

WAREHOUSE FOR LEASE OR SALE

1305 S BRIGHTLEAF BOULEVARD

SMITHFIELD, NC 27577



NAI TRI PROPERTIES

PROPERTY OVERVIEW

97,760 SF OF WAREHOUSE SPACE AVAILABLE FOR LEASE OR SALE

ADDRESS	1305 S Brightleaf Boulevard, Smithfield, NC 27577
BUILDING SIZE	Approximately 97,760 RSF
AVAILABLE SPACE	97,760 RSF
RENTAL RATE	\$3.00 PSF, Triple Net
OPERATING EXPENSES	\$0.61 PSF, TICAM
TOTAL RENTS	\$3.61 PSF, Total Rents
SALE PRICE	\$3,715,000.00 (Approximately \$38.00/SF)
COLUMN SPACING	15.5' x 38.5'
CLEAR HEIGHT	14' eave deck / 17'.8" middle deck
LIGHTING	LED
PARKING RATIO	See survey
DOCK DOORS	<ul style="list-style-type: none">• 2 Box Truck dock doors• 1 covered dock door
DRIVE-IN DOORS	7
RAMPS	2 ramps (15'x17')
SPRINKLER	No sprinkler
POWER	See photo
ZONING	B-3 SMITHFIELD ZONING ORDINANCE
CONDITIONED	Not conditioned

CONTACT

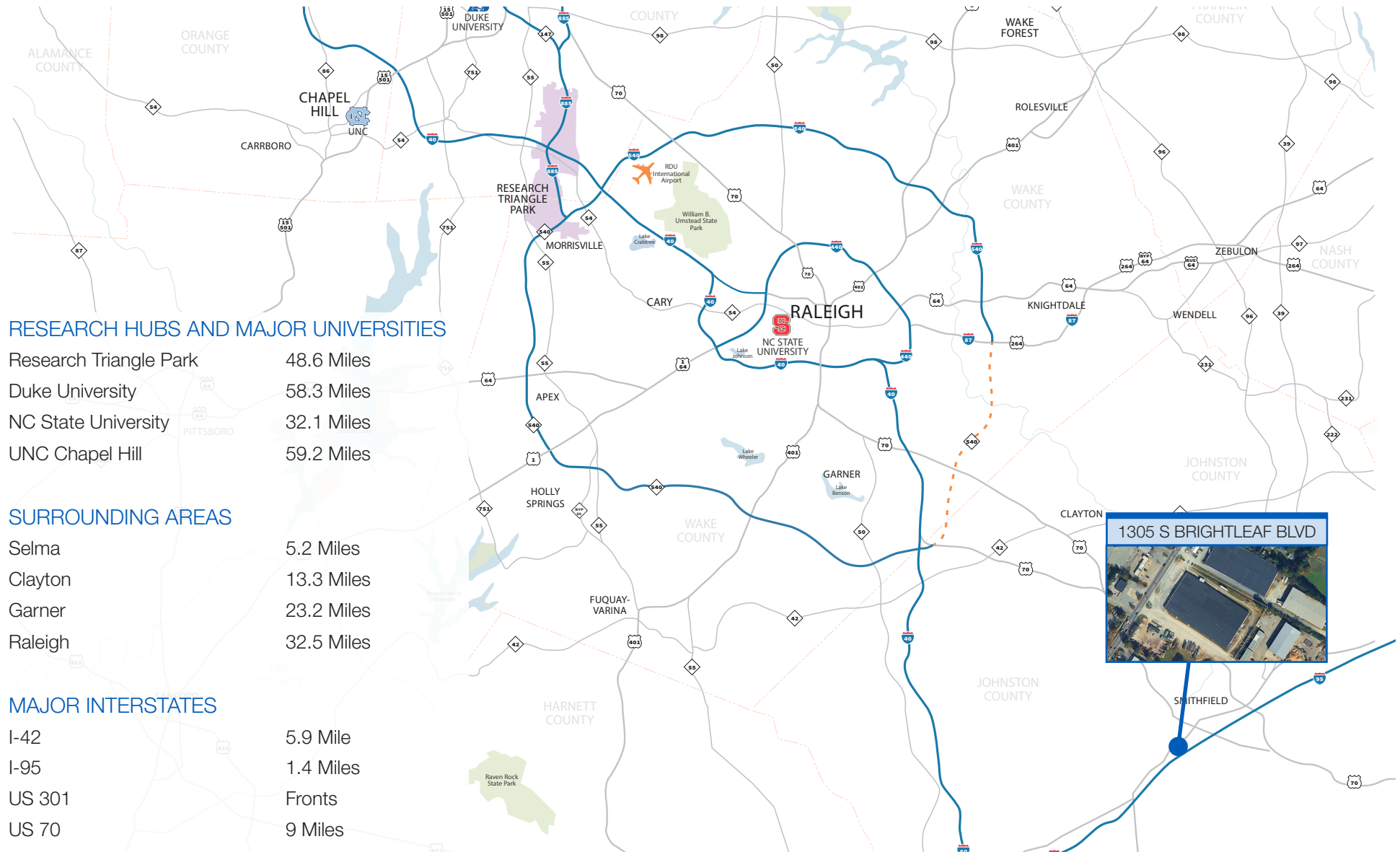
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ED BROWN | 919.345.5939 | ebrown@triprop.com

