



OFFERING MEMORANDUM

±5,100 SF VACANT WAREHOUSE BUILDING | FOR LEASE | FOR SALE

# 11225 E FINCH AVE

MIDDLESEX, NORTH CAROLINA



±0.36 ACRES | LOCATED ALONG US-264 ALTERNATE ROUTE

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11225 E FINCH AVE

# EXECUTIVE SUMMARY



# THE OPPORTUNITY

Great Neck Realty Co is pleased to present 11225 E Finch Avenue, a versatile warehouse opportunity in the heart of Middlesex, North Carolina. Built in 1987, the property occupies a  $\pm 0.36$ -acre site with a 5,100-square-foot steel structure featuring a flexible open floor plan, office area, and shipping/receiving space. Its commercial zoning allows for a range of industrial, service, or redevelopment uses, making it suitable for owner-occupiers, investors, or developers looking to capitalize on a central location in Nash County.

The property is situated along E Finch Avenue (US-264 Alternate), a key local corridor connecting Middlesex to Zebulon, Wilson, and the Raleigh-Durham region. The surrounding area includes a mix of retail, service, and light industrial activity, providing built-in exposure and operational synergy. With direct access to regional highways and proximity to employment and distribution centers, the site presents a rare opportunity to acquire a flexible, high-visibility asset in a growing commercial node.

## KEY HIGHLIGHTS

**Freestanding warehouse** constructed in 1987

**$\pm 5,100$  SF** on a  $\pm 0.36$ -acre parcel

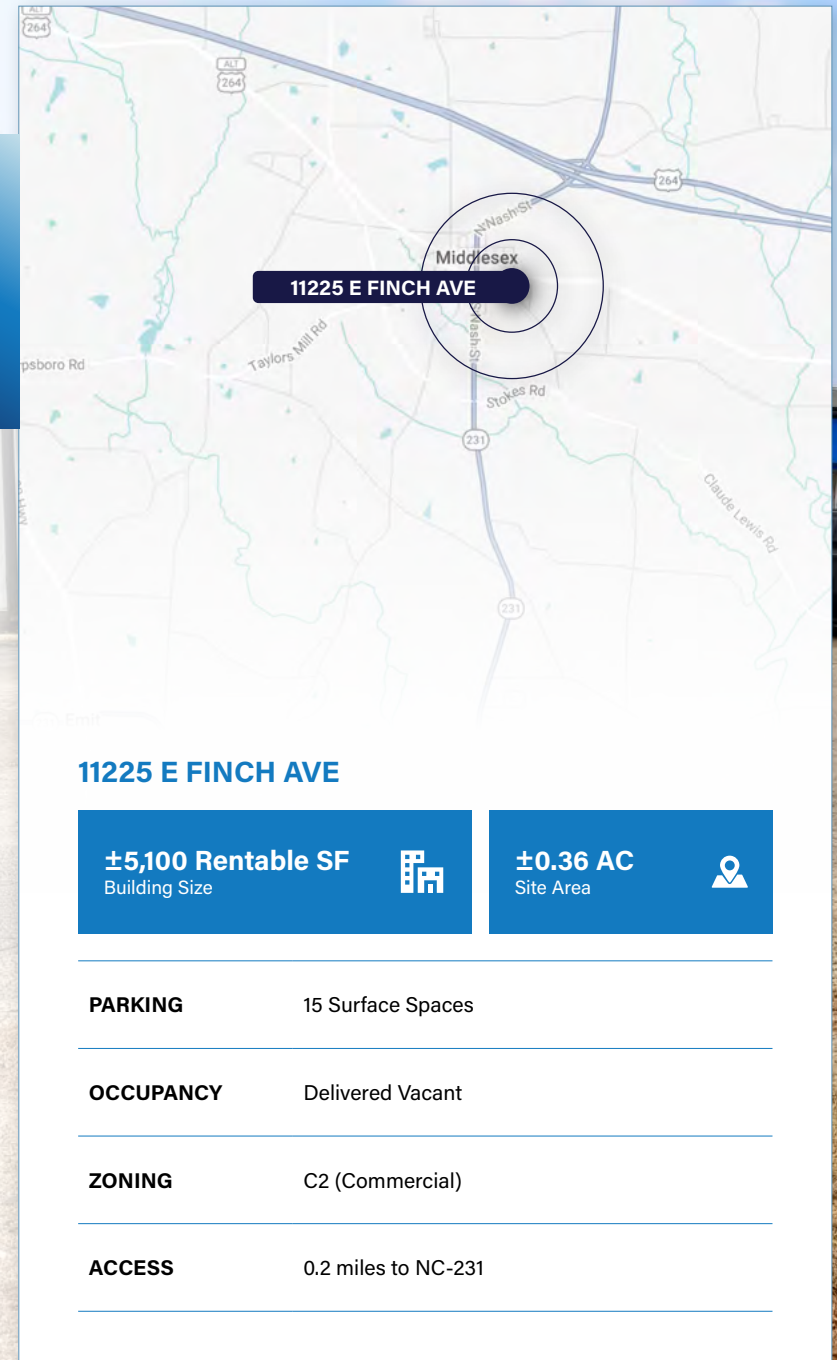
**Commercial zoning suitable** for industrial, warehouse, service, or redevelopment uses

