE OF CONTENTS

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Disclaimer 3

1 - PROPERTY INFORMATION

Executive Summary 5

LOCATION & Highlights 6

Property Photos 7

2 - LOCATION INFORMATION

Regional Map 10

Location Maps 11

Aerial Map 12

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1309 OLD CHERRY POINT ROAD

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY	5
LOCATION & HIGHLIGHTS	6
PROPERTY PHOTOS	7

EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$1,350,000
BUILDING SF:	16,752
PRICE / SF:	\$80.59
OCCUPANCY:	Vacant
LOT SIZE:	2.22 Acres
POWER:	3-Phase
OVERHEAD DOORS:	6
WAREHOUSE SF:	13,000
YARD:	+/- 2 acres

PROPERTY OVERVIEW

1309 Old Cherry Point Rd most recently was the New Bern Farm, Garden and Landscaping store. This well-located property is located just over the bridge from New Bern in James City and has convenient access to US-70 (future I-42). Consists of 2.22 acres and 16,752 sf of improvements leaving lots of room for expansion or on-site storage. This property is outside of city limits so only county tax applies. There is no zoning, so it allows for a wide range of uses including retail, manufacturing, packing, warehousing, distribution, etc.

PROPERTY HIGHLIGHTS

- Property has been cleaned and is now ready for immediate move in
- Convenient to US-70 (future I-42)
- Close to downtown New Bern, NC but outside of city limits. County taxes only.
- Room for expansion or onsite storage.
- Ample parking
- No zoning. Allowing for a wide range of uses.

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LOCATION & HIGHLIGHTS

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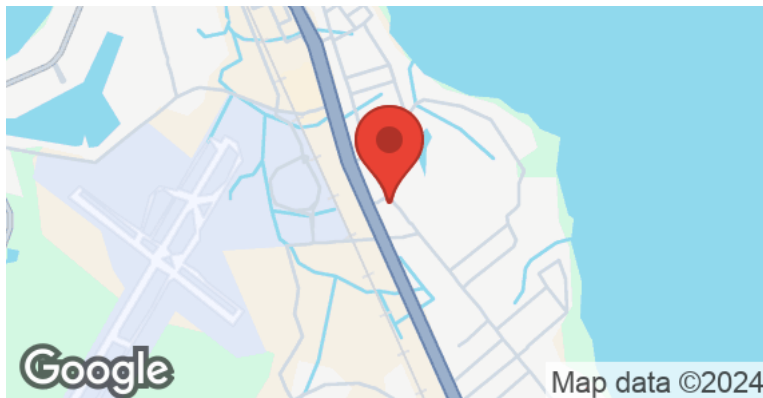
LOCATION INFORMATION

Building Name: New Bern Farm, Garden and Landscaping
Street Address: 1309 Old Cherry Point Road
City, State, Zip: New Bern, NC 28560
County: Craven
Market: New Bern
Cross Streets: Pender & Airport
Signal Intersection: Airport Rd



LOCATION OVERVIEW

New Bern, NC is a coastal city in eastern North Carolina, known for its history and waterfront setting. It's got a charming historic district and sits where the Trent and Neuse rivers meet, near the Pamlico Sound.



PROPERTY HIGHLIGHTS

- Three total buildings
- Warehouse with 12' height and 6 overhead doors
- Mixed-use building: ground floor is commercial and 2nd floor is residential
- Greenhouse totaling 5,400 sf; needs new membrane
- Approximately 1.5 acres of open space
- Ample parking

