Intersect East Industrial

INDUSTRIAL/FLEX SPACE FOR LEASE

FLOORS  TOTAL SF  YEAR BUILT  PROPERTY TYPE
1          103,000  Varies          Industrial/Flex

When you have big dreams and aggressive goals, it's great to have a university next door. ECU can combine its research brainpower & resources with yours, and exciting things happen. Take advantage of the University's R&D resources and talent, combine it with other neighboring Pacesetter champions, and you have a formula for growth with efficiency for your industrial manufacturing. Don't miss this opportunity to be a Pacesetter and join us in building a community filled with entrepreneurship, collaboration, and game-changing work!

1104 Clark Street, Greenville, NC 27834

Intersect East Industrial is part of Intersect East, a project centered to foster the dynamic interplay of business, academia, and downtown living in Greenville, NC. The site bridges East Carolina University and the bustling Dickinson Avenue Arts District. This industrial/flex space totals +/- 103,000 SF and includes 4 existing buildings: 68,000 SF, 6,000 SF, 8,000 SF, 21,000 SF. An additional 13,199 SF historic building, The Hammock Factory, is adjacent and is also available to lease as office/flex space. Intersect East Industrial has walkable options to grab coffee, lunch or to sit and dine. It also has a green space to foster community and promote innovation exchange.

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GREENVILLE, NC

Intersect East Industrial is adjacent to East Carolina University and less than 10 minutes from Pitt-Greenville Airport. The Medical District, which houses a level-1 trauma center Vidant Health, is 5 minutes to the west.

The Tar River and Dickinson Avenue are two of many areas in Greenville to enjoy activities such as kayaking, shops, and dining.
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**Zoning:** MUI (Mixed-Use Institutional)

**Ceiling Height:** 18’ to 24’

**Dock(s):** 10 dock doors & 3 drive-in doors

**HVAC:** Partial

**Heat:** None

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**Building Key**

<table>
<thead>
<tr>
<th>Building</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>68,000 SF industrial/flex</td>
</tr>
<tr>
<td>B</td>
<td>6,000 SF</td>
</tr>
<tr>
<td>C</td>
<td>8,000 SF</td>
</tr>
<tr>
<td>D</td>
<td>21,000 SF</td>
</tr>
<tr>
<td>E</td>
<td>13,199 SF office/flex (The Hammock Factory)</td>
</tr>
<tr>
<td>F</td>
<td>Employee Outdoor Courtyard</td>
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**Special Notes:**
- Intersect East Industrial
- **F:** Employee Outdoor Courtyard
- **: 32,000 SF**
  - New building expansion to be built (extra cost)
- **CSX Railroad**
An environment built for growth

This place is a remarkable growth engine for champion companies. Great businesses locate here to become even greater. To accelerate change, to press your advantages, to put more distance between yourselves and your competitors, to grab the future with both hands, Intersect East helps you push the boundaries of success.

A university campus as your next-door neighbor

When you have big dreams and aggressive goals, it’s great to have a university next door. Combine its research brainpower & resources with yours, and exciting things happen. Take advantage of the university’s R&D resources and talent, combine it with other neighbor Pacesetter champions, and you have a formula for growth with efficiency!

Proximity to the university offers top talent to help grow and attract your next generation of Pacesetters.

The innovation and growth that will be unleashed at Intersect East is the direct result of the remarkable vision and commitment of East Carolina University. In addition to its mission of providing outstanding higher education, ECU sees another of its most important roles as being a vital community partner and a force for helping raise the quality of life for the entire eastern region of North Carolina.

ECU is partnering with Elliott Sidewalk Communities to expand collaborative research, health sciences, and grow champion businesses for community development in Greenville and the east region of North Carolina. Their partnership seeks to produce and expand innovation, address local and regional workforce development and let this project vision be a magnet to attract talent and investment.

A Pacesetter is defined as a person or organization that takes the lead and sets the standards of achievement for others. Imagine a community filled with Pacesetters all looking to change the game. Intersect East provides an Olympic-caliber training facility for innovative businesses complete with the resources to help you WIN.

A hub of innovation, Intersect East welcomes Pacesetters to join us in building a community filled with entrepreneurship, collaboration, and game-changing work. Whether a company in early stages of growth or one looking to take things to the next level this campus includes innovation, collaboration, and a center built on helping you succeed. Whether you are a Pacesetter working in technology, science, or a manufacturing business you can find a home here at Intersect East.

Access to Olympic-caliber innovation for champion businesses

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