

INDUSTRIAL FOR SALE

829 WEST STAR STREET

829 WEST STAR STREET, GREENVILLE, NC 27834

kw POINTS EAST
KELLERWILLIAMS. REALTY



FOR SALE

KW COMMERCIAL | KELLER WILLIAMS

1708 East Arlington Boulevard Ste.100
Greenville, NC 27858



Each Office Independently Owned and Operated

PRESENTED BY:

TIM FERRUZZI, CRE

O: (910) 729-9180

C: (910) 729-9180

timferruzzi@kw.com

89665, NC

DISCLAIMER

829 WEST STAR STREET



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | KELLER WILLIAMS

1708 East Arlington Boulevard Ste.100
Greenville, NC 27858



Each Office Independently Owned and Operated

PRESENTED BY:

TIM FERRUZZI, CRE

O: (910) 729-9180

C: (910) 729-9180

timferruzzi@kw.com

89665, NC

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

829 WEST STAR STREET

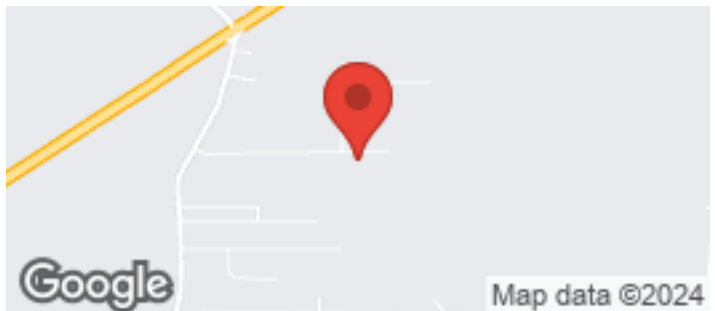


OFFERING SUMMARY

PRICE:	\$1,875,000
BUILDING SF:	11,464
LOT SIZE:	1.46 Acres
WAREHOUSE SF:	7378
RAIL ACCESS:	N/A
YEAR BUILT:	1995

PROPERTY OVERVIEW

829 West Star is located in West Star Commercial Park in Greenville, NC. This property contains 4,083 +/- SF of 2-story office space with 5 bathrooms, a break room, a conference room, and 7,378 +/- SF of warehouse space with 4 drive-in bays. Greenville is situated in Pitt County, approximately 85 miles east of Raleigh, the capital of North Carolina. Greenville's economy is diverse, with sectors such as education, healthcare, manufacturing, and agriculture playing important roles. Greenville is home to various businesses, startups, and research organizations that contribute to innovation and economic development in the region.



KW COMMERCIAL | KELLER WILLIAMS
1708 East Arlington Boulevard Ste.100
Greenville, NC 27858

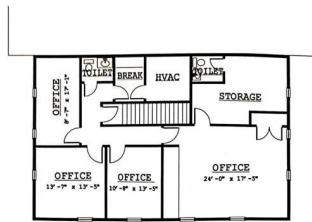


Each Office Independently Owned and Operated

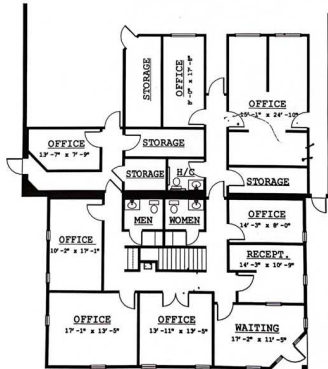
TIM FERRUZZI, CRE
O: (910) 729-9180
C: (910) 729-9180
timferruzzi@kw.com
89665, NC

LOCATION & HIGHLIGHTS

829 WEST STAR STREET



SECOND FLOOR



FIRST FLOOR



LOCATION INFORMATION

Building Name: 829 West Star Street
Street Address: 829 West Star Street
City, State, Zip: Greenville, NC 27834
County: Pitt
Market: Greenville, NC

LOCATION OVERVIEW

Pitt County, in eastern North Carolina, is home to Greenville. Greenville's economy is broad, with education, healthcare, and manufacturing playing important roles. The university and Vidant Medical Center are the area's biggest employers. ECU Health, NMHG Americas, Grady-White Boats, Metrics, and Attends Health Care Products are among the businesses with headquarters located in Greenville. Pitt County is well-known for hosting East Carolina University (ECU), a prestigious public research university. Greenville is located in Pitt County, about 85 miles east of North Carolina's capital, Raleigh. It serves as the county seat for Pitt County.