Located along E Finch Avenue (US-264 Alternate) with **strong visibility and corridor access**

**Proximity to Nash County** employment centers, Rocky Mount, and Raleigh-Durham region

Available for **immediate lease or sale**

DEAL SNAPSHOT



# STRATEGIC INVESTMENT DRIVERS

## ● Immediate Lease-Up Potential

The warehouse is fully vacant, providing investors the opportunity to stabilize cash flow at market rents or position the asset for alternative uses with minimal upfront costs.

## ● Zoning Flexibility for Multiple Uses

Situated on a C2 – Commercial parcel, the property supports light industrial, warehouse, service, or commercial redevelopment, allowing for a variety of leasing strategies or adaptive reuse scenarios.

## ● Development Upside

At ±0.36 acres, the site offers potential for expansion, infill, or multi-tenant redevelopment, creating opportunities to enhance long-term asset value.

## ● High-Visibility Regional Corridor

Fronting E Finch Avenue (US-264 Alternate), the property benefits from strong frontage and direct access to regional transportation routes, linking Middlesex to Zebulon, Wilson, and the greater Raleigh-Durham area, ideal for distribution, logistics, or service-oriented tenants.

## ● Established Commercial and Industrial Node

The surrounding area includes convenience retail, service businesses, and light industrial operations, supporting consistent traffic and tenant activity.

## ● Access to Workforce & Regional Employment Hubs

Proximity to Nash County's manufacturing and industrial base, along with nearby employment centers in Rocky Mount and Raleigh, offers access to a broad pool of labor and supports long-term leasing demand.



# WAREHOUSE PROFILE

The subject property is a 5,100-square-foot warehouse building located at 11225 E Finch Avenue in Middlesex, North Carolina. The single-tenant building sits on a 0.36-acre parcel and includes warehouse space, a small office area, and a shipping and receiving component. The site provides 15 surface parking spaces and is zoned C2 (Commercial), allowing a range of commercial and light industrial uses.

The property fronts E Finch Avenue (US-264 Alternate), a primary corridor through Middlesex that connects the town to Zebulon and Wilson. Its proximity to US-264 provides direct regional access to the Raleigh metropolitan area and eastern North Carolina, supporting warehouse, storage, and service-related operations.

