

Industrial | For Lease

CBRE

# 222 NC-58 Highway South

Kinston, North Carolina 28504

±20,000 SF - 97,270 SF Warehouse Space Available for Lease Just Off US-70 Highway



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# Building Highlights

| Property Overview  |                                   |
|--------------------|-----------------------------------|
| Available SF       | ±20,000 SF - 97,270 SF            |
| Office Space       | ±2,000 SF                         |
| Acreage            | 8.86 acres                        |
| Building SF        | 157,270 SF                        |
| Dock-High Doors    | Twenty (20)                       |
| Drive-In Doors     | Six (6)                           |
| Ceiling Height     | 17' (eaves) - 32' (center)        |
| Column Spacing     | 25' x 50'                         |
| Power              | 480/277 volt, three phase, 4-wire |
| Sprinkler          | 100% dry system                   |
| Parking            | Gravel parking for ±40 vehicles   |
| Zoning             | Industrial (I-1)   Kinston Zoning |
| Year Built         | 1976                              |
| Exterior           | Metal & Masonry                   |
| Timing             | Available immediately             |
| Lease Rate & TICAM | Contact for pricing               |



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# Aerial Overview



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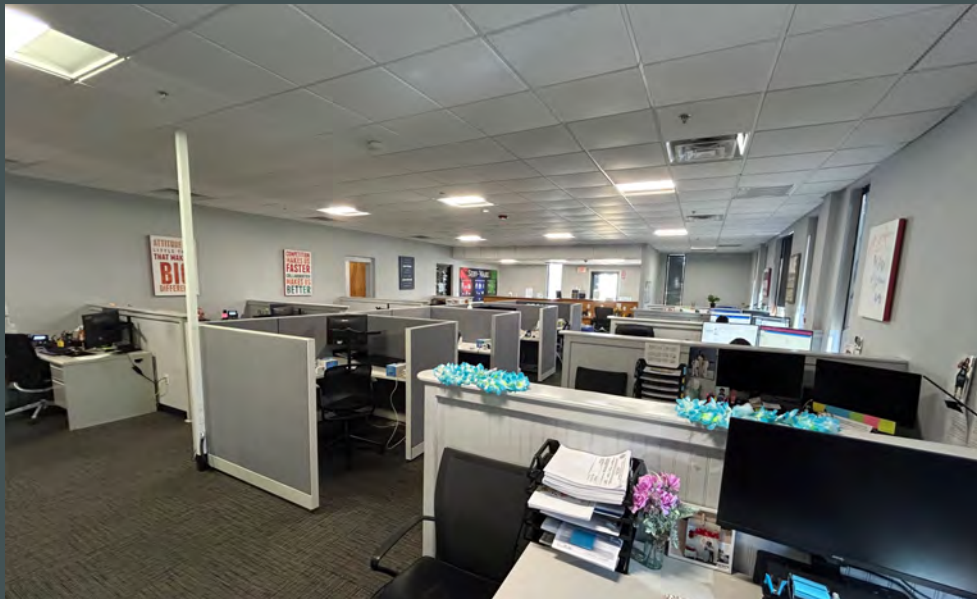
# Warehouse Photos



