


Industria/Office  
OFF-MARKET Lease/Purchase

1130 Sugg Parkway | Greenville, NC 27858

1130 Sugg Pkwy



**MULLARKEY**  
REAL ESTATE GROUP

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### *EXECUTIVE SUMMARY*

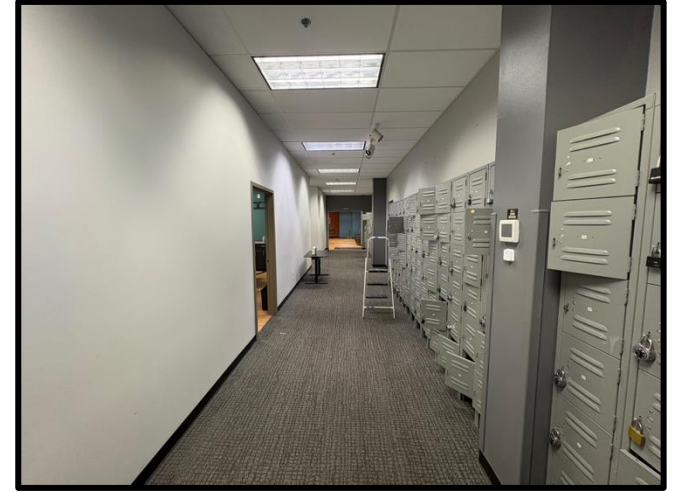
Mullarkey Real Estate Group, Inc. is proud to present **1130 Sugg Parkway** positioned in one of Greenville's established industrial corridors, 1130 Sugg Parkway presents a compelling opportunity for users and investors seeking scale, flexibility, and future expansion. The property features a **25,753-square-foot building** situated on a substantial **12.5-acre site**, offering both immediate functionality and long-term upside.

Constructed in **1995**, the building is well-suited for a variety of uses, including **industrial, flex, or office configurations**, making it attractive to a wide range of occupiers. The facility is equipped with **two (2) dock-high loading positions**, supporting efficient logistics and distribution operations.

A key differentiator is the site's excess land, which provides the **possibility to expand an additional ±50,000 square feet**, allowing an owner-user or investor to scale operations or increase income-producing capacity over time.

Located along Sugg Parkway, the property benefits from convenient access to Greenville's primary thoroughfares through Martin Luther King Jr HWY.

PROPERTY FEATURES	
<b>Property Address</b>	1130 Sugg Parkway
<b>Building Size</b>	±25,783 SF total – possible expansion to ±80,000
<b>Site Area</b>	±12.5 acres
<b>Year Built / Improvements</b>	Built 1995
<b>Zoning</b>	PIU (Planned Unoffensive Industry)
<b>Condition</b>	Current layout (Call Center)
<b>Utilities</b>	Public water, sewer, and electric
<b>Access</b>	Direct access to Martin Luther King Jr. Hwy
<b>Parking</b>	Approx. 300 parking spaces (11.5/1,000 SF ratio)
<b>Loading Docks</b>	(2) Dock high loading docks
<b>Availability</b>	August 1 <sup>st</sup> , 2026



**\*Professional pictures to follow August 2026\***

# GREENVILLE

## PITT COUNTY NORTH CAROLINA

**Greenville, North Carolina** serves as the economic, educational, and cultural hub of Eastern North Carolina. Located approximately **85 miles east of Raleigh** and midway between the **Research Triangle** and the **Atlantic coast**, Greenville provides a central position for regional logistics and manufacturing operations.

The city is the seat of **Pitt County** and anchors a **metropolitan population of roughly 100,000 residents**, supported by a diverse economic base that includes **education, healthcare, pharmaceuticals, and advanced manufacturing**.

Greenville’s pro-business environment, access to skilled labor, and improving transportation infrastructure have positioned it as a **rising industrial node** within the Carolinas.

### TOP 10

BEST SMALL PLACES FOR  
BUSINESS & CAREER  
-FORBES

### TOP 25

MID-CITY BUSINESS  
GROWTH & DEVELOPMENT  
-FORBES

## ECONOMIC DRIVERS



### Education & Research

Home to **East Carolina University (ECU)** — the fourth-largest university in North Carolina with over 30,000 students — and the **Brody School of Medicine**, driving education, research, and healthcare innovation.



### Healthcare

**ECU Health Medical Center** anchors a regional healthcare system employing more than **8,000 people**, making it one of Eastern North Carolina’s largest employers.



### Manufacturing & Industry

Major regional employers include **Thermo Fisher Scientific, Grady-White Boats, Hyster-Yale Group, Avient Corporation, and Catalent**, reflecting a well-diversified industrial base.



### Logistics & Connectivity

Proximity to **U.S. 264 / I-587** provides direct connections to **I-95, Raleigh-Durham, and the Port of Morehead City**, enabling efficient regional distribution.



### Workforce Development

Supported by **Pitt Community College** and the **NC Pharmaceutical Services Network**, offering workforce training aligned with regional industry needs.