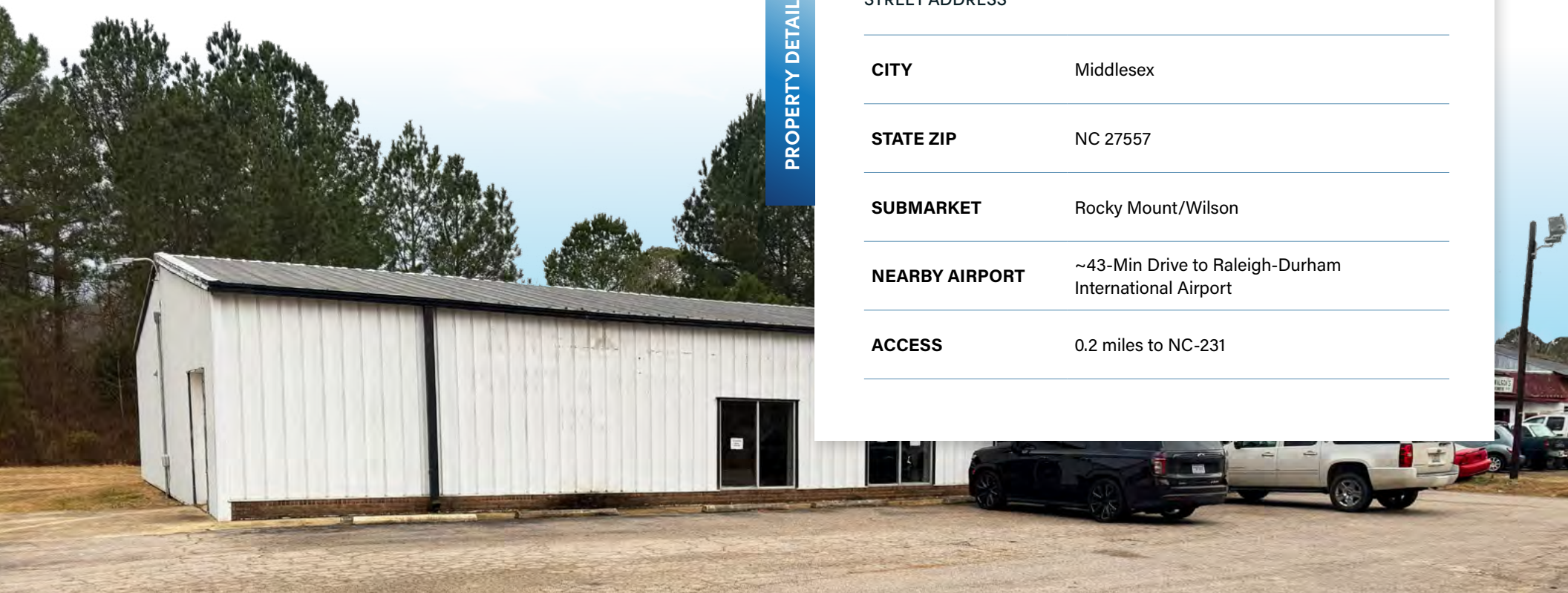


## PROPERTY DETAILS

### 11225 E Finch Ave

#### STREET ADDRESS

<b>CITY</b>	Middlesex
<b>STATE ZIP</b>	NC 27557
<b>SUBMARKET</b>	Rocky Mount/Wilson
<b>NEARBY AIRPORT</b>	~43-Min Drive to Raleigh-Durham International Airport
<b>ACCESS</b>	0.2 miles to NC-231



# Building Specifications

11225 E Finch Avenue is a single-tenant warehouse constructed in 1987. The building totals  $\pm 5,100$  square feet on a  $\pm 0.36$ -acre parcel and features a 60' x 85' footprint with 12' sidewalls and an open 85% floor plan. The layout includes a small office area, shipping/receiving space, and two restrooms. Recent improvements include LED lighting, two new HVAC units, a retail entrance awning, and direct fiber internet, providing modern functionality for warehouse, storage, or light industrial uses.

FEATURE	SPECIFICATION
PARCEL SIZE	$\pm 0.36$ Acres (15,682 SF)
GROSS BUILDING AREA	$\pm 5,100$ SF
ZONING	C2 (Commercial)
YEAR BUILT	1987
CONSTRUCTION	Red Iron Steel
STORIES	1 (Single-Story)
PARKING	15 Surface Spaces
FLOOR AREA RATIO (FAR)	0.33
PARCEL NUMBER	2734-15-72-1739



