



INDUSTRIAL COMPLEX FOR SALE

**1100 - 1110 ATLANTIC AVE.
ROCKY MOUNT, NC 27801**



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ASSOCIATES**

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Investment Overview

51,496 SF INDUSTRIAL COMPLEX IN ROCKY MOUNT, NC

1100 - 1110 Atlantic Avenue offers a strong opportunity for both owner-users and investors looking for a flexible, functional industrial asset in one of Eastern North Carolina's growing logistics corridors. The site includes over 51,000 square feet across four buildings, along with ample yard space and infrastructure such as cranes, heavy power, and a potential fueling station.

With in-place income, Building 2 presents a clear path for an owner-user to occupy while also offering upside through lease-up and additional income potential.

ASKING PRICE	\$2,000,000
ADDRESS	1100 - 1110 Atlantic Avenue, Rocky Mount, NC 27801
SITE CONFIGURATION	<ul style="list-style-type: none"> • 4 Buildings • Potential fueling • Crane infrastructure • 5.77 Acres
PIN	<ul style="list-style-type: none"> • 3850-97-1332 • 3850-97-4156
NOI	\$133,096
CAP RATE	6.7%
ZONING	I2 - Heavy Industrial - View Zoning Use Table
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Crane-served warehouse • Existing paint booth and wash bay • Fenced outdoor storage yard • On-site fueling station • Heavy 3-phase power • Fully paved loading and circulation areas • Multiple grade-level doors for efficient circulation

TENANT BUILDINGS				
BUILDING	ANNUAL BASE RENT <i>(Excluding TICAM)</i>	STEP UPS	LEASE END	OPTIONS
Bldg. 1 & 3	\$112,472	3% every April 1	3/31/30	(1) 5-year
Bldg. 4	\$17,250	4% every June 1	3/31/30	None
Bldg. 2	Vacant			



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Property Overview

Building 1: 24,318 SF

- (9) Grade level doors
- Up to 12' - 26' 5" clear span
- 9' - 22' 6" clear at eaves
- 5 Ton overhead crane
- 18' Crane clearance
- Natural gas heaters

Building 2: 20,378 SF

- (4) Grade level doors
- 23+ Offices
- (2) Conference rooms
- Break area
- Reception area
- Small warehouse crane

Building 3: 3,800 SF

- (2) Grade level doors
- 18' Clear span
- Paint booth

Building 4: 3,000 SF

- (2) Grade level doors
- 10' 7" - 14' 8" Clear span

Fueling Station

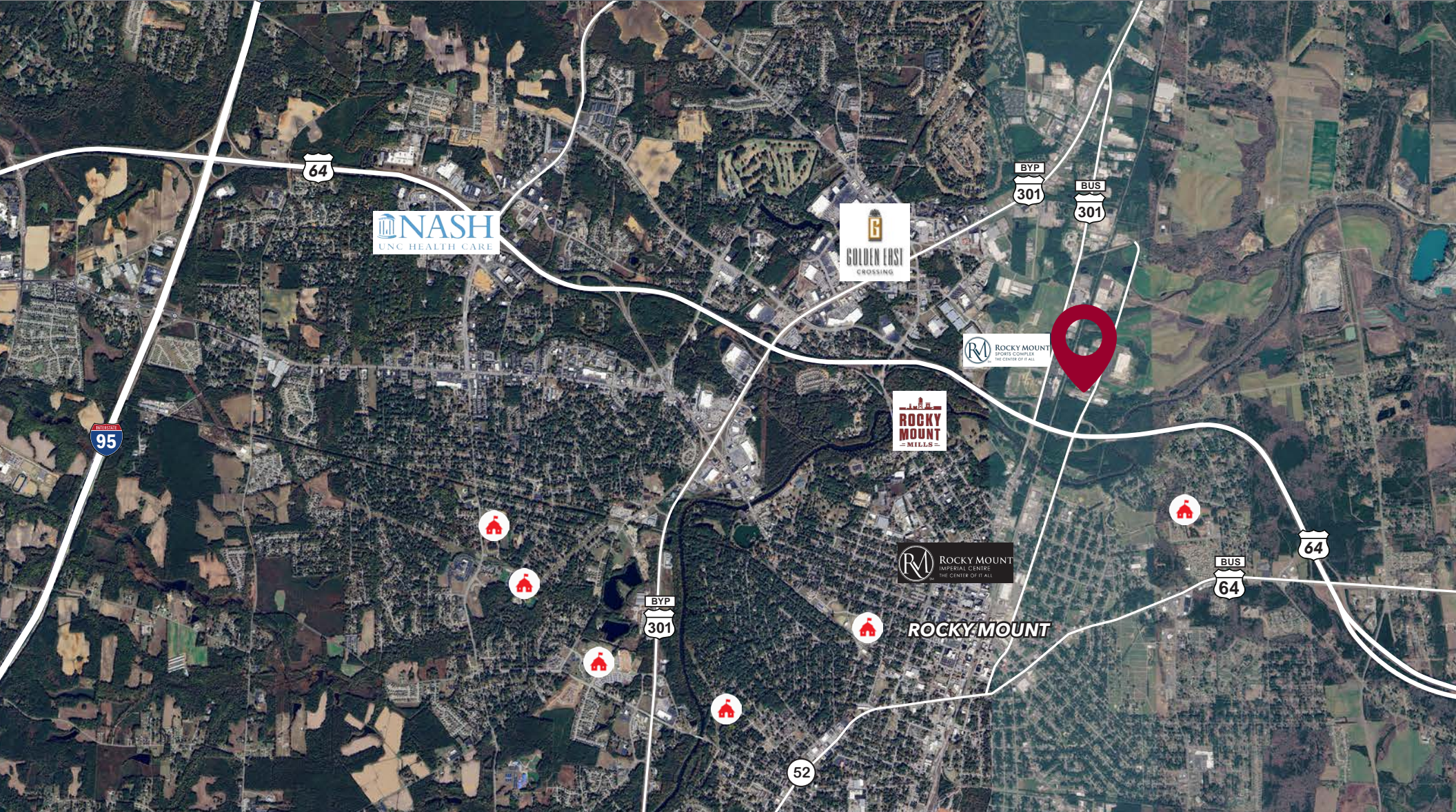
- (3) Pumps/Tanks
- Currently Inactive



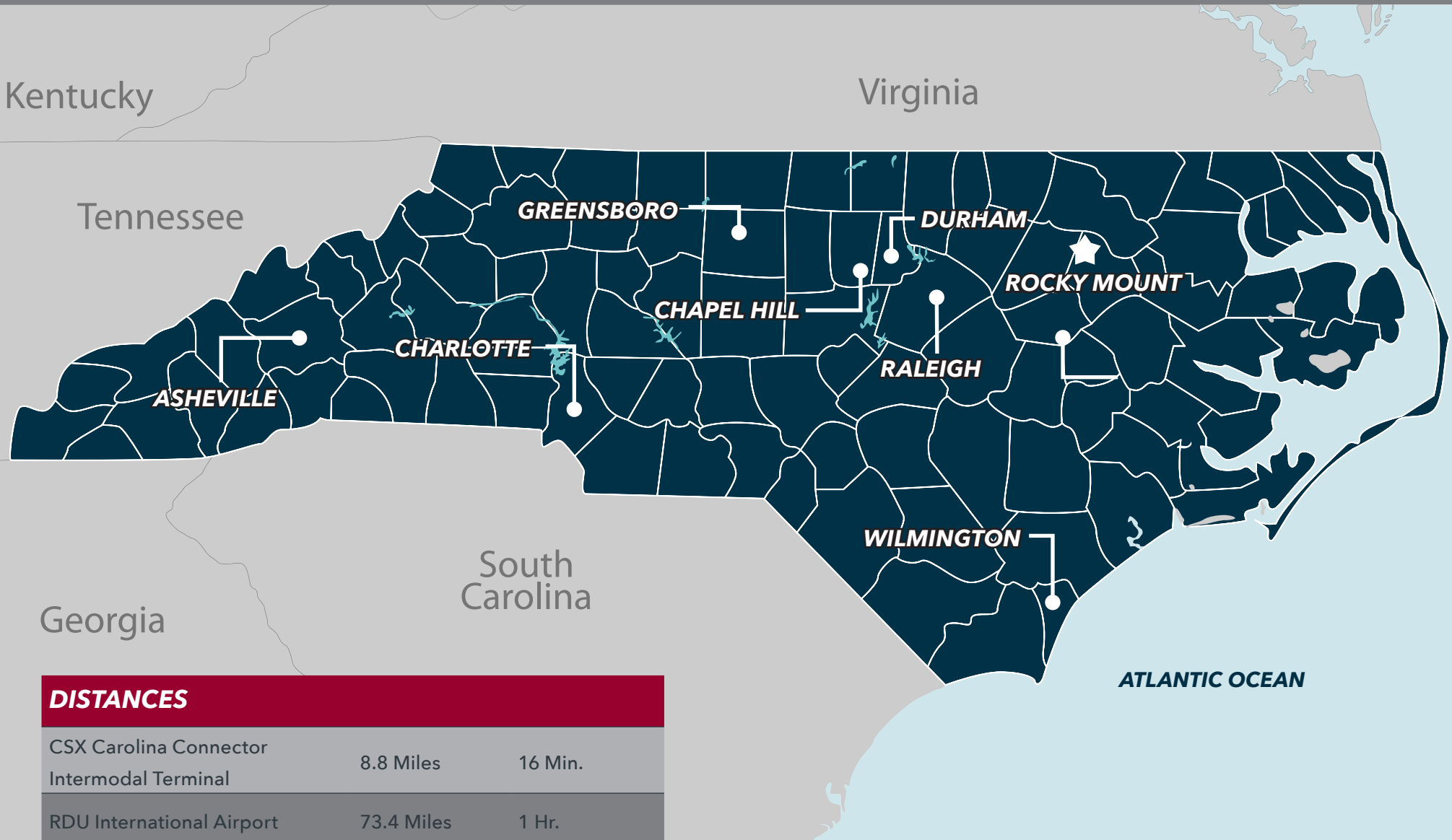
Property Survey



Area Overview



Regional Overview



DISTANCES

CSX Carolina Connector Intermodal Terminal	8.8 Miles	16 Min.
RDU International Airport	73.4 Miles	1 Hr.
Port of Norfolk	139 Miles	2.5 Hrs.
Port of Wilmington	151 Miles	2.18 Hrs.

Rocky Mount, NC

Nestled in the heart of Eastern North Carolina, Rocky Mount is a thriving hub of commerce, culture, and opportunity. Strategically located along the I-95 corridor and just an hour from Raleigh, this vibrant city offers unparalleled connectivity to major markets along the East Coast.

With a population of over 50,000 and growing, Rocky Mount serves as a regional anchor for economic development and innovation.

Rocky Mount's economy is powered by a diverse mix of industries, including manufacturing, logistics, healthcare, and retail. The city's strategic location and infrastructure investments, such as the \$110 million CSX Carolina Connector Intermodal Terminal,

have made it a critical logistics hub for the Southeast.

A business-friendly environment, competitive cost of living, and robust incentives position Rocky Mount as a top choice for investors seeking growth.

The city's commitment to revitalization is evident in projects like the Rocky Mount Event Center and the redevelopment of historic mills into vibrant mixed-use spaces. These initiatives, coupled with affordable housing and expanding amenities, create a community that offers both opportunity and quality of life.

The area's skilled workforce is supported by Nash Community College and Edgecombe Community College, offering training programs tailored to meet the needs of local businesses and industries.



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