

**FOR LEASE**

# 39 ENGLISH ROAD

ROCKY MOUNT, NC



**SIMMONS  
& HARRIS**

**MARKET ADVISORS**

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# EXECUTIVE SUMMARY

**Simmons & Harris Commercial Real Estate** is pleased to offer 39 English Road, an approximately **7,850± SF** industrial facility strategically located in Rocky Mount's established industrial corridor. The property features 2,329± SF of office space and 5,521± SF of warehouse space, providing an efficient layout ideal for a variety of industrial, distribution, or service operations.

Situated within the **I-2 Heavy Industrial zoning district**, the building is well-suited for tenants requiring flexibility in use and access. The facility includes one drive-in door and two loading docks, with the potential to add a second drive-in if additional clearance is created.

Offered at **\$8.50/SF (NNN)**, this property presents an exceptional leasing opportunity for both local and regional users seeking functional space with strong accessibility in the Rocky Mount market.



## PROPERTY HIGHLIGHTS

- **Total Building Size: ±7,850 SF**
  - Office: ±2,329 SF
  - Warehouse: ±5,521 SF
- **Zoning: I-2 Heavy Industrial Lease Rate: \$8.50/SF (NNN) Building Features:**
  - (1) Drive-in door
  - (2) Loading docks
  - Option for an additional drive-in (tree clearing required)
- **Accessibility:** Convenient location within Rocky Mount's established industrial corridor
- **Potential Users:** Ideal for local or regional industrial, distribution, or service operations



# EXTERIOR VIEWS



# INTERIOR VIEWS



# INTERIOR VIEWS



# GIS SITE PLAN

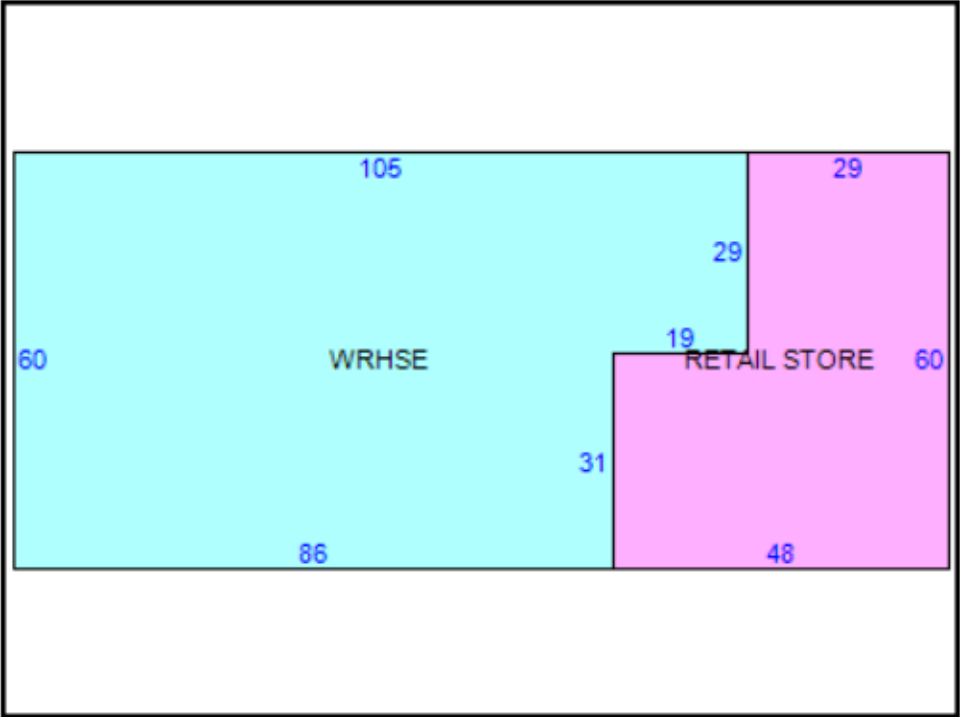
PARID: 040070

TAX DISTRICT: RM00

CITYNAME: Rocky Mount  
39 ENGLISH ROAD LLC

TOWNSHIP: Stony Creek

FIRE DISTRICT: 0



Options

Type	Line #	Item	Area
Commercial	1	WRHSE - 045:WAREHOUSE	5,711
Commercial	2	RETAIL STORE - 034:RETAIL STORE	2,329

# MARKET & DEMOGRAPHICS

## NEARBY DEMAND DRIVERS

ROCKY MOUNT MILLS



Regional entertainment and brewery hub.