NAITRI PROPERTIES



REGIONAL OVERVIEW

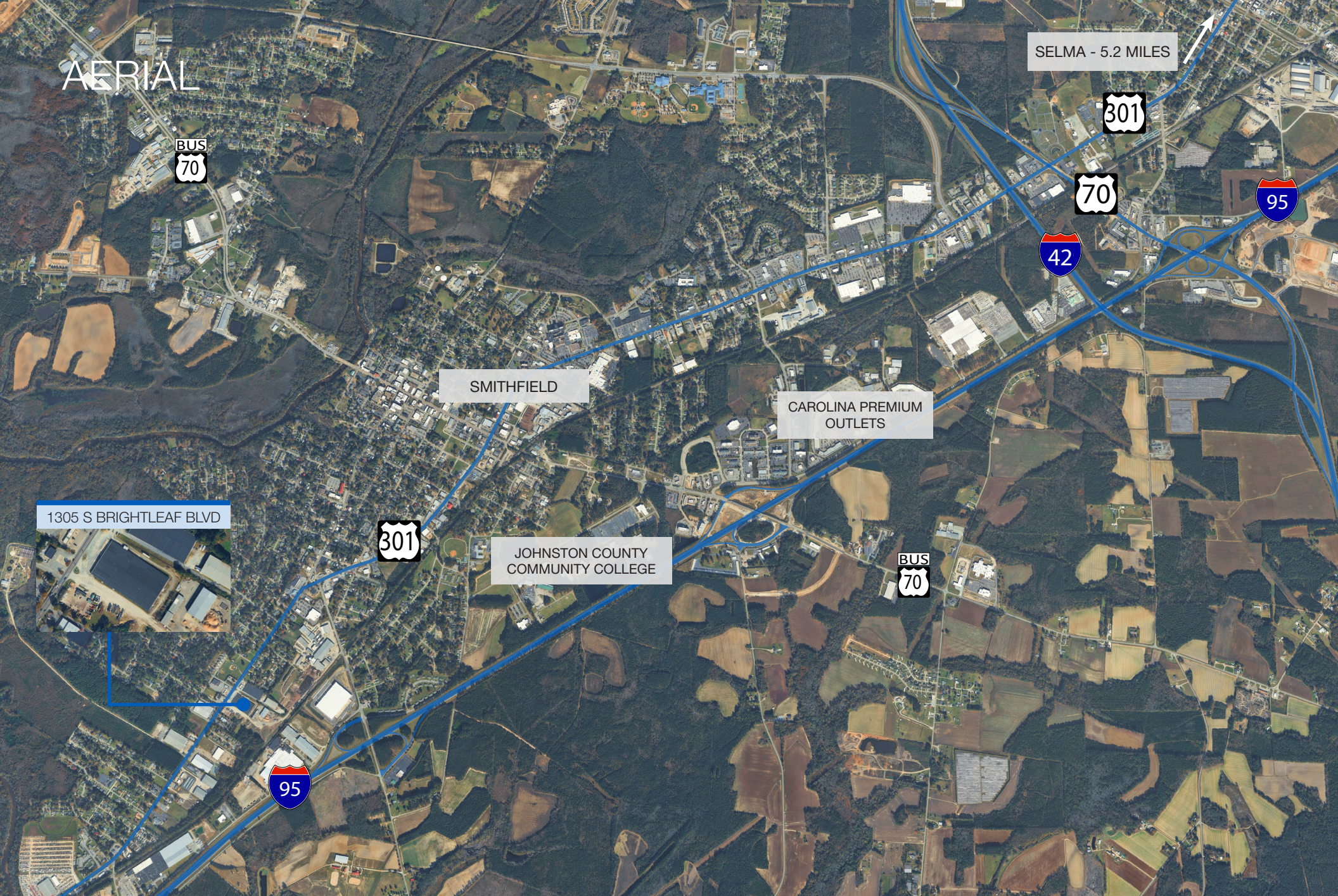


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AERIAL



