

FOR LEASE

4475 Technology Dr NW

WILSON, NC 27896



JAKE VIVERETTE | 804.754.5462 | JAKE.VIVERETTE@OVERTONGROUP.NET
401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	171,920 SF
Number of Units:	1
Year Built:	2004
Zoning:	HI

PROPERTY OVERVIEW

4475 Technology Dr. is located right beside the Wilson Industrial Airport Center. The building is +/-10,000 SF and sits on approximately 3.94 acres. The building has +/- 9,040 SF of warehouse space, +/-960 SF of office space, and +/-1,002 SF of utility/storage room space. There is also 3 drive in bays that are 12x12 each. There's an additional +/-2 acres of laydown yard for outdoor storage.

PROPERTY HIGHLIGHTS

- Near Wilson Industrial Airport
- 10,000 SF space containing 960 SF of office's
- 3 - 12x12 Drive in doors
- +/-2 acre of laydown yard for outdoor storage

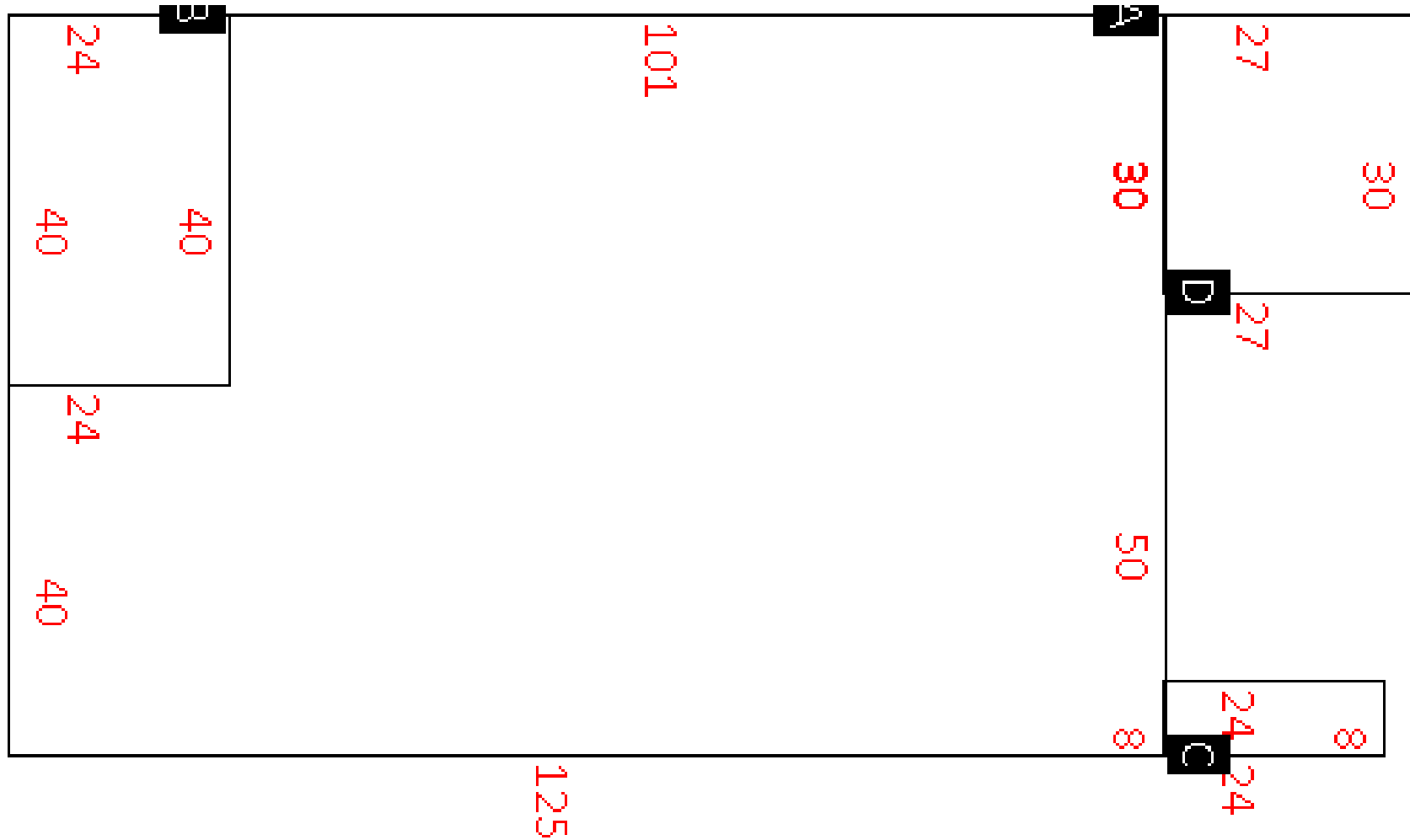
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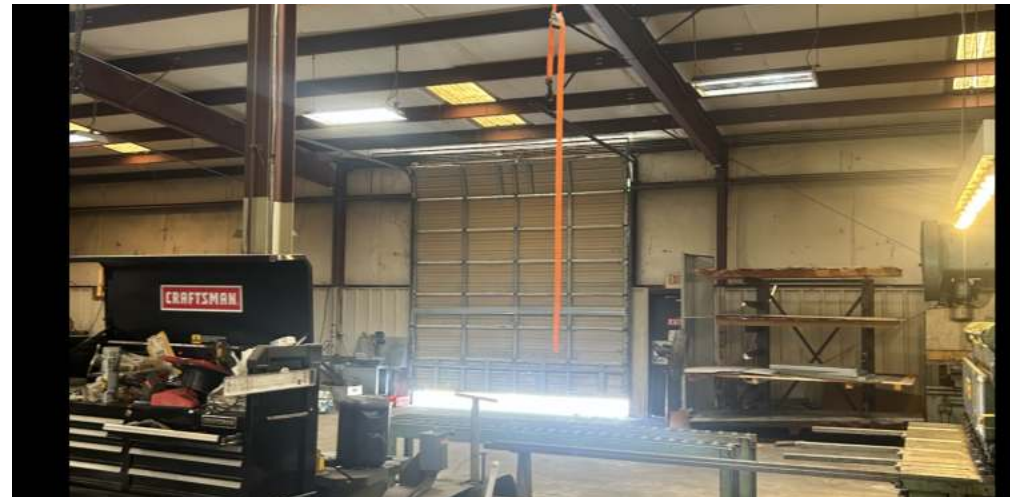
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