# SITE PLAN



# EXTERIOR PHOTOS



# INTERIOR PHOTOS

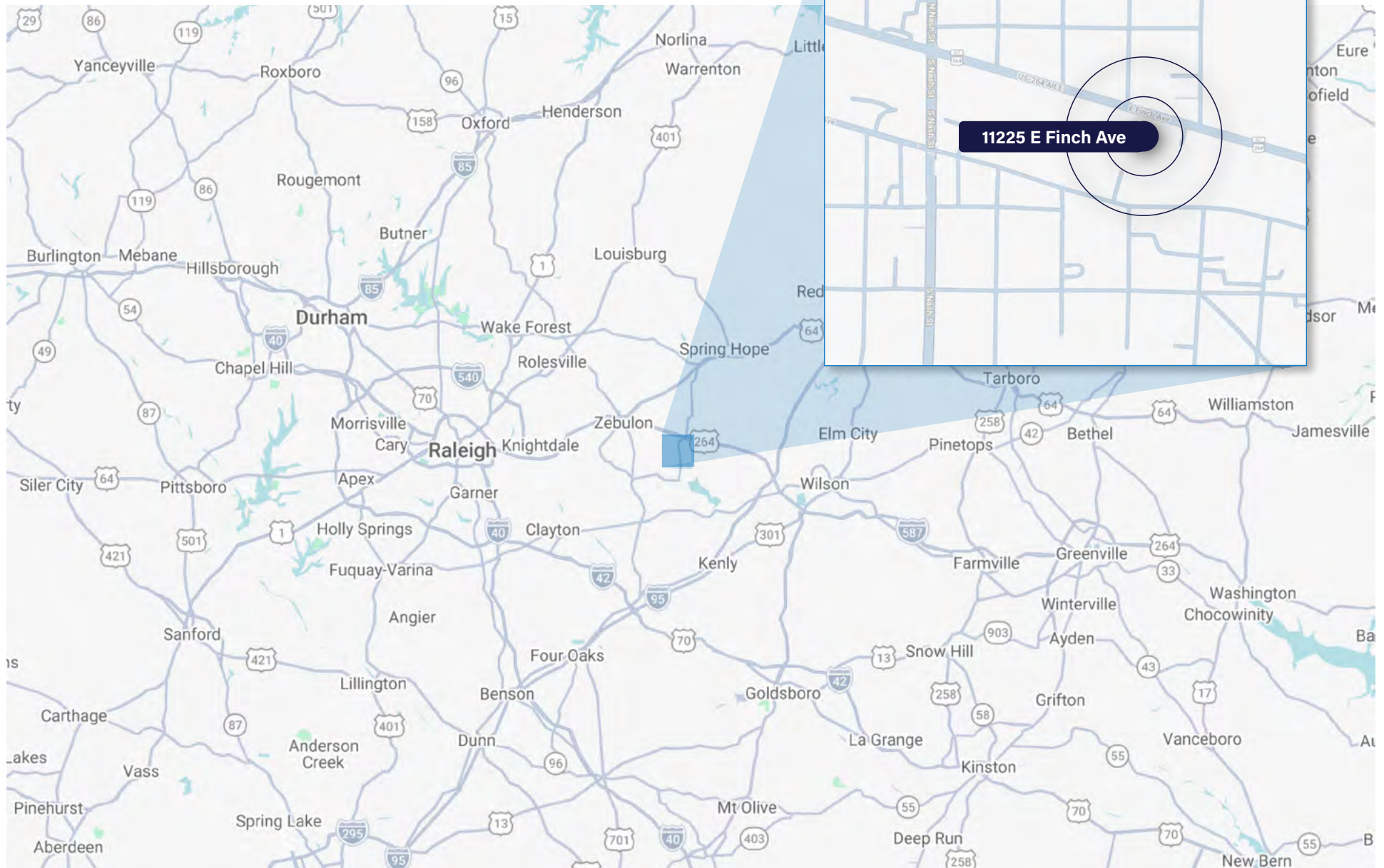


11225 E FINCH AVE

# LOCATION OVERVIEW



# REGIONAL MAP



# STRATEGIC LOCATION

11225 E Finch Ave is strategically positioned in Middlesex within a rapidly expanding industrial and logistics corridor of eastern North Carolina. The property offers direct access to U.S. Highway 264 (Future I-587), providing efficient east-west connectivity to the Research Triangle, and is approximately 10 miles from Interstate 95, a major north-south freight corridor. Nash County has made targeted investments in industrial infrastructure, land, and incentives, making this location highly suitable for manufacturing, distribution, and logistics operations.

Approximately 10 miles to **Interstate 95**, facilitating north-south East Coast transportation

25-minute drive to **downtown Raleigh**, a major business and economic hub


Immediate access to **U.S. Highway 264 (Future I-587)**, connecting directly to regional markets in eastern North Carolina

Located within a **Tier 1 economic development priority area**, offering strategic growth advantages

Positioned in a **Federal Opportunity Zone**, providing potential tax incentives and site readiness benefits

## CONSUMER AND DEMAND DRIVERS

Nash County has strategically developed advanced manufacturing, life sciences, and logistics as priority sectors. The presence of major employers in these industries supports a skilled workforce, drives local housing and service demand, and strengthens the county's overall economic base.