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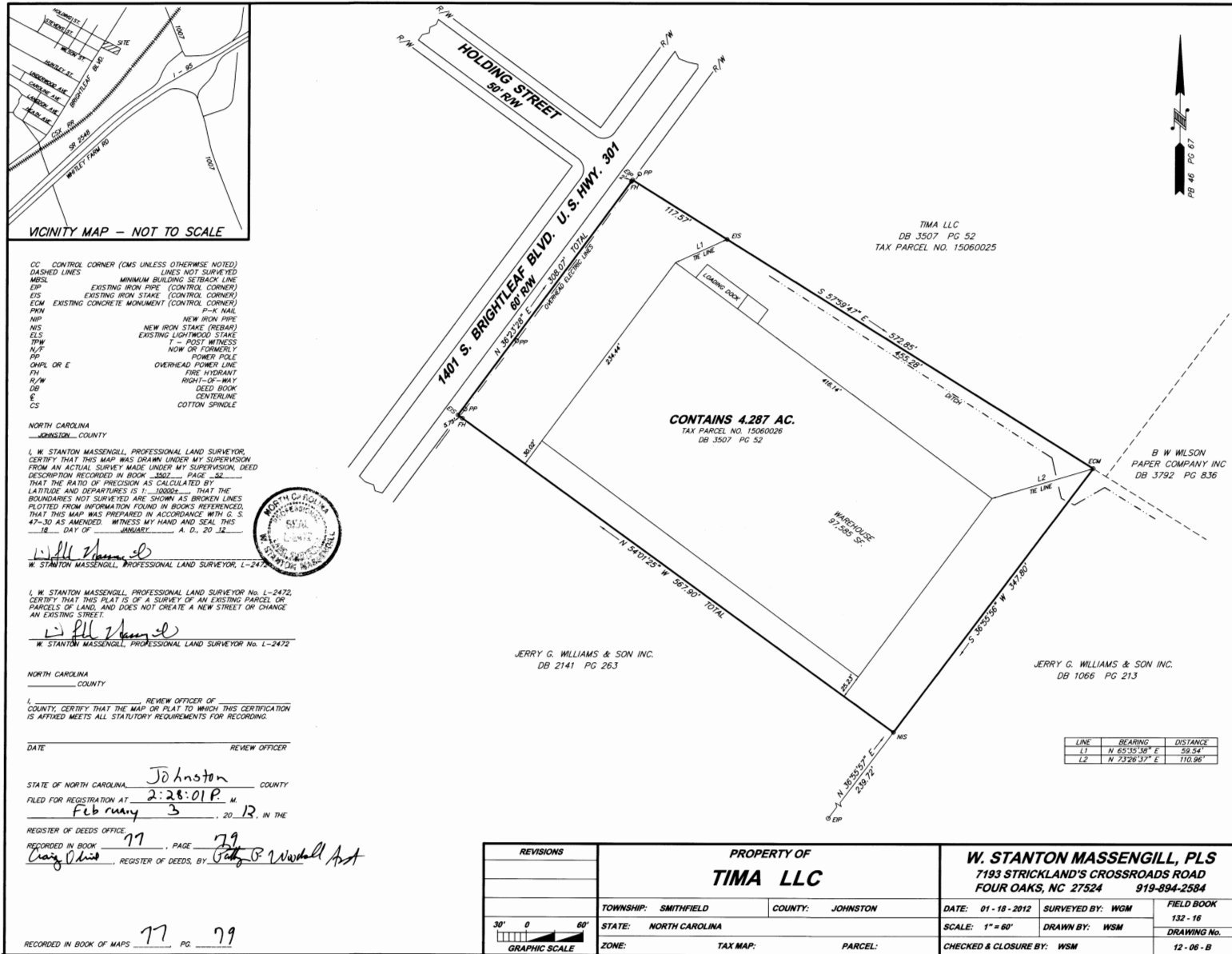
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PLAT MAP



