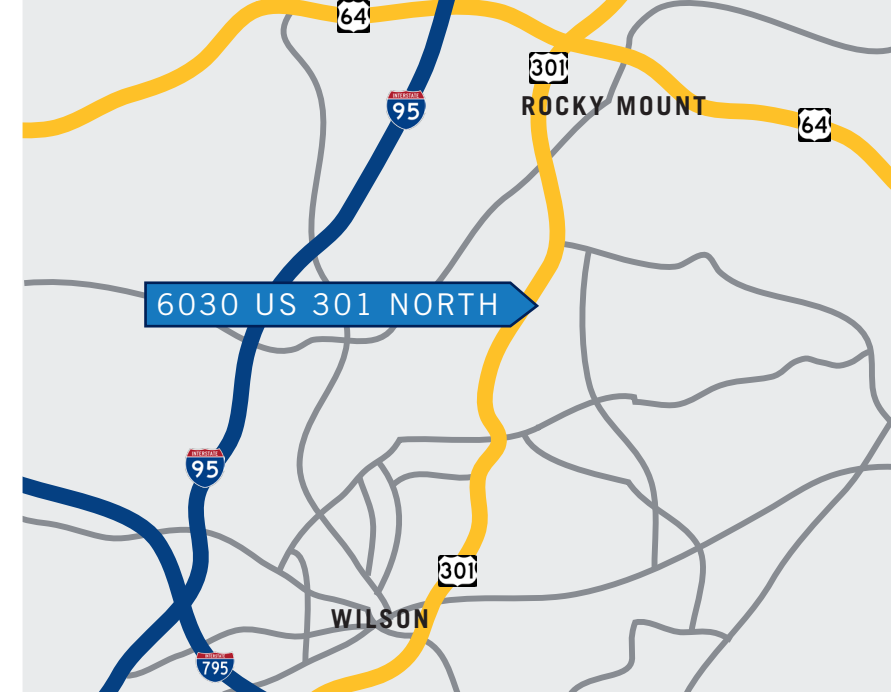




FOR LEASE | WAREHOUSE

6030 US 301 North, Elm City, NC 27822

± 62,000 - 126,000 SF AVAILABLE



FOR MORE INFO, CONTACT

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**TRINITY
PARTNERS**
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PROPERTY HIGHLIGHTS | ENTIRE BUILDING

BUILDING SIZE	±190,298 SF
AVAILABILITY	±62,352 - 126,082 SF
ACREAGE	53.885 acres, covering two facilities
DIMENSIONS	<i>Original section: 202' x 261' Expansion: 521' x 242'</i>
YEAR BUILT	1968 and 1970
CONSTRUCTION	Floors - <i>(original section)</i> 4" concrete reinforced with 6 x 6 ten-gauge wire over vapor barrier on compacted fill. Floors under press area are several feet thick. Walls: Brick on block Columns: Steel Roof: New roof installed in 2010
COLUMN SPACING	40' x 40' and 40' x 46'8"
CEILING HEIGHT	<i>Original section: Approximately 16' to 18' clear Expansion: Approximately 18' to 19' clear</i>
LIGHTING	LED
WATER	Town of Elm City - 12" main; 10" fire line; 2" domestic line
SEWER	Town of Elm City - 10" main, three 4" lines, and one 6" line
GAS	Available
POWER	Duke Energy > Three exterior pad-mounted transformers supply an interior 2000 amp, 480/277 volt, 3-phase, 4-wire switchgear > 1500 KVA pad-mounted transformer supplies an interior 4000 amp 480/277 volt, 3-phase, 4-wire switchgear > 2500 KVA exterior transformer fed interior switchgear, used to service production equipment that has been removed > One emergency generator

SUITABLE FOR:

- E-Commerce distribution, Third-party logistics (3PL), light manufacturing, wholesale storage & distribution, freight carriers/transporters.

HIGH CAPACITY FLEET PARKING & TRANSIT HUB:

- Optimized for regional trucking companies or motor carriers requiring exceptional vehicle capacity. Situated on 53 acres along US Highway 301 near I-95, the property features unparalleled, securable outdoor yard space engineered for extensive overnight trailer staging, heavy equipment storage, and large-fleet parking operations.



PROPERTY HIGHLIGHTS

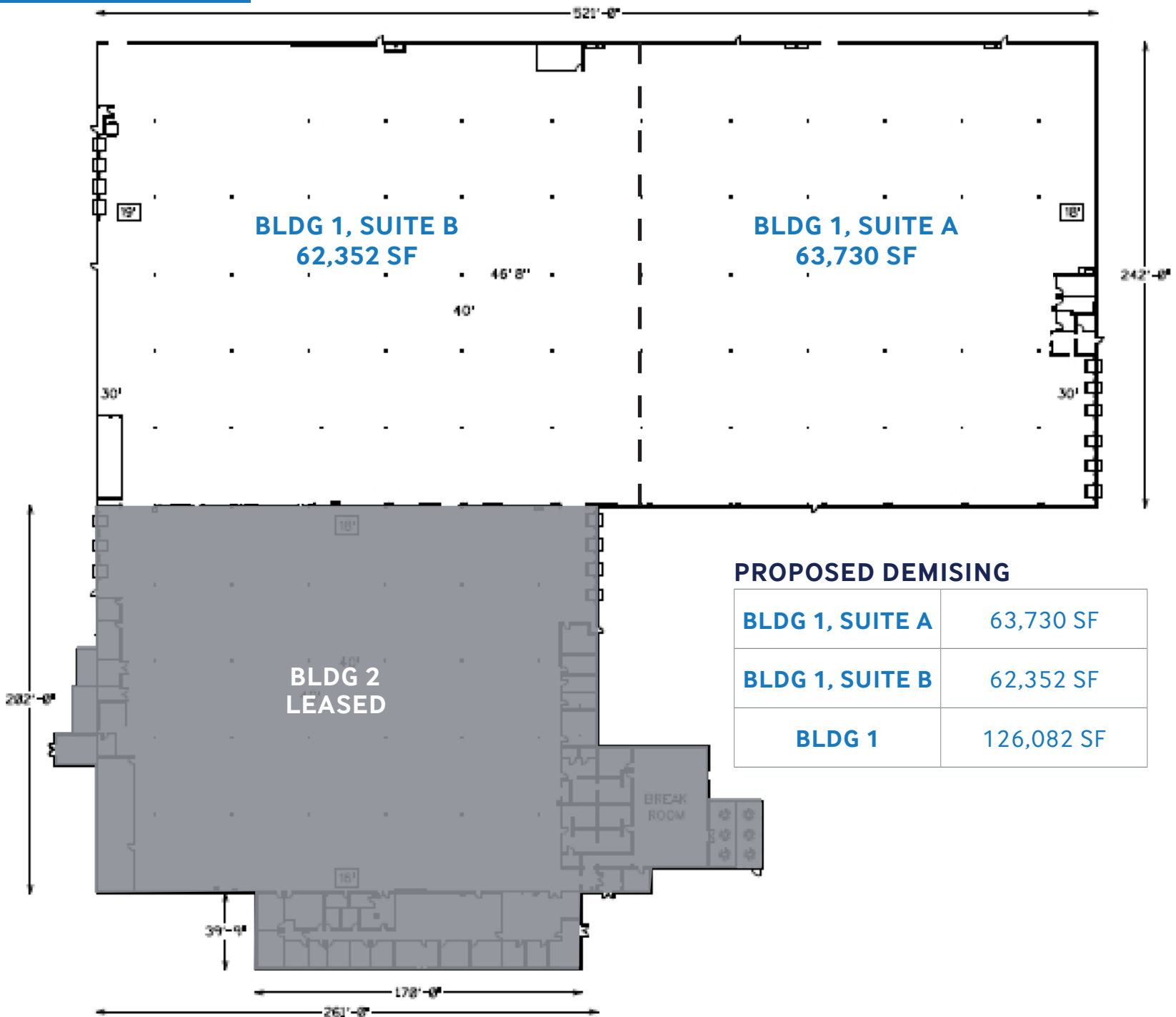
SPRINKLER	100% wet system 350,000 ground level tank with 1500 GMP, 125 PSI diesel pump, plus a pond for backup fire protection
COMPRESSED AIR	Lines in place, units removed
TRUCK LOADING	> Sixteen 8' x 10' dock-high doors with levelers and seals > One 8' x 10' compactor door > One 10' x 12' and one 10' x 13' manual drive in door > Seventeen knock out panels
RAIL	CSX rail borders the rear of the property
PARKING	Paved and marked parking for +/- 359 vehicles
FORMER USES	> Printing and mailing fulfillment > Wholesale storage and distribution > Third-Party Logistics (3PL)
ZONING	LI - Light Industrial
TRANSPORTATION	Facility located on Hwy. 301 equidistant between Wilson and Rocky Mount, NC. I-95 is 8 miles west of the facility and the Rocky Mount Airport is 15 minutes north.
MISCELLANEOUS	> Some interior/exterior security cameras will remain monitored at the central guard station. > Exterior shed for ground maintenance equipment. > Gravel trailer drop area on the north side of the facility. > Card key access system may remain.

AVAILABLE
±62,000 - 126,000 SF

LEASE RATE
\$4.50 PSF, NNN
TICAM \$0.79 PSF



FLOOR PLAN
FLEXIBLE SIZE RANGE AVAILABLE



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