

FOR LEASE

INDUSTRIAL WAREHOUSE + SECURE YARD

INDUSTRIAL WAREHOUSE AND YARD FOR LEASE

1805 Boone St Rocky Mount, NC, 27803

YARD/STORAGE

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ACCESS

24,000 SF BUILDING
AVAILABLE

DOCK HIGH LOADING



REVOLVE COMMERCIAL REAL ESTATE

FOR MORE
INFORMATION
CONTACT:

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KEY BENEFITS

- Ready to occupy industrial warehouse with generous clear heights, on grade and dock high loading. Building improvements taking place now.
- Added value with large Concrete pads for yard area giving flexibility for multiple uses (storage, trailers, loading staging, etc.) with the ability to be fenced and gated.

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PROPERTY OVERVIEW

- 24,000 SF building available for lease
- Clear height: approx. 20 ft
- Heavy-power infrastructure in place (ideal for manufacturing / equipment-intensive operations)
- On-grade loading (no dock plate, direct drive-in)
- Secure yard: ~2 acres of concrete pad, fully fenceable and gated entry
 - 24,000 SF building available.
 - 20 foot clear heights
 - Heavy power available
 - On grade loading
 - Approximately 2 acres of concrete pad area that can be fenced and secured with gated entry.

The property is situated at 1805 Boone Street, Rocky Mount, North Carolina 27803, in Nash County.

Rocky Mount is strategically located along the I-95 corridor in eastern North Carolina, providing excellent access to major transportation routes.

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KEY LOCATIONAL ADVANTAGES:

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Direct access to I-95 and other regional highways for efficient north-south transport.

Eastern North Carolina manufacturing & logistics hub:

The Rocky Mount area continues to attract advanced manufacturing and logistics operations.

Skilled regional workforce within easy commute time (median travel time approx. 21-22 minutes for Rocky Mount area).

Census Reporter

Competitive cost base versus more saturated metro markets.

Building Specifications:

- Size: 24,000 SF (building)

- Clear height: 20 ft

Loading: On-grade drive-in loading (facilitates forklifts/trucks without needing dock plates)

Power: Heavy power available – suitable for manufacturing, equipment-intensive operations

Yard / Site: Approximately 2 acres of concrete pad area adjacent to the building, which can be fenced and secured with a gated entry. Ideal for outdoor storage, trailer parking, staging yard or overflow operations.

Zoning: Industrial zoning (confirm specifics with local jurisdiction)

Construction: Durable industrial construction (concrete floors, heavy-duty structure)



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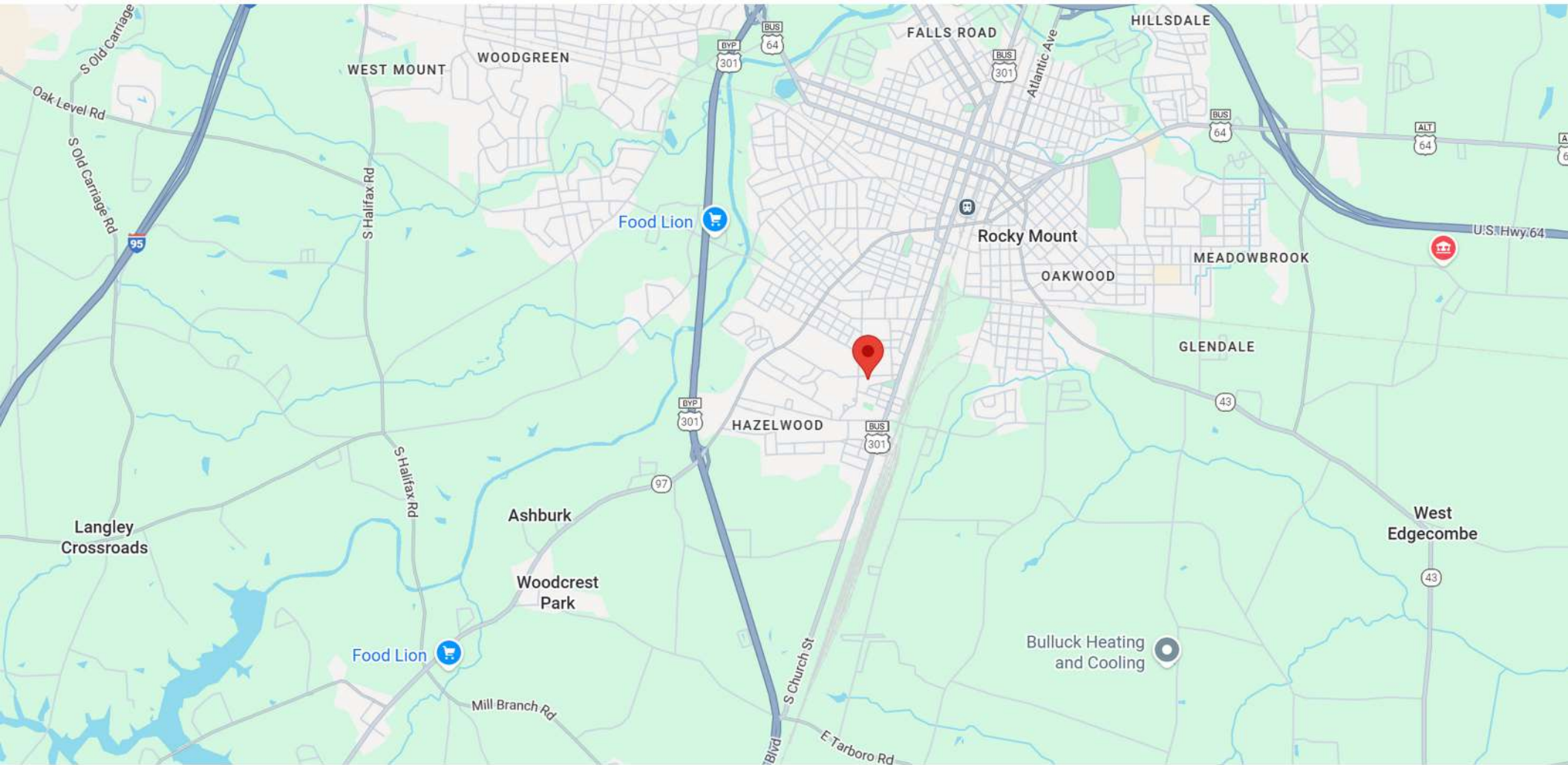
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