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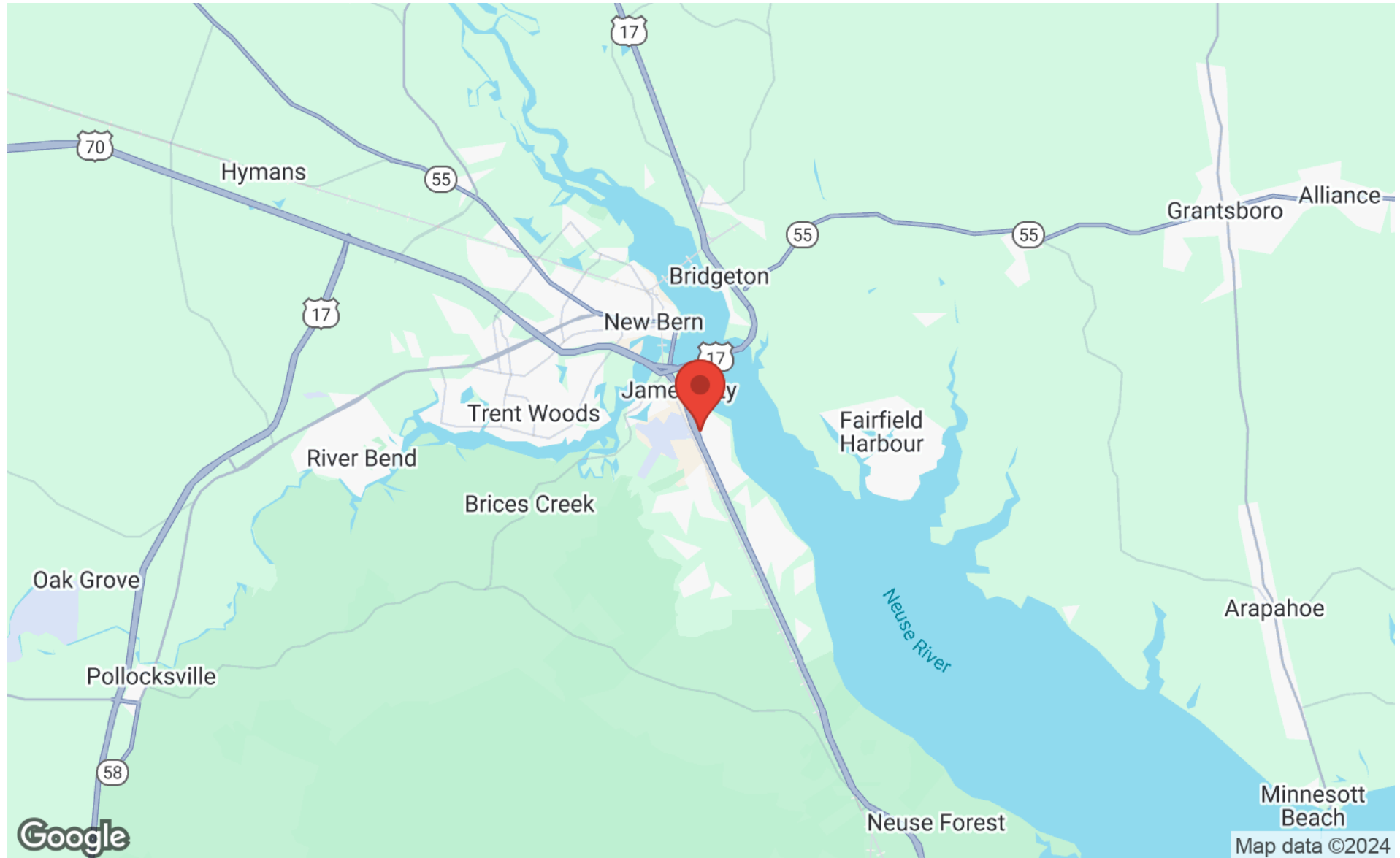
LOCATION INFORMATION