THE ROCKY MOUNT EVENT CENTER



ROCKY MOUNT  
EVENT CENTER

Attracts 125,000 visitors annually.

NASH & EDGECOMBE COUNTIES' GROWTH INITIATIVES



\$3+ Billion in economic development projects underway.

## COMMUTING & TRAFFIC

20,985,025

VEHICLES PER DAY ON  
NEARBY HIGHWAYS

70 MILES

66 MINUTES

TO RALEIGH-DURHAM  
INTERNATIONAL  
AIRPORT

7 MINUTES

TO THE ROCKY MOUNT  
AMTRAK TRAIN  
STATION

# MARKET & DEMOGRAPHICS

## LARGEST EMPLOYERS



2,000  
EMPLOYEES



1,500  
EMPLOYEES

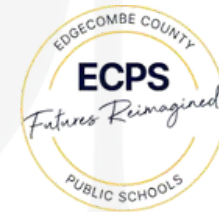


1,400  
EMPLOYEES



ROCKY MOUNT, NC  
THE CENTER OF IT ALL

900  
EMPLOYEES



800  
EMPLOYEES



750  
EMPLOYEES



600  
EMPLOYEES



550  
EMPLOYEES



500  
EMPLOYEES



450  
EMPLOYEES

# ZONING & ENTITLEMENTS

Current Zoning	I-2 Heavy industrial
Acceptable Uses	General industrial operations Light manufacturing / fabrication Warehouse / distribution goods and materials. Truck terminal Contractor operations Equipment sales and service Automotive service / repair Utility operations, and more
Permitting & Entitlements	No known zoning restrictions beyond standard city approvals.