**1** **Pfizer Inc.** ~40-minute drive from the property

- Largest private employer in Nash County with 2,400 employees
- Major vaccine manufacturing site producing millions of doses annually

**2** **Cummins Engines** ~42-minute drive from the property

- Approximately 1,800 employees at Rocky Mount plant
- Leading manufacturer of diesel engines for domestic and international markets

**3** **Hospira** ~40-minute drive from the property

- Large injectable drug and vaccine production facility
- Anchors Nash County's life sciences sector

**4** **Crump Group** ~28-minute drive from the property

- Major industrial and manufacturing company based in Middlesex
- Key contributor to local production, logistics, and industrial activity

# AREA DYNAMICS

11225 E Finch Avenue is located in the heart of the Middlesex industrial corridor, just minutes from the US-64/I-87 interchange. This position provides a direct link between Raleigh and Rocky Mount, making it an ideal location for regional logistics and distribution.

The surrounding area is anchored by heavy industrial operations, including Eaton's aerospace facility, alongside established residential and retail pockets. This mix of infrastructure and local workforce creates a stable foundation for long-term growth. With millions in recent corporate investments, the site is part of a rapidly expanding hub for the regional aerospace and automotive supply chains.

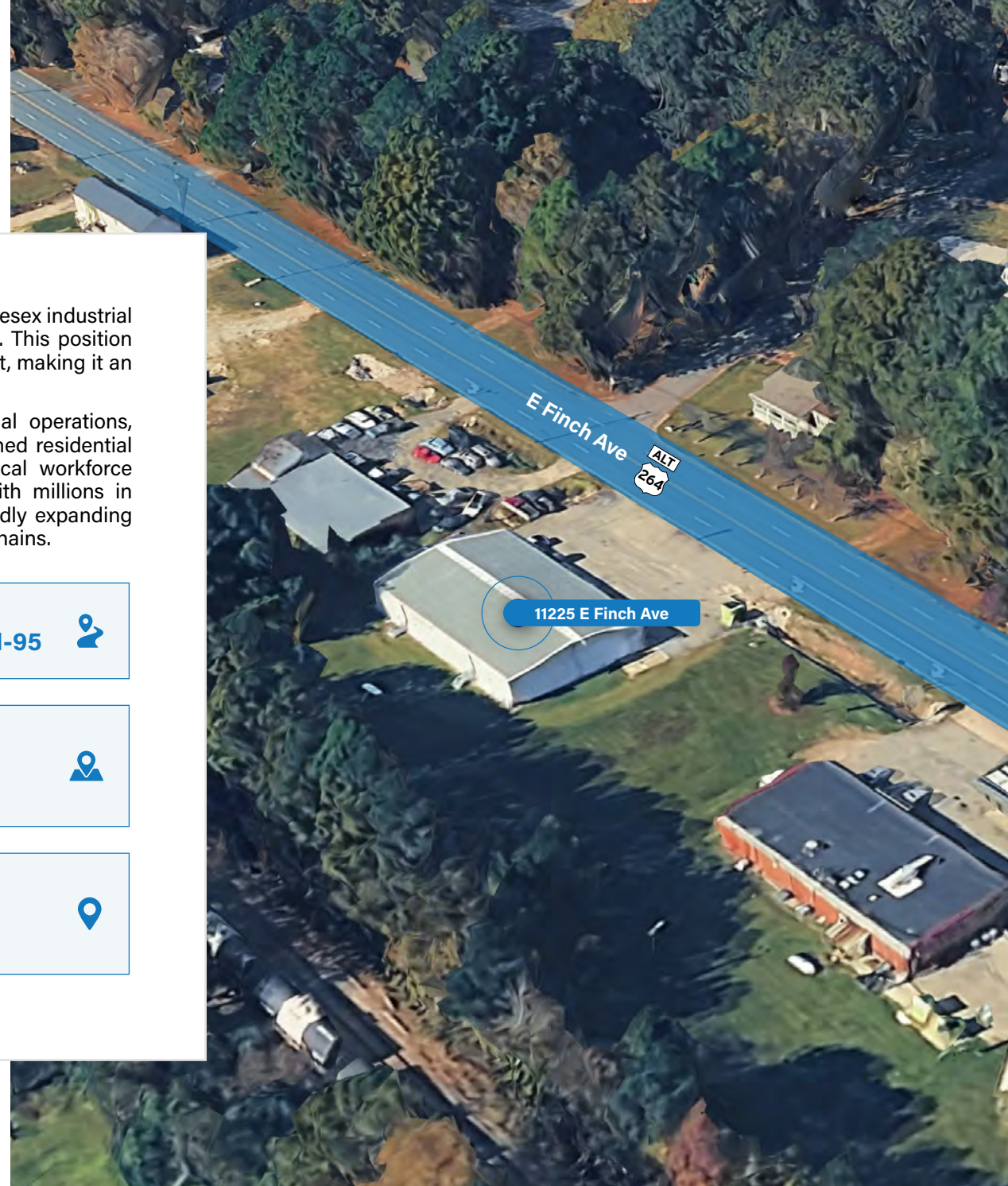
Direct frontage along  
**Alternate US-264 with access to I-87 and I-95**