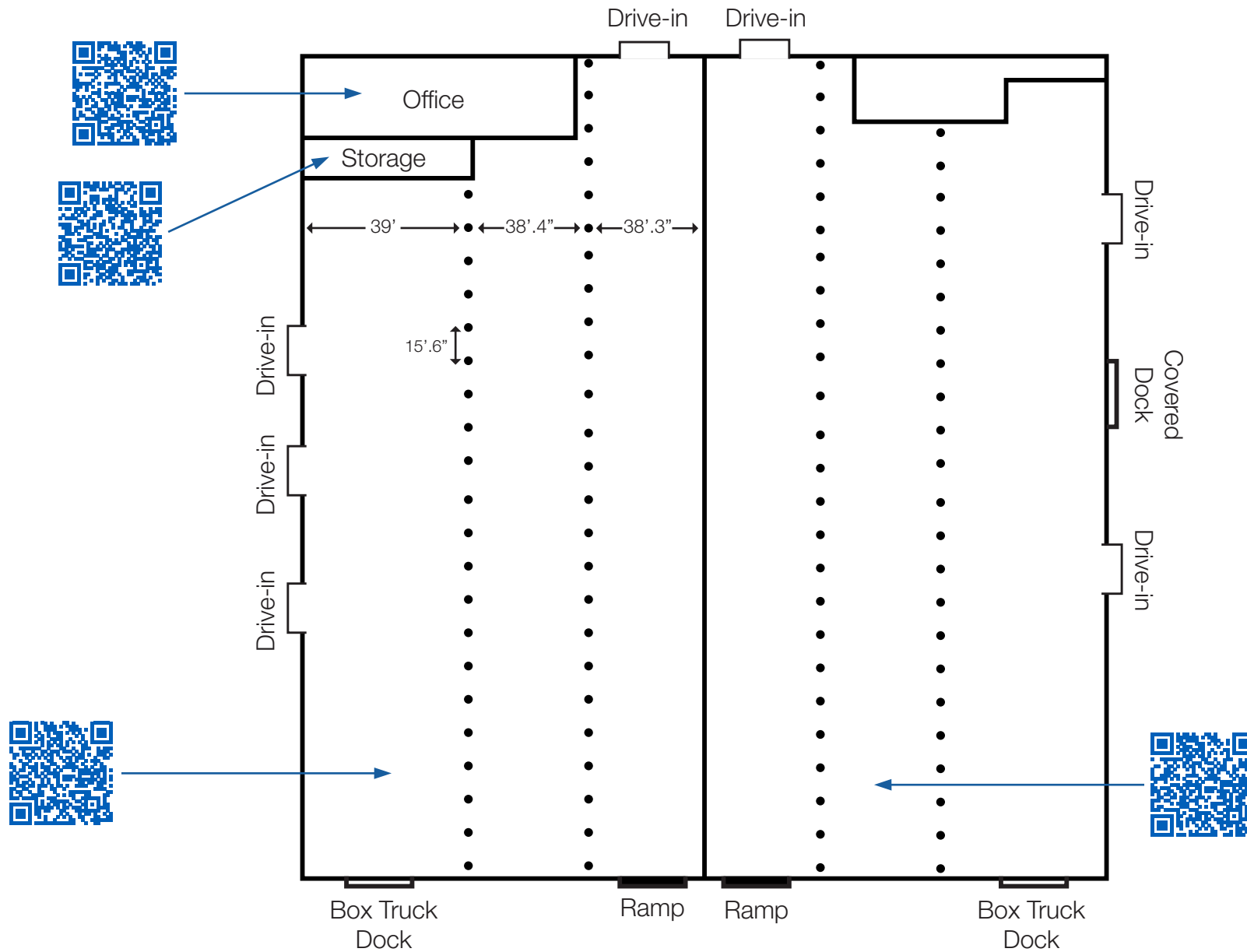
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FLOOR PLAN