2

REGIONAL MAP	10
LOCATION MAPS	11
AERIAL MAP	12

REGIONAL MAP

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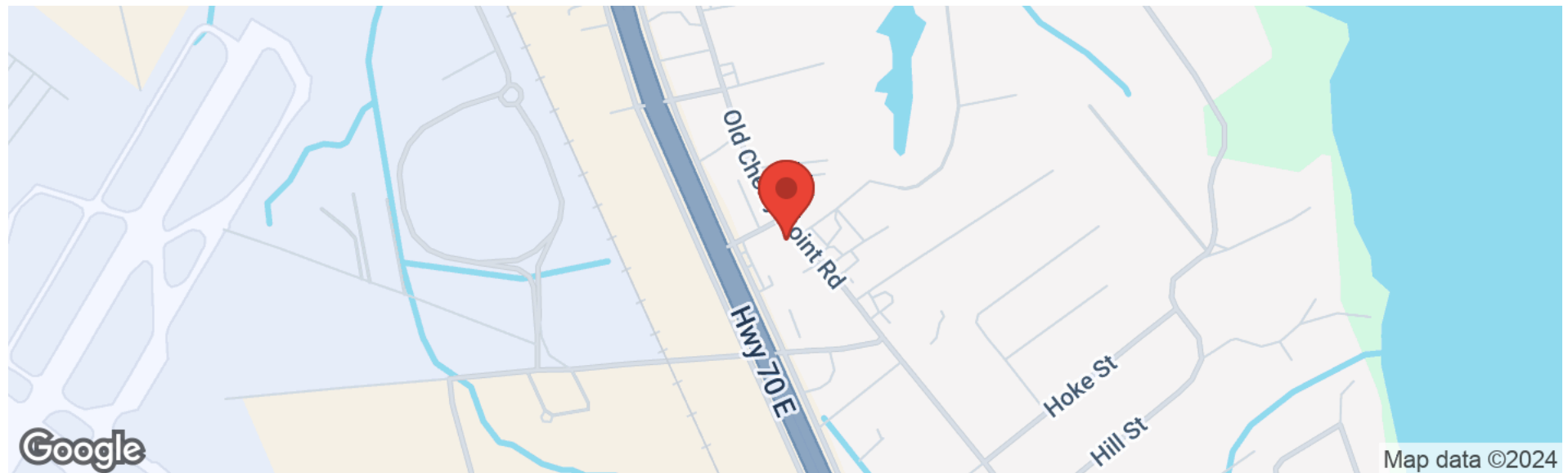
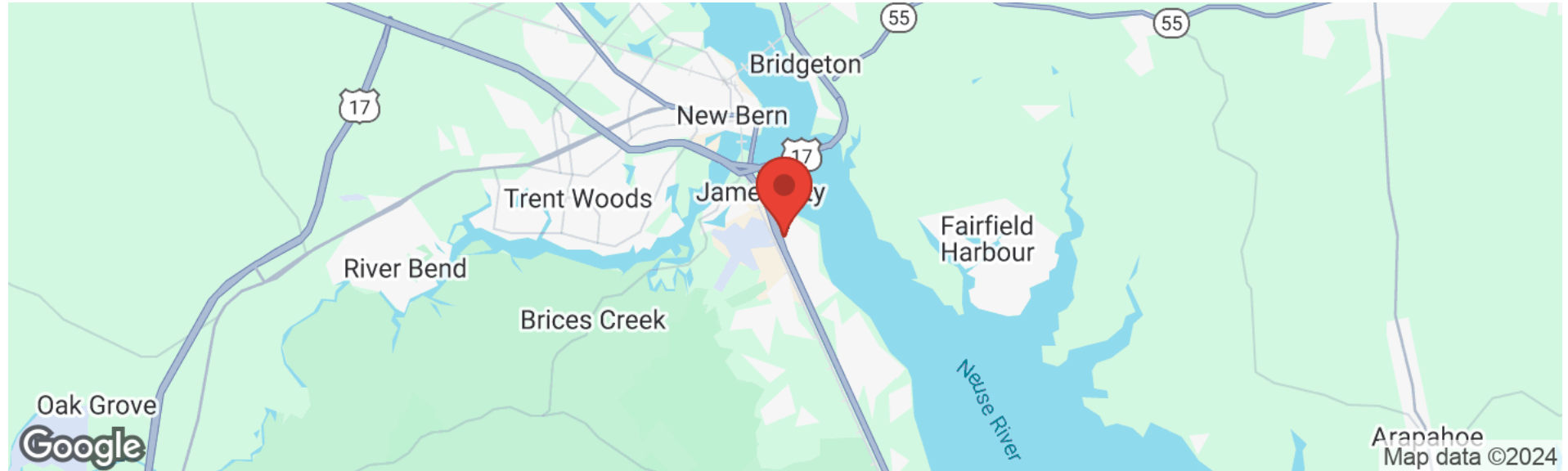