Located near  
**major aerospace manufacturing and distribution hubs**



Located in a  
**priority area for state development grants and corporate expansion**



# IMMEDIATE MAP



# NEARBY DEVELOPMENTS

Recent investments and industrial expansions in Nash County continue to strengthen the area's manufacturing base and support long-term economic activity. One notable project includes the expansion of Eaton Aerospace Group's manufacturing facility in the Town of Middlesex. Eaton, an intelligent power management company, announced a \$6.8 million investment that will expand its aerospace components manufacturing operations and reinforce the region's position within the aerospace supply chain.

The expansion will add 40,000 square feet to Eaton's existing facility, which has operated in Middlesex since 1976. The project will also create new employment opportunities and introduce a distribution center designed to support aerospace customers worldwide. Eaton's continued investment reflects confidence in the region's industrial infrastructure and workforce, further contributing to Nash County's growing manufacturing and logistics ecosystem.

## KEY HIGHLIGHTS

**\$6.8 million investment** by Eaton Aerospace Group to expand its Middlesex manufacturing facility.

**40,000 square foot facility expansion**, including a new distribution center.

**30 new jobs** expected to be created in Nash County.



11225 E FINCH AVE

# MARKET OVERVIEW



# ROCKY MOUNT MARKET

## Rocky Mount Industrial: Tight Supply Supporting Stable Demand

The Rocky Mount industrial market serves as a strategic logistics and manufacturing hub in Eastern North Carolina, supported by the region's strong presence in manufacturing, trade, and distribution sectors. Its proximity to major transportation corridors connecting Raleigh, the Research Triangle, and the Mid-Atlantic strengthens the area's role in regional supply chains. Industrial vacancy remains tight at approximately 3.1%, reflecting limited available space and consistent tenant demand across logistics and specialized industrial properties.

Moderate new development and a relatively limited construction pipeline continue to support long-term market stability. Industrial rents average roughly \$5.30 per square foot, with steady annual growth supported by constrained supply and the region's cost-competitive operating environment. With stable fundamentals, expanding logistics activity, and strong manufacturing employment concentration, the Rocky Mount industrial market offers a compelling environment for industrial occupancy and long-term investment.

147,114  
Population



62,752  
Workforce (Metro)



\$57,802  
Median HH Income



### MARKET HIGHLIGHTS

#### Industrial Supply & Occupancy

Approximately 23.1 million SF of industrial inventory with a tight 3.1% vacancy rate and 6.0% availability, reflecting limited supply and stable tenant demand across logistics and specialized industrial space.

#### Development Pipeline

Roughly 448,000 SF currently under construction, significantly above the historical average of 82,000 SF but still modest relative to total inventory, helping maintain balanced market conditions.

#### Regional Demand Drivers

Regional manufacturing concentration, strong logistics connectivity, and cost-competitive industrial space continue to support steady demand from distribution, production, and regional supply chain users.

### INDUSTRIAL TRANSACTIONS

#### Top in the Past 12 Months:

- **Johnson Controls** – Advanced building technologies and manufacturing
- **Woodgrain Inc.** – Wood products manufacturing and distribution
- **Prudential Stainless Pipe** – Industrial pipe and materials distribution

These recent transactions highlight Rocky Mount's continued appeal to industrial users tied to manufacturing, building materials, and supply chain distribution. The presence of established industrial operators reinforces the market's role as a regional production and logistics hub while signaling stable long-term demand for warehouse and manufacturing space.

Source: CoStar 2025

# WAREHOUSE DEMAND TRENDS & INVESTMENT APPEAL

Rocky Mount's warehouse market remains a stable component of the region's industrial economy, supported by a strong manufacturing base, established logistics infrastructure, and access to key transportation corridors across Eastern North Carolina. Facilities in strategic locations benefit from low vacancy and consistent tenant demand from distribution, production, and supply chain operators. For investors, the combination of limited available space, cost-competitive operating conditions, and steady industrial activity provides a compelling foundation for durable occupancy and long-term asset performance.