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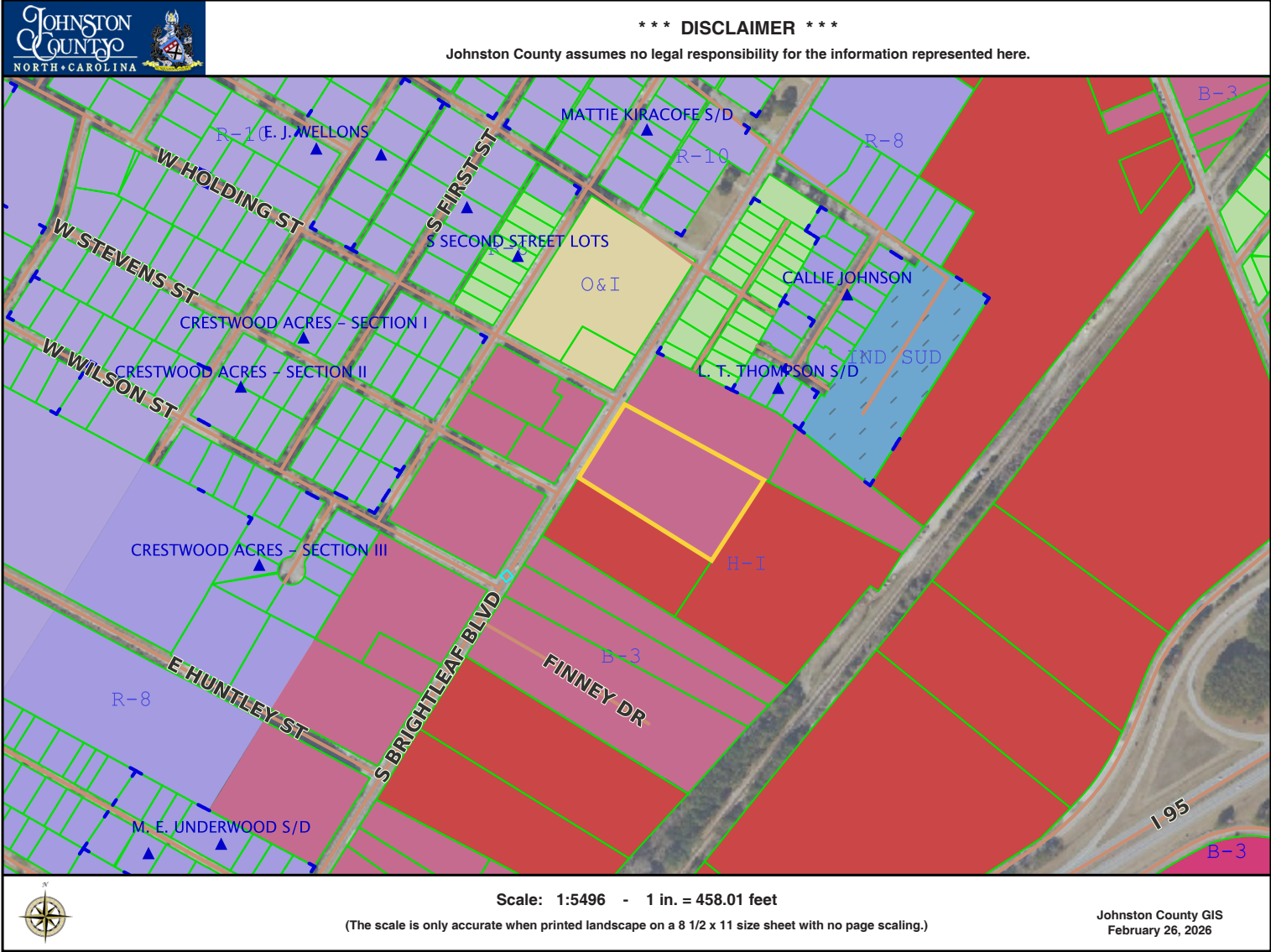
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ZONING MAP