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LOCATION MAPS

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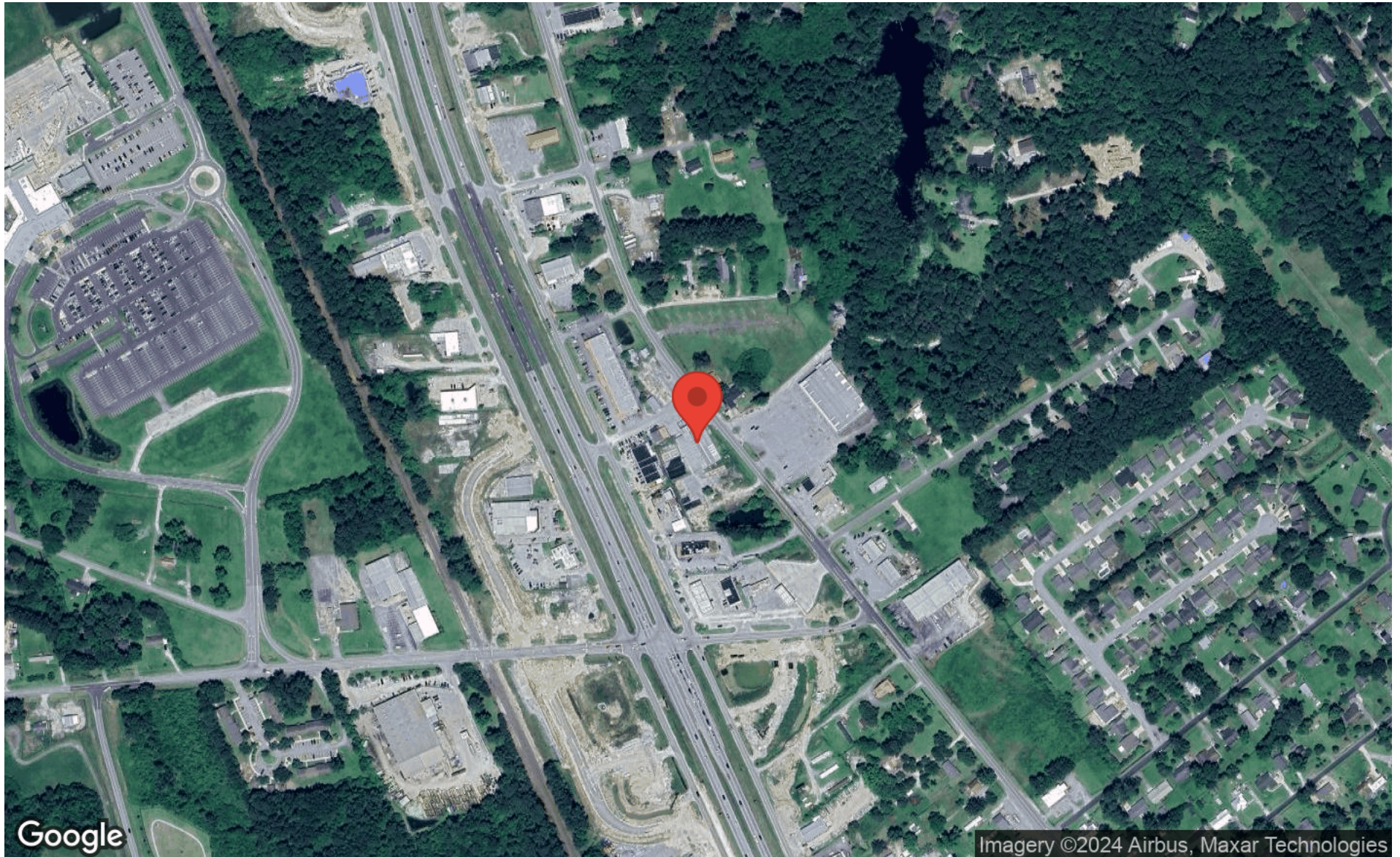


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AERIAL MAP

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