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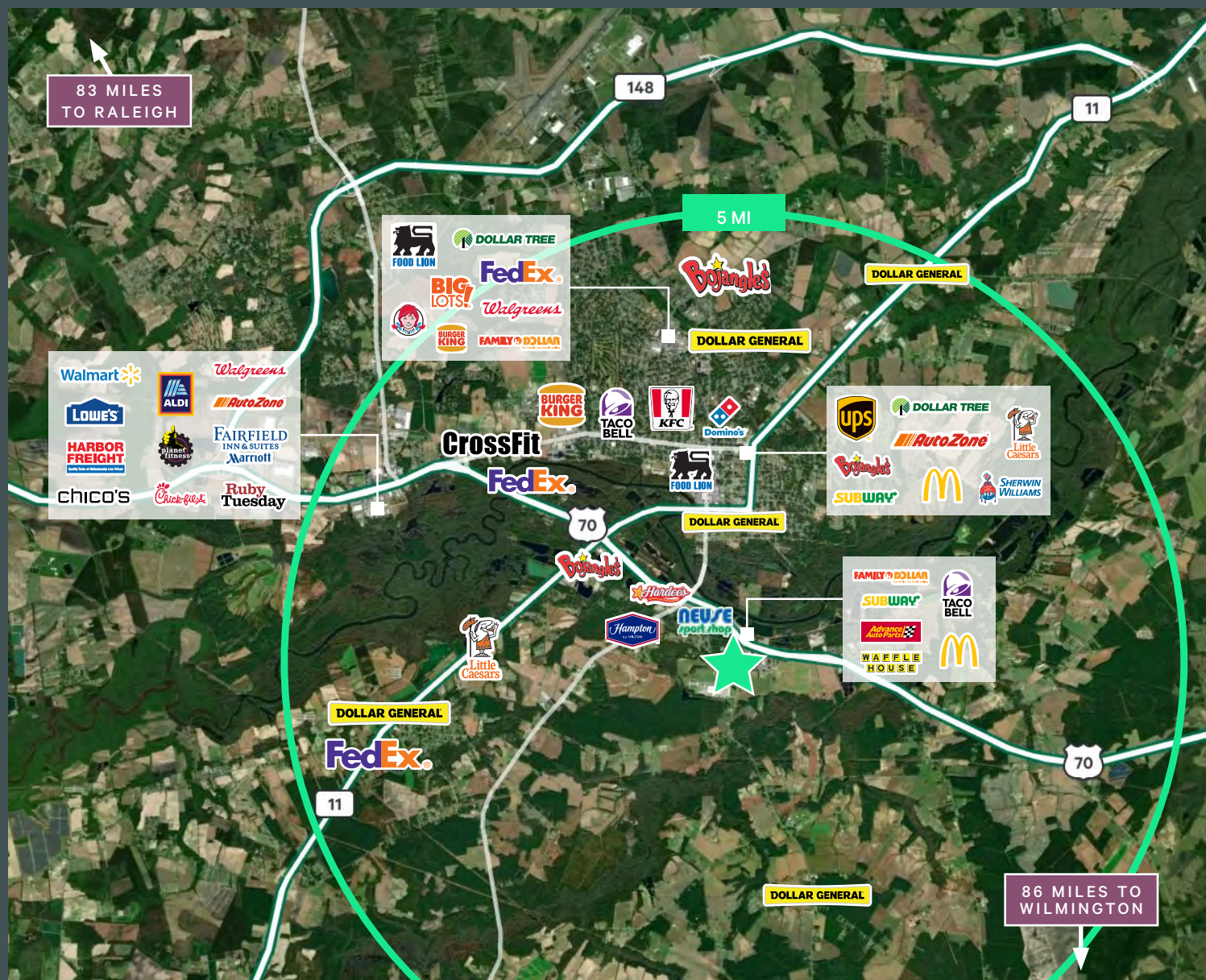
# Office Photos



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# Nearby Amenities & Demographics



