

FOR SALE

TWO OUTSTANDING WAREHOUSE FACILITIES

321 & 401

JEFFREYS ROAD

Rocky Mount, NC 27804



321 JEFFREYS ROAD



401 JEFFREYS ROAD



321 JEFFREYS ROAD

- + ± 36,000 sq. ft. industrial space including:
 - ± 7,724 sq. ft. office space
- + Located on 6.96 acres
- + Built in 1973
- + 20' ceiling heights
- + Column Spacing: 30' x 40' & 30' x 35'
- + Six (6) dock-high doors with levelers; one (1) drive-in door
- + Wet sprinkler system
- + Formed concrete and metal exterior construction
- + ± 68 paved parking spaces
- + 230' truck court
- + Zoned Heavy Industrial (I-2)
- + PIN# 385112864159
- + **LEASE RATE: \$3.75/SF, NNN**

- + Less than 5 miles from proposed CSX Carolina Connector Intermodal Rail Terminal
- + Excellent access to transportation corridors including US-64/I-95

\$ 2,500,000 SALE PRICE FOR BOTH BUILDINGS

Sale of individual buildings will be considered by owner

401 JEFFREYS ROAD

- + ± 45,280 sq. ft. industrial space including:
 - ± 2,400 sq. ft. office space
- + Located on 5.80 acres
- + Built in 1970
- + 14'- 18' ceiling heights
- + Column Spacing: 19' x 60'
- + Four (4) dock-high doors with levelers; two (2) drive-in doors
- + Wet sprinkler system
- + Metal and brick exterior construction
- + ± 45 paved parking spaces
- + 115' truck court
- + Zoned Heavy Industrial (I-2)
- + PIN# 385112858987
- + **LEASE RATE: \$3.00/SF, NNN**

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PROPERTY MAP



PROPERTY AERIAL



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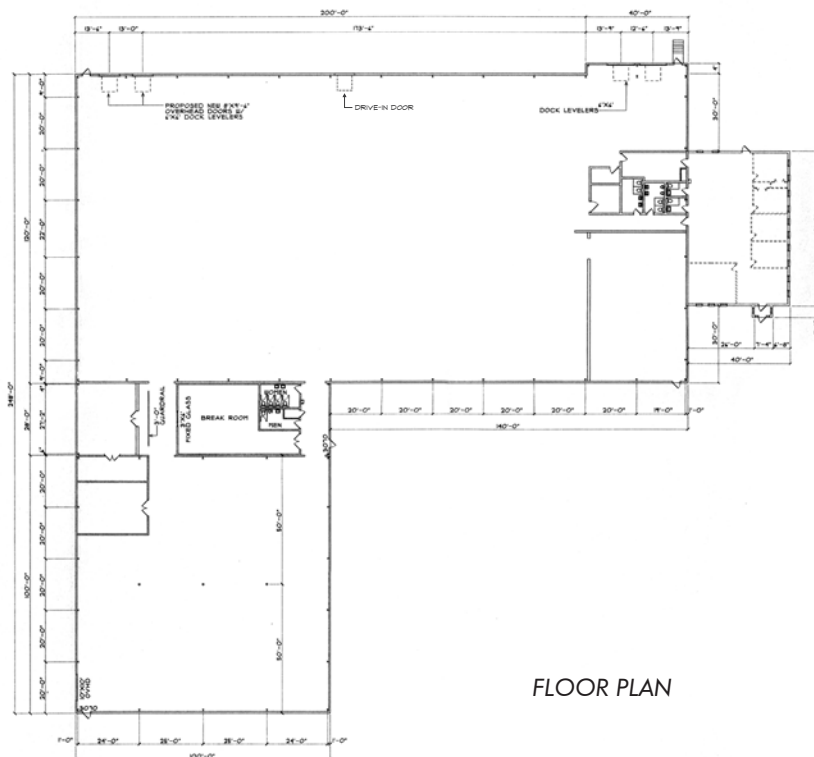
321 JEFFREYS ROAD



FLOOR PLAN



401 JEFFREYS ROAD



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CONTACT US

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