# PROPERTY LOCATION

RALEIGH, NC

57 MILES

RDU AIRPORT

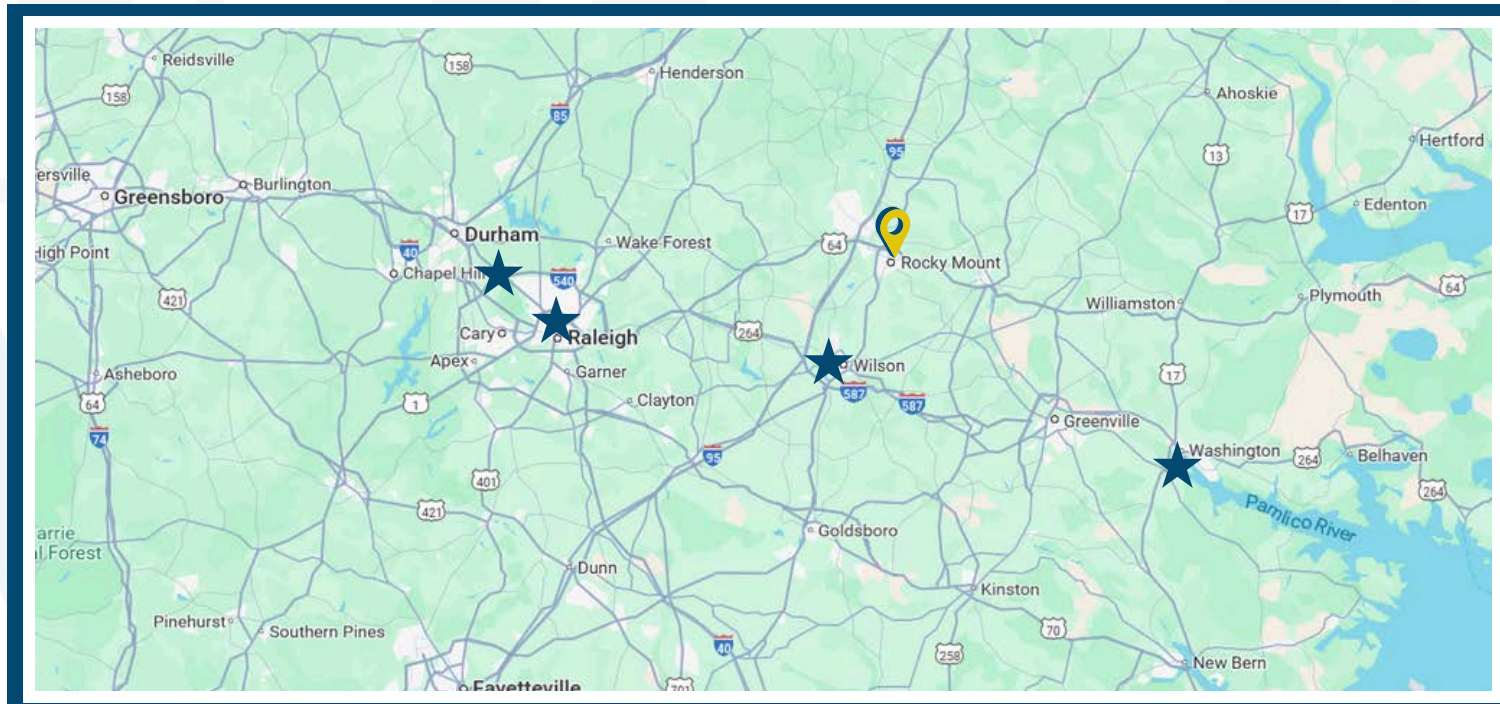
70 MILES

WILSON, NC

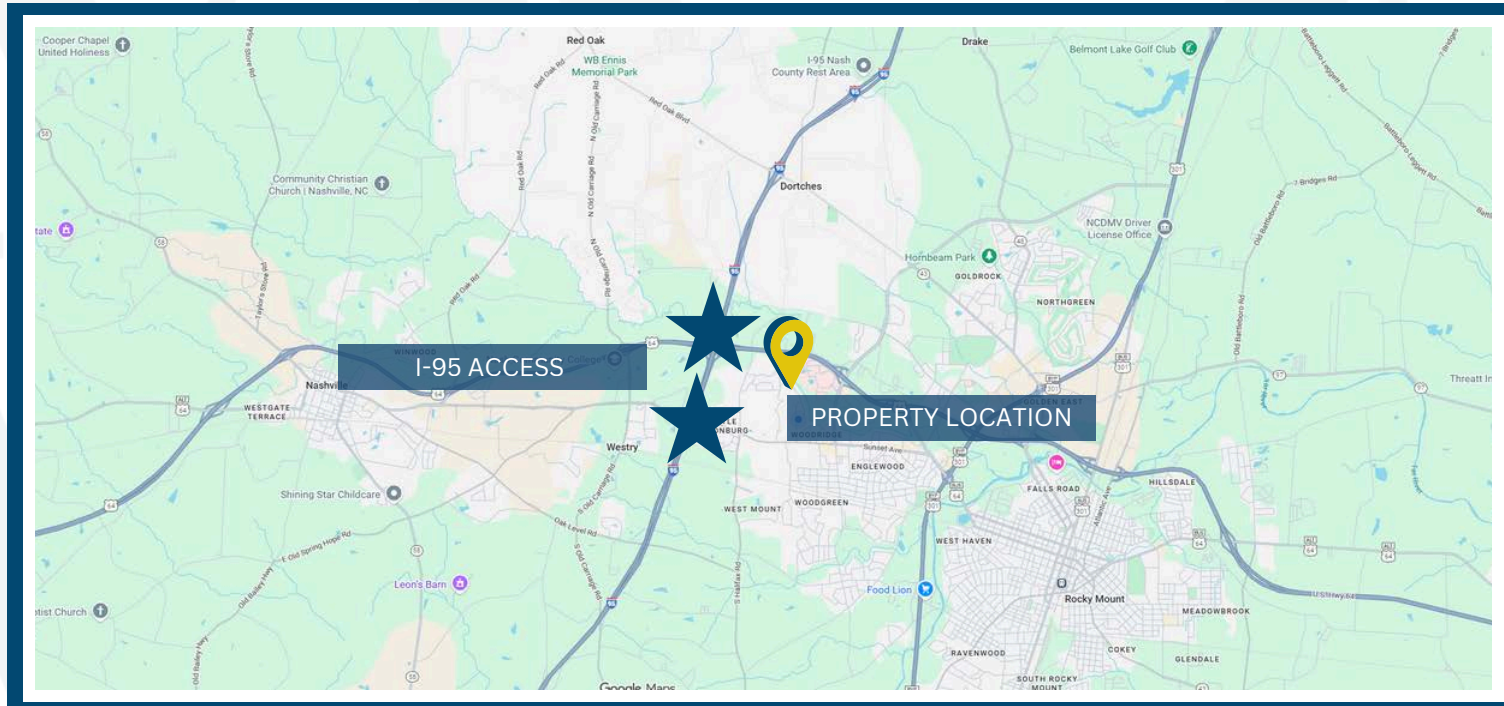
20 MILES