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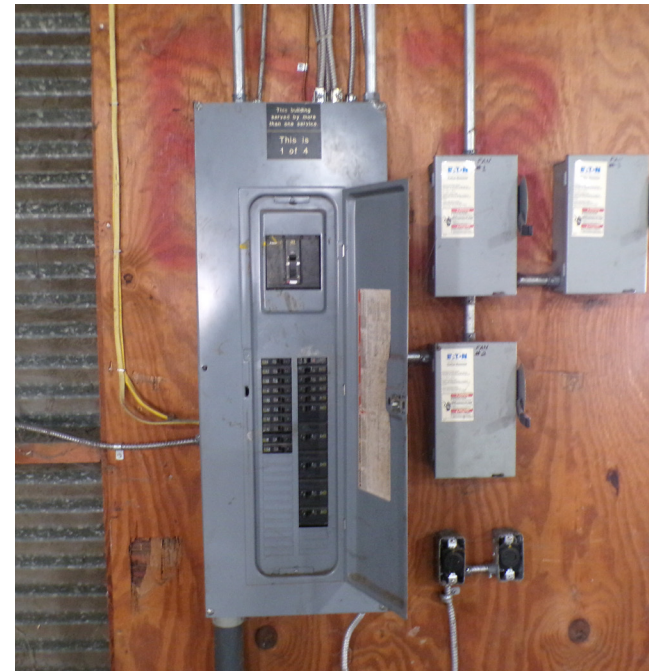
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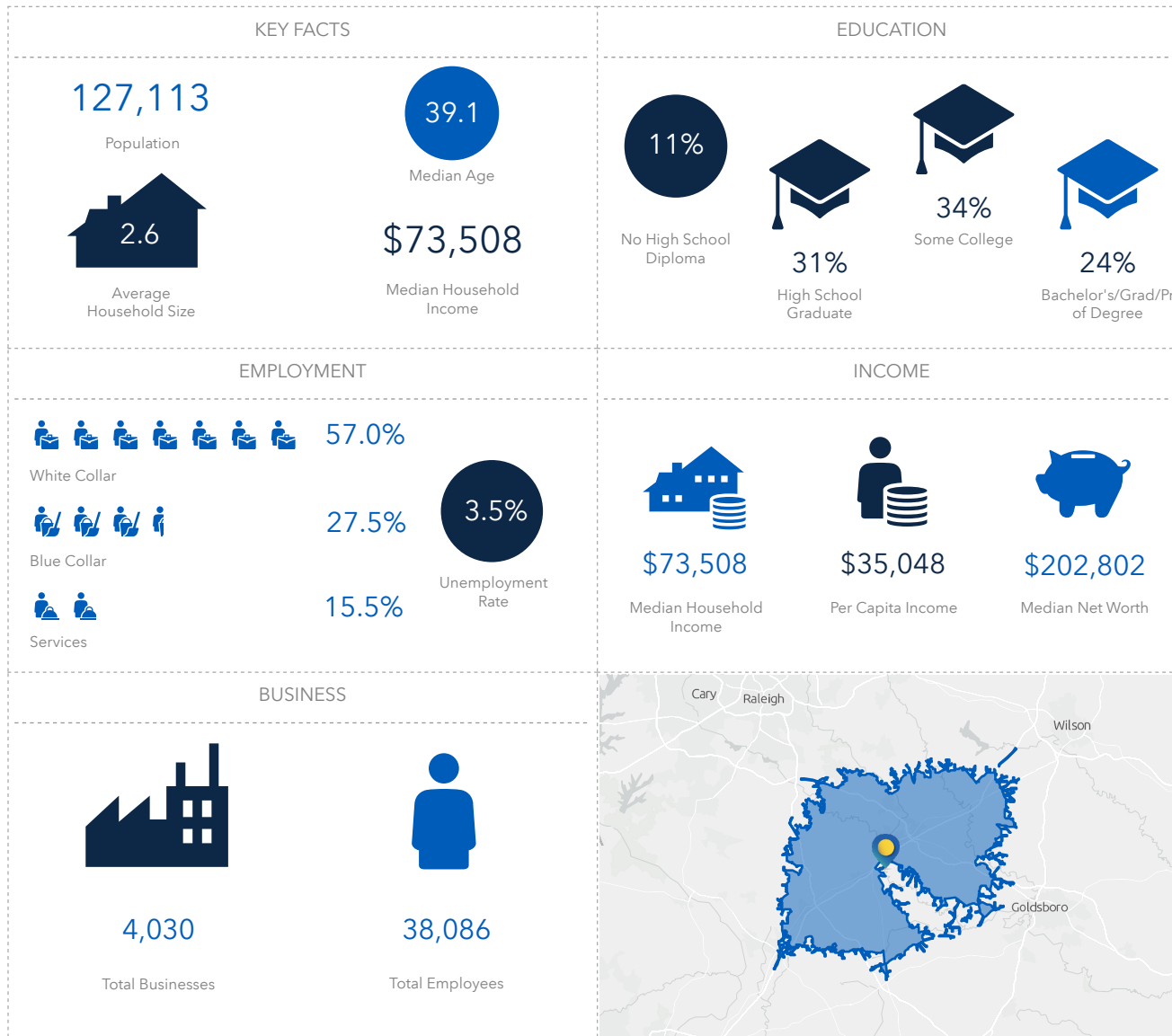
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DEMOGRAPHICS

27 MINUTES



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