**23.1 million SF**  
across the Rocky Mount market



**3.1% vacancy rate**  
as of Q1 2026,  
indicating tight supply conditions.



**Roughly 1.4 million SF**  
available space in Rocky Mount Market



**\$5.30/SF**  
is about the average industrial rent  
across the market.



# WHY WAREHOUSES?

Warehouse properties serve as critical infrastructure within modern supply chains, supporting manufacturing, distribution, and regional logistics operations. Their functional layouts, high clear heights, and truck accessibility allow tenants to efficiently store, process, and move goods, making them essential for both traditional industrial users and growing e-commerce distribution networks.

For owners, warehouse tenants typically invest significantly in operational infrastructure, equipment, and improvements, which often results in longer lease terms and stable tenancy. As a result, well-located warehouse assets benefit from durable occupancy, predictable cash flow, and continued demand driven by manufacturing activity and regional logistics growth.

## KEY INVESTMENT DRIVERS

### Supply Chain Infrastructure

Essential facilities supporting manufacturing, distribution, and regional logistics operations.

### Tenant Capital Investment

Industrial users often invest heavily in equipment and operational build-outs, encouraging longer lease terms and tenant retention.

### Strategic Location Advantage

Proximity to highways, rail, and regional population centers enhances distribution efficiency and tenant demand.



# ECONOMIC DRIVERS

The Rocky Mount MSA's economy is supported by manufacturing, healthcare, logistics, and service industries that provide a stable employment base. Major employers attract a skilled workforce and regional distribution activity, while strong highway connectivity supports freight mobility. Competitive operating costs and an established industrial base continue to support business investment and stable demand for industrial space.

## Manufacturing

Manufacturing remains a key component of the Rocky Mount MSA's economy. Major employers such as Pfizer, Cummins, Honeywell Aerospace, and Woodgrain operate production facilities supporting pharmaceuticals, engine systems, aerospace components, and building materials. Workforce programs at Nash Community College and Edgecombe Community College support labor development and help sustain the region's industrial and logistics sectors.

**11,100 Individuals Employed**

Source: Bureau of Labor Statistics



TOP MANUFACTURING COMPANIES



**Honeywell**  
Aerospace



**UniFirst**

# ECONOMIC DRIVERS

## Healthcare & Education

Healthcare is a vital pillar of the Rocky Mount MSA's economy, supporting both employment and regional quality of life. Leading providers such as **UNC Health Nash** deliver comprehensive medical services and specialized care that serve residents across Nash and Edgecombe counties. These institutions not only address critical health needs but also provide stable, high-quality employment for the local workforce. Supported by healthcare training programs at institutions like Nash Community College, the sector continues to strengthen workforce pipelines, expand access to care, and reinforce Rocky Mount's role as a regional center for healthcare services.

**6,300 Individuals Employed**

*Source: Bureau of Labor Statistics*



# ECONOMIC DRIVERS

## RETAIL TRADE

Retail supports employment and serves as a commercial hub for surrounding communities in the Rocky Mount MSA. Centers such as Golden East Crossing Mall, Tarrytown Center, and Englewood Square offer a mix of national retailers, dining, and services that attract consumers from across Nash and Edgecombe counties. Retail corridors along U.S. Highway 301 and North Wesleyan Boulevard continue to support steady consumer activity and local businesses.

- **Regional Retail Hub for Eastern North Carolina**  
Rocky Mount serves as a primary retail destination for Nash and Edgecombe counties and surrounding rural communities
- **Golden East Crossing**  
featuring national tenants such as Belk, Dunham's Sports, Bath & Body Works, and Ulta Beauty
- **Major Retail Corridors**  
along North Wesleyan Boulevard, U.S. Highway 301, and Sunset Avenue