WASHINGTON, NC

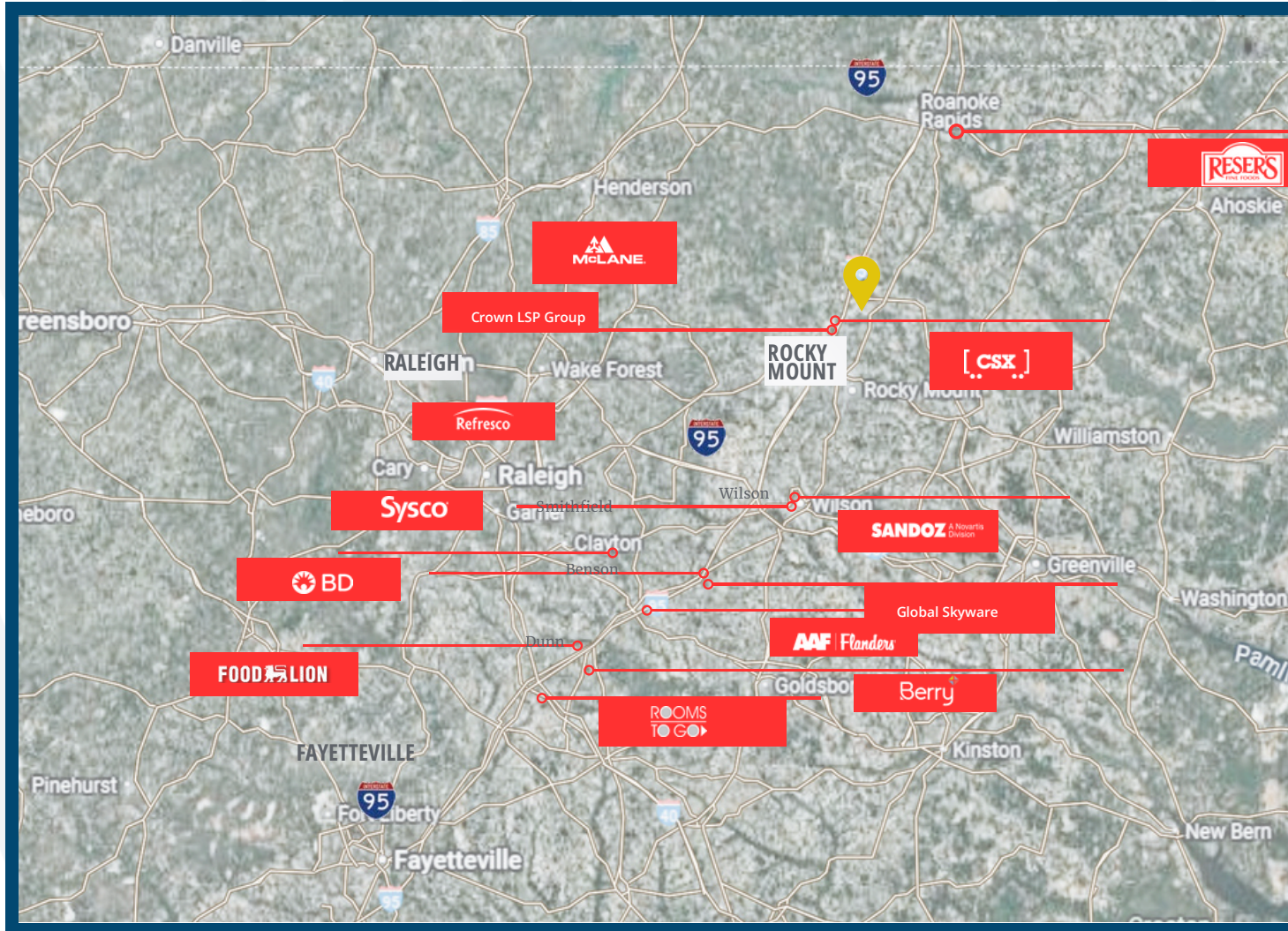
62 MILES



# PROXIMITY TO I-95



# I-95 DISTRIBUTION CENTERS



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