

# Flex-Use CRE Building for Lease 2,334 Sq. Ft. \$12/sf NNN

**2,334**  
SQUARE FEET  
**\$2,334.00**  
RENT

**\$12.00 /yr**  
RENT / SF

(252) 654-2844  
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## PROPERTY ADDRESS

3540 A Hwy 1 So.  
Kittrell, NC 27544

COMMERCIAL TYPE: Industrial LEASE TYPE: NNN  
AVAILABLE: Now

## DESCRIPTION

Located at 3540 A Hwy 1 South in Kittrell, this versatile commercial property offers excellent visibility and accessibility along the highly traveled US Highway 1 corridor. The property features approximately 91 feet of direct highway frontage, providing outstanding exposure to over 12,000 vehicles per day traveling along Hwy 1 South.

The main structure is a metal building measuring approximately 59'10" x 39' (about 2,334 square feet) and is well suited for automotive, mechanical, contractor, or light industrial use. The building includes three large 10-foot bay doors on the front and one 14-foot bay door at the rear, allowing for easy drive-through access and efficient workflow. The space currently contains three automotive lifts, which can be removed if desired to accommodate other uses.

Inside the building is a 12' x 17' office located in the front left corner, providing a dedicated administrative or reception area. The office includes a 6' x 4' private bathroom. The building is equipped with electric heat and is serviced by well water and a septic system.

The site provides parking in front of the building for customers, employees, or service vehicles. The lot measures 91' x 156', totaling approximately 14,196 square feet (±0.33 acres).

With its highway frontage, strong daily traffic counts, multiple bay doors, and flexible shop layout, this property offers an excellent opportunity for equipment repair, contractor operations, or other commercial uses requiring visibility and functional workspace.

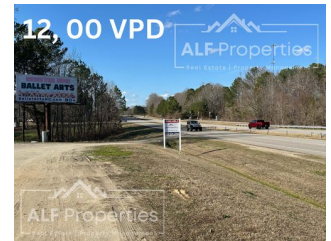
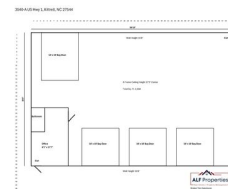
The Lease is a NNN Lease with would include Rent, Taxes, Insurance & Common Area Maintenance.  
Taxes Aprox. \$539.78 per year  
Insurance - Aprox. \$1,000 per year.

Total \$1,539.78

\$128.32 per month

## RENTAL TERMS

Rent	\$2,334
Security Deposit	\$2,334
Application Fee	\$45



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