**5,340 Individuals Employed**

Source: Bureau of Labor Statistics



### Golden East Crossing Mall



### Englewood Square



### Tarrytown Center



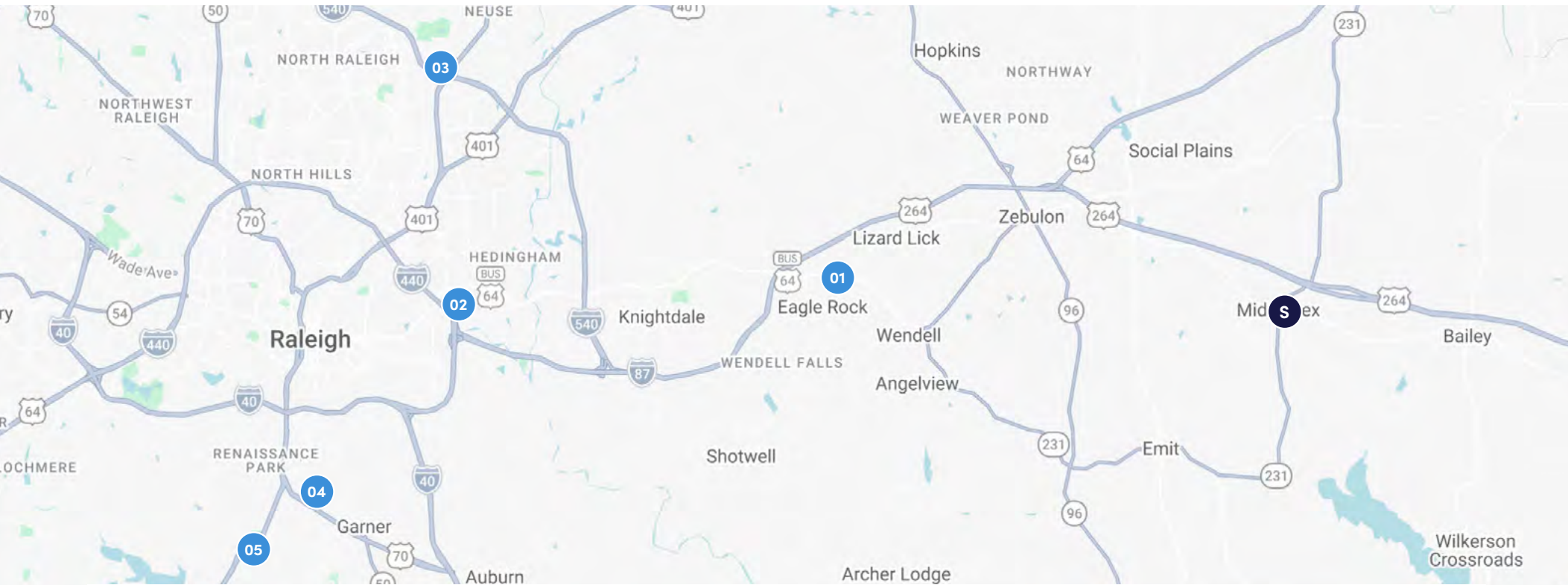
## TOP INDUSTRIES BY EMPLOYMENT

Manufacturing 11,100	Health Care & Social Assistance 6,300	Retail Trade 5,340
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\*Data reflects approximate employment numbers.

The Rocky Mount MSA benefits from a diverse economic base beyond its core sectors. Professional and business services, logistics and distribution, and construction support regional operations, infrastructure improvements, and industrial expansion. Retail trade, anchored by national chains and local businesses, meets everyday consumer demand across Nash and Edgecombe counties, supporting steady employment and economic stability.

# SALES COMPARABLES



	Street Address	City	Distance	Year Built	Total SF	Occupancy	Sale Date	Sale Price	Price PSF
01	1000 Picayune Ln	Wendell	11.0 mi	1995	6,153 SF	n/a	03/27/2024	\$2,244,933	\$364.85
02	3821 Commerce Park Dr	Raleigh	20.9 mi	1987	7,654 SF	n/a	06/24/2025	\$1,692,917	\$221.18
03	3714 Overlook Rd	Raleigh	22.0 mi	1985	5,000 SF	n/a	01/31/2025	\$900,000	\$180.00
04	540 Dynamic Dr	Garner	24.8 mi	1989	6,000 SF	n/a	07/15/2025	\$1,320,000	\$220.00
05	5425 Fayetteville Rd	Raleigh	26.5 mi	1985	7,500 SF	100.0%	10/24/2024	\$1,611,000	\$214.80
	<b>Average of Comps</b>		<b>21.0 mi</b>	<b>1988</b>	<b>6,461 SF</b>	<b>100.0%</b>	<b>01/11/2025</b>	<b>\$1,553,770</b>	<b>\$240.17</b>
S	11225 E Finch Ave	Middlesex	0.0 mi	1987	5,100 SF	Delivered Vacant	TBD	TBD	TBD





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