PROPERTY HIGHLIGHTS

- West Star Commercial Park Industrial, Flex, Office, and Warehouse.
- 829 West Star: 4083 +/- SF 2-story Office Space with 5 Bathrooms, a break room, and a conference room
- 7378 +/- SF Warehouse Space with 4 Drive-in Bays
- approximately 85 miles east of Raleigh

KW COMMERCIAL | KELLER WILLIAMS
1708 East Arlington Boulevard Ste.100
Greenville, NC 27858

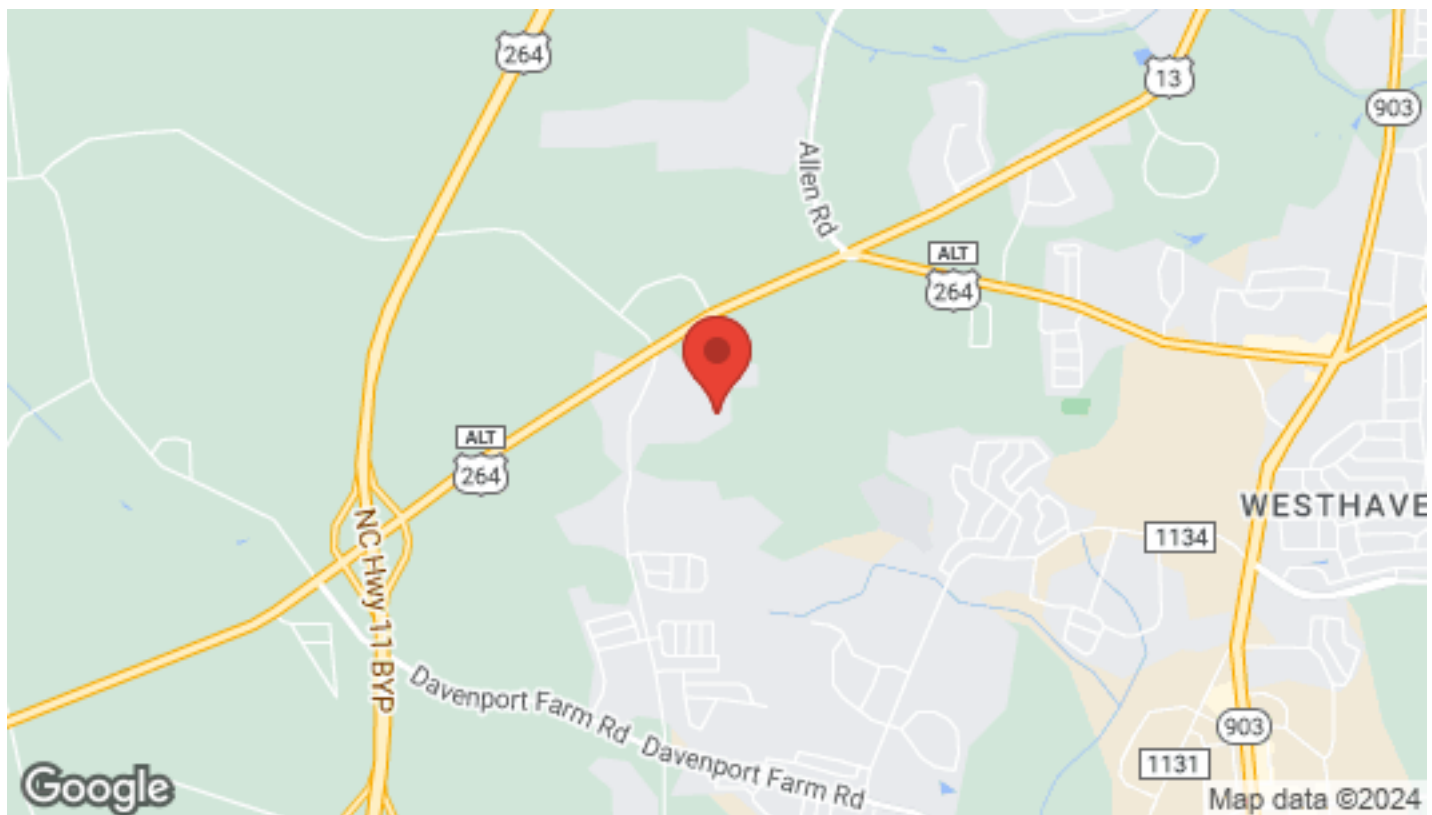
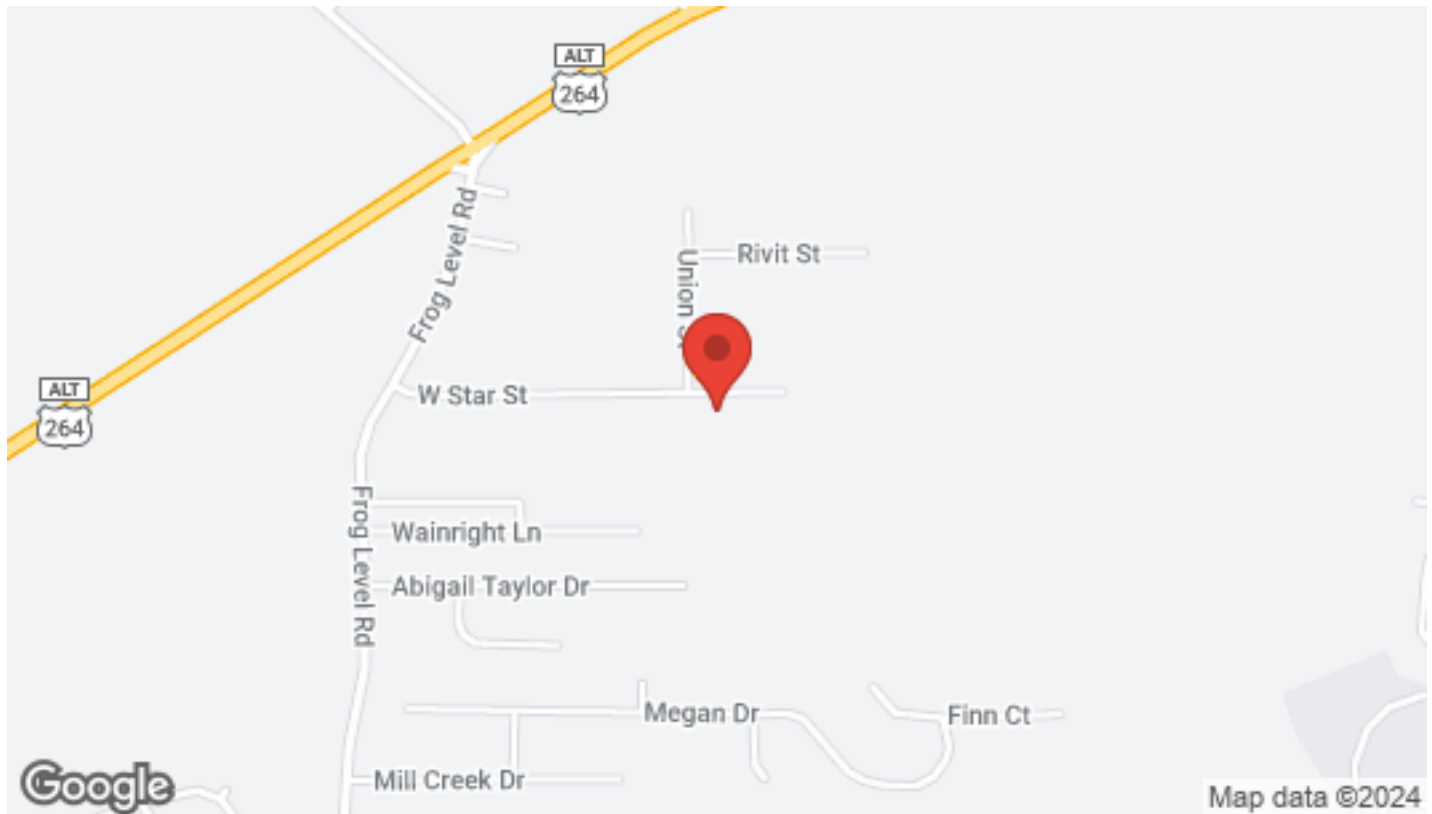


Each Office Independently Owned and Operated

TIM FERRUZZI, CRE
O: (910) 729-9180
C: (910) 729-9180
timferruzzi@kw.com
89665, NC

LOCATION MAPS

829 WEST STAR STREET



KW COMMERCIAL | KELLER WILLIAMS
1708 East Arlington Boulevard Ste.100
Greenville, NC 27858

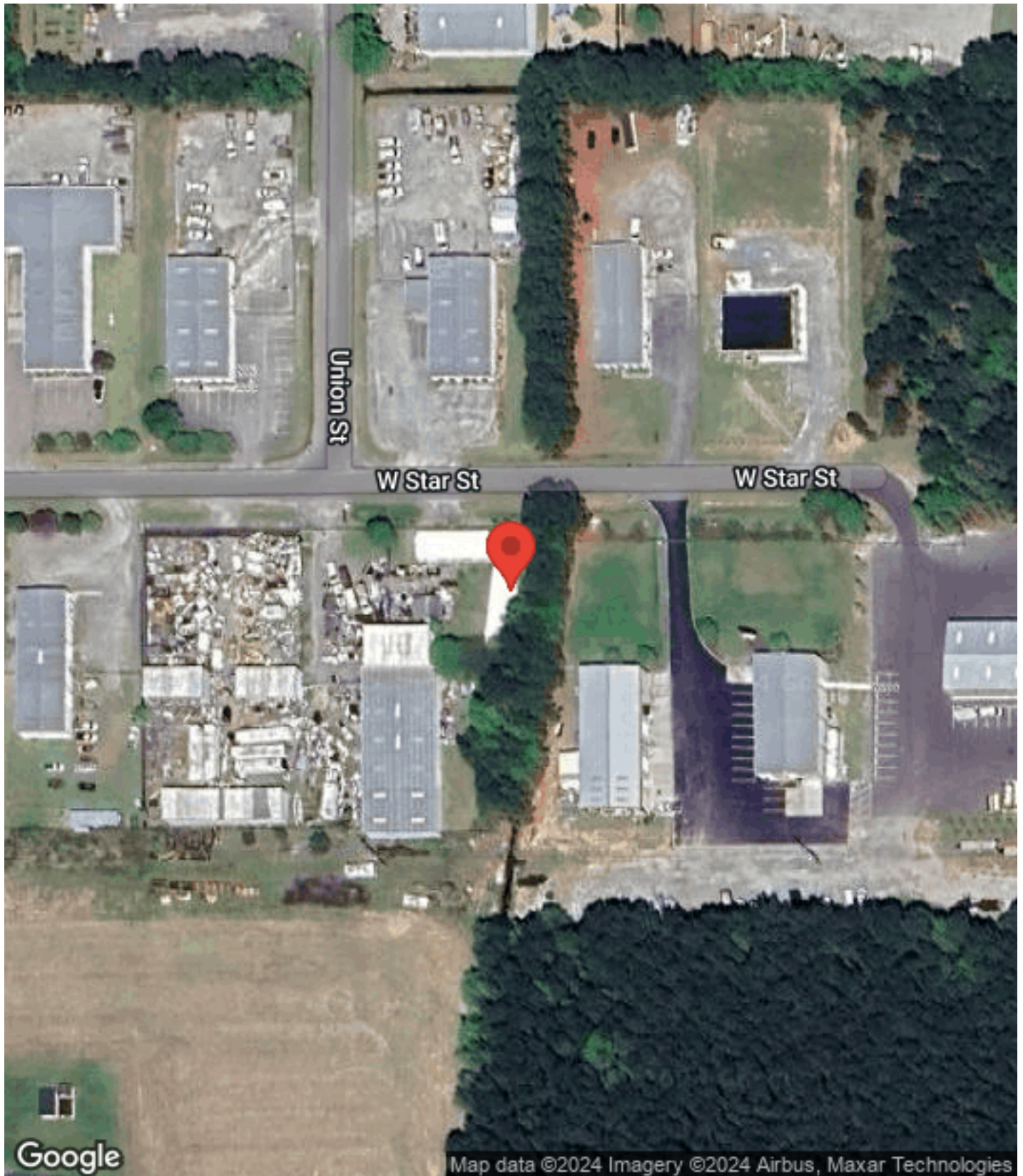


Each Office Independently Owned and Operated

TIM FERRUZZI, CRE
O: (910) 729-9180
C: (910) 729-9180
timferruzzi@kw.com
89665, NC

AERIAL MAP

829 WEST STAR STREET



KW COMMERCIAL | KELLER WILLIAMS
1708 East Arlington Boulevard Ste.100
Greenville, NC 27858

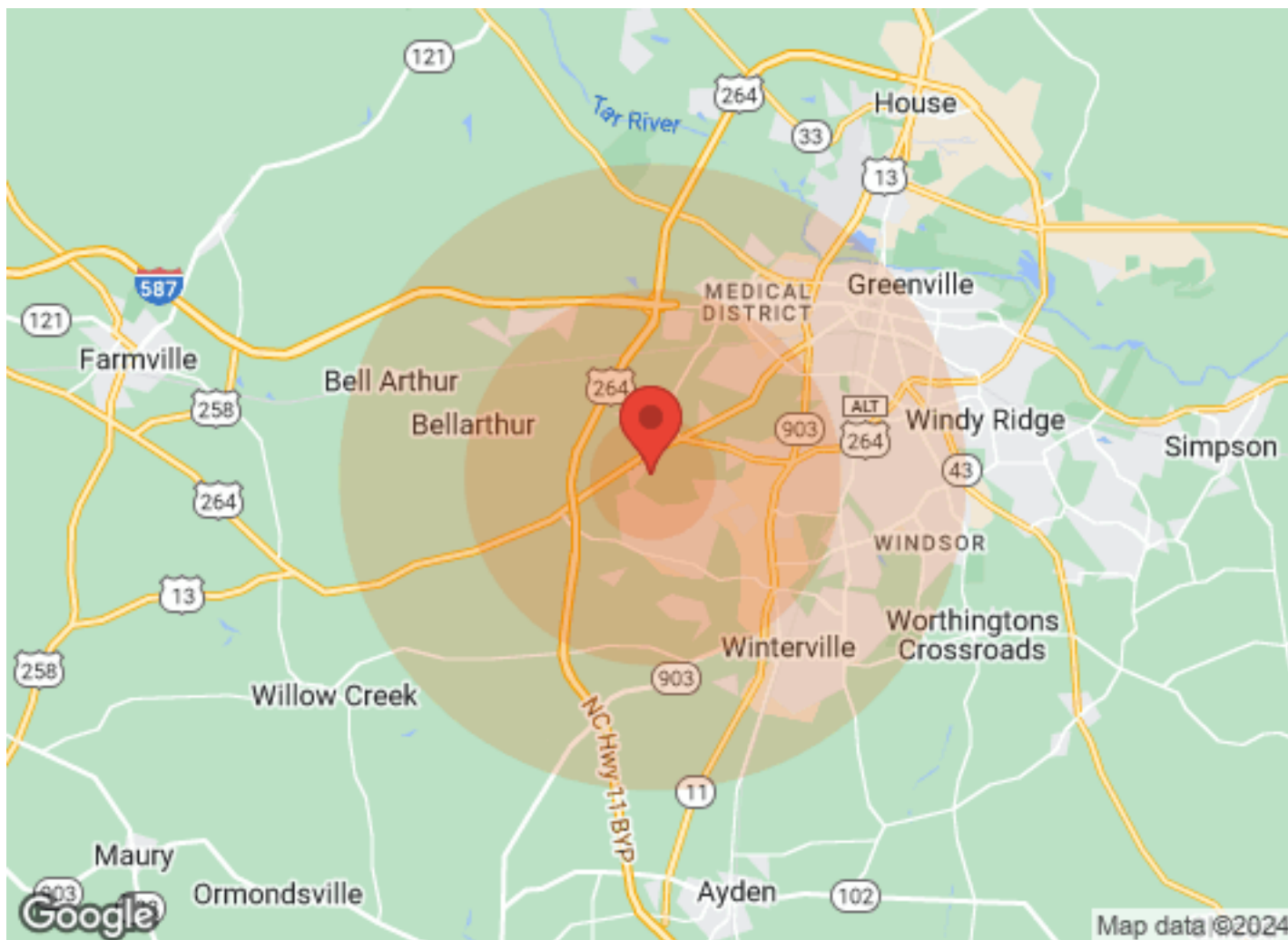


Each Office Independently Owned and Operated

TIM FERRUZZI, CRE
O: (910) 729-9180
C: (910) 729-9180
timferruzzi@kw.com
89665, NC

DEMOGRAPHICS

829 WEST STAR STREET



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	1,904	12,263	37,410	Median	\$54,577	\$45,023	\$42,022
Female	2,018	13,745	45,368	< \$15,000	227	2,005	7,707
Total Population	3,922	26,008	82,778	\$15,000-\$24,999	88	1,449	4,424
				\$25,000-\$34,999	44	1,551	4,218
Age				\$35,000-\$49,999	344	1,804	5,214
Ages 0-14	893	5,417	15,207	\$50,000-\$74,999	417	2,106	5,217
Ages 15-24	609	3,523	10,572	\$75,000-\$99,999	277	1,113	3,116
Ages 25-54	1,331	10,316	36,202	\$100,000-\$149,999	124	772	2,583
Ages 55-64	489	3,038	9,207	\$150,000-\$199,999	14	207	906
Ages 65+	600	3,714	11,590	> \$200,000	N/A	233	1,055
				Housing			
Race				Total Units	1,709	12,741	39,343
White	2,085	12,408	45,226	Occupied	1,606	11,331	35,064
Black	1,606	12,162	33,722	Owner Occupied	1,057	5,505	15,879
Am In/AK Nat	N/A	25	57	Renter Occupied	549	5,826	19,185
Hawaiian	N/A	N/A	6	Vacant	103	1,410	4,279
Hispanic	181	1,257	3,038				
Multi-Racial	336	2,022	5,124				

KW COMMERCIAL | KELLER WILLIAMS
 1708 East Arlington Boulevard Ste.100
 Greenville, NC 27858



Each Office Independently Owned and Operated

TIM FERRUZZI, CRE
 O: (910) 729-9180
 C: (910) 729-9180
 timferruzzi@kw.com
 89665, NC

PROFESSIONAL BIO

829 WEST STAR STREET



TIM FERRUZZI, CRE

O: (910) 729-9180
C: (910) 729-9180
timferruzzi@kw.com
89665, NC

KW Commercial | Keller Williams Realty - Points East
1708 East Arlington Boulevard Ste.100 Greenville, NC 27858

Tim Ferruzzi holds an MBA and is also a business and construction consultant. Tim started his journey as an entrepreneur in 1987, during his college years, at the age of 20. It was at this time that he founded Handy Helpers Inc., a reputable remodeling, small jobs, and repair company.

Building on his success, Tim went on to establish Highland Residential & Commercial Roofing in 1994, further solidifying his presence in the construction industry. Later in 2015, Tim expanded his portfolio by acquiring Greenville Seamless Gutters and Greater Triangle Gutter & Gutter Guard Company. Currently, all these enterprises operate under the leadership of Tim Ferruzzi.

In addition to his expertise in construction, Tim's licenses as a NC Licensed Commercial Plumber and Licensed Residential Indoor Fire Sprinkler contractor further augment his value as a commercial real estate broker.

Tim Ferruzzi's diverse skill set, encompassing construction knowledge, roofing expertise, and plumbing qualifications, sets him apart in commercial real estate brokerage. His expertise in identifying improvement opportunities, estimating costs, and managing construction projects provides a unique perspective as a broker.

EDUCATION

East Carolina University

Master in Business Administration (M.B.A.) Master o Business Administration (M.B.A.) 1997–199

Activities and societies: MBA Society within East Carolina University East Carolina University

Bachelor's Degree, Business Administration and Management, Bachelor's Degree, Business Administration and Management, General

1985–1990

Activities and societies: Rugby Club. Extracurricular classes in Racquetball, Sailing, and Golf

MEMBERSHIPS

Cape Fear REALTORS®

REALTORS® Commercial Alliance of Southeastern North Carolina (RCASENC) BBB Member

NRCA

IBECC

IBHS