

Industrial | For Sale or Lease

CBRE

104 Commercial Avenue

Mount Olive, North Carolina 28365

±36,340 SF Refrigerated/Freezer Warehouse Facility on ±9.6 Acres



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Building Highlights

Property Overview

Total SF	36,340 SF
Acreage	9.6-acre lot with surplus land for additional warehouse space, parking, or outside storage
Office (2-Story)	Floor 1: ±6,400 SF Floor 2: ±6,200 SF Elevator & stair access with commercial kitchen on second floor
Warehouse	±22,400 SF (sprinklered) with separate outside entrance - Warehouse racking in-place
Refrigerator/Freezer	±2,186 SF Cooler & ±5,400 SF Freezer in warehouse - Common dock for cooled warehouse with three dock doors (hydraulic dock levelers)
Dock-High Doors	Ten (10) doors Seven (7) with dock levelers
Drive-In Doors	Ramps can be added
Ceiling Height	±24' clear
Sprinkler System	Dry sprinkler system
Power	1,200 AMP, 3-Phase, 480/277 Volt 400 AMP, 3-Phase, 208/120 Volt
Floor Load	4,000 PSI (warehouse) 3,000 PSI (office areas)
Parking	±56 auto space 1.54/1,000 SF
Roofing	.045" black EPDM single-ply
Zoning	Industrial (I-1) Town of Mount Olive
Year Built	2003 / 2010
Exterior	Insulated precast concrete panels
PIN #	2583472030
Sale/Lease Pricing	Contact for more information

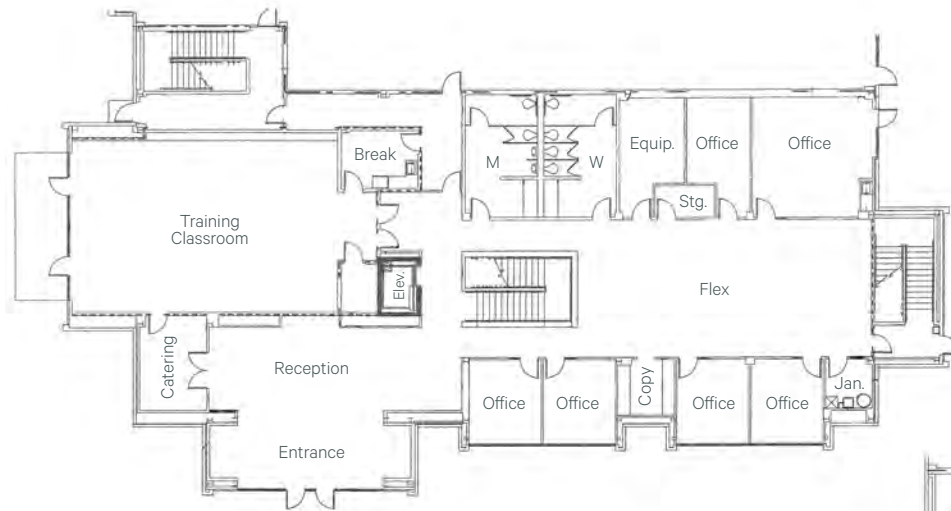


Floor Plan



Two-Story Office Plan

First Floor



Second Floor



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Exterior Photos



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Interior Photos



Warehouse



Warehouse



Lobby



Training Room

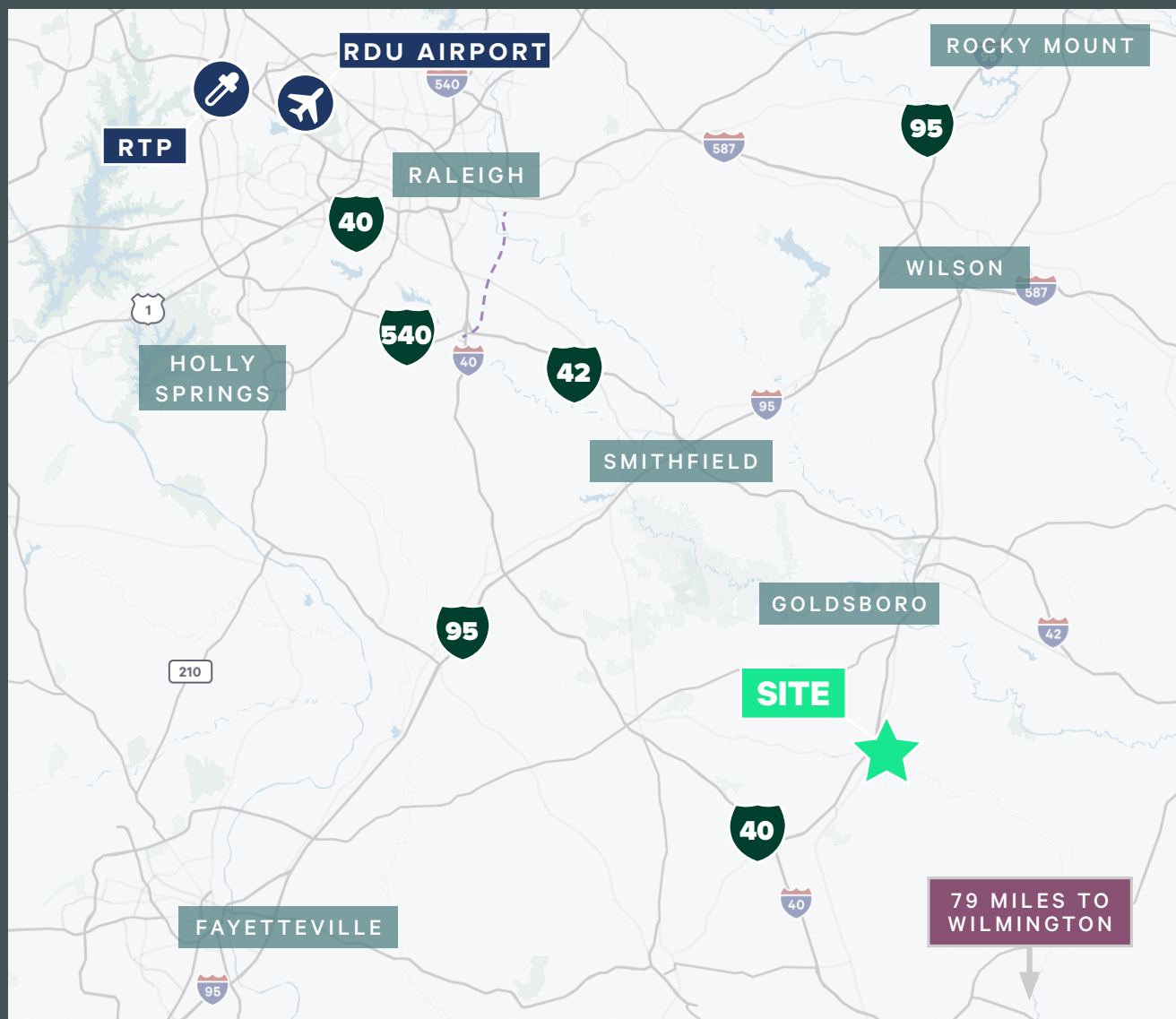


Open Office

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Location & Access



Interstates	Miles
+ US-117	2.0 Miles
+ Interstate 40	12 Miles
+ Future Interstate 42	18 Miles
+ Interstate 95	34 Miles
+ US-421	35 Miles
+ Interstate 540	52 Miles

Airports	Miles
+ Raleigh-Durham International	79 Miles
+ Wilmington International	81 Miles
+ Piedmont Triad International	151 Miles

Sea Ports	Miles
+ Wilmington, NC	87 Miles
+ Morehead City, NC	100 Miles
+ Norfolk, VA	196 Miles
+ Charleston, SC	269 Miles

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Contact Us

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