## POPULATION

15 Mins | 34,166  
30 Mins | 114,650



## LABOR FORCE

15 Mins | 15,027  
30 Mins | 52,588



## AVG. INCOME

15 Mins | \$66,093  
30 Mins | \$71,316



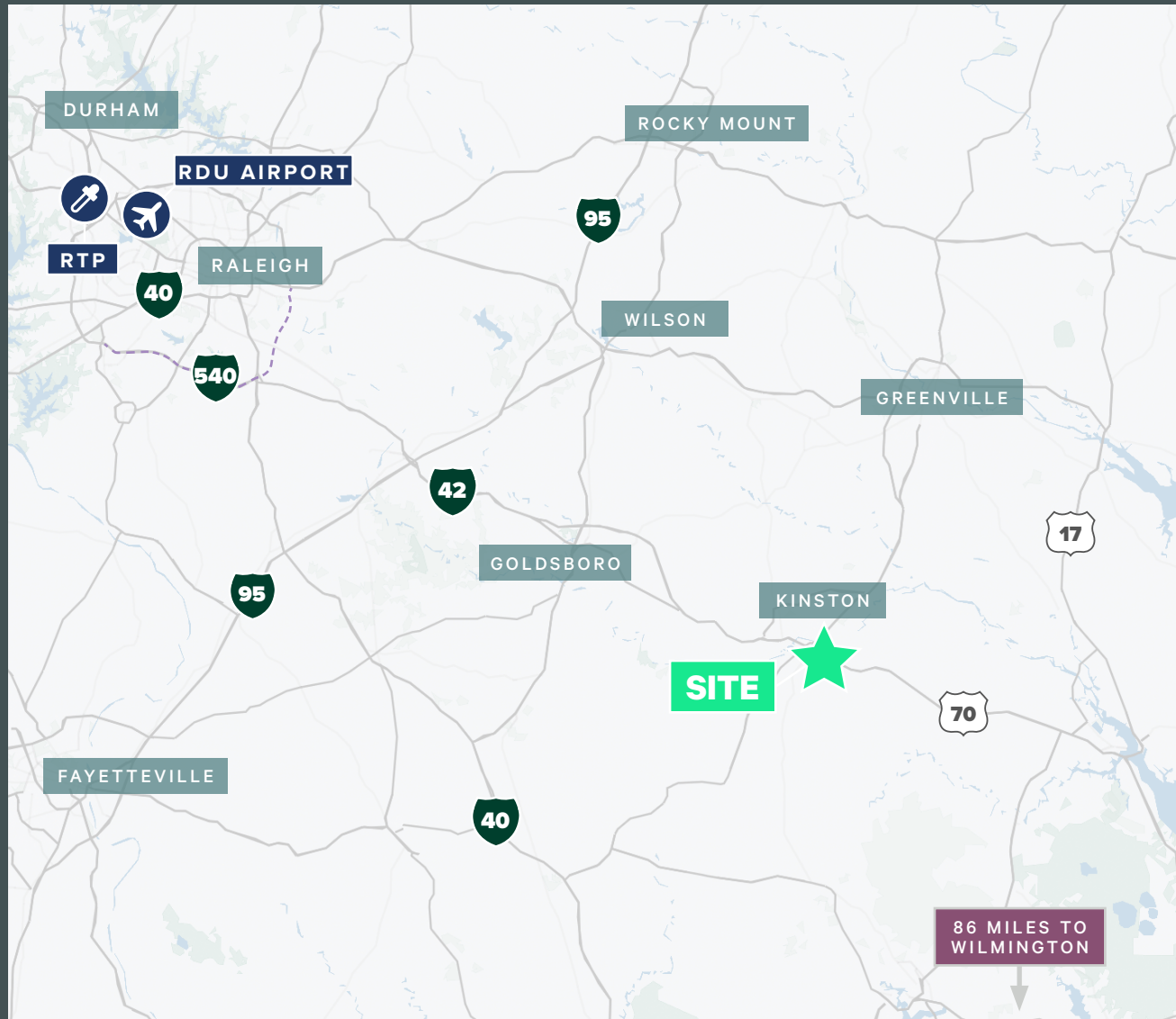
## HOUSEHOLDS

15 Mins | 14,769  
30 Mins | 47,475

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# Location & Access



| Interstates      | Miles     |
|------------------|-----------|
| + US-70          | 0.5 miles |
| + US-17          | 27 Miles  |
| + Interstate 40  | 42 Miles  |
| + Interstate 95  | 50 Miles  |
| + Interstate 540 | 70 Miles  |
| + Interstate 440 | 89 Miles  |

| Airports                       | Miles     |
|--------------------------------|-----------|
| + Wilmington International     | 85 Miles  |
| + Raleigh-Durham International | 97 Miles  |
| + Piedmont Triad International | 173 Miles |

| Sea Ports           | Miles     |
|---------------------|-----------|
| + Morehead City, NC | 69 Miles  |
| + Wilmington, NC    | 92 Miles  |
| + Norfolk, VA       | 160 Miles |
| + Charleston, SC    | 312 Miles |

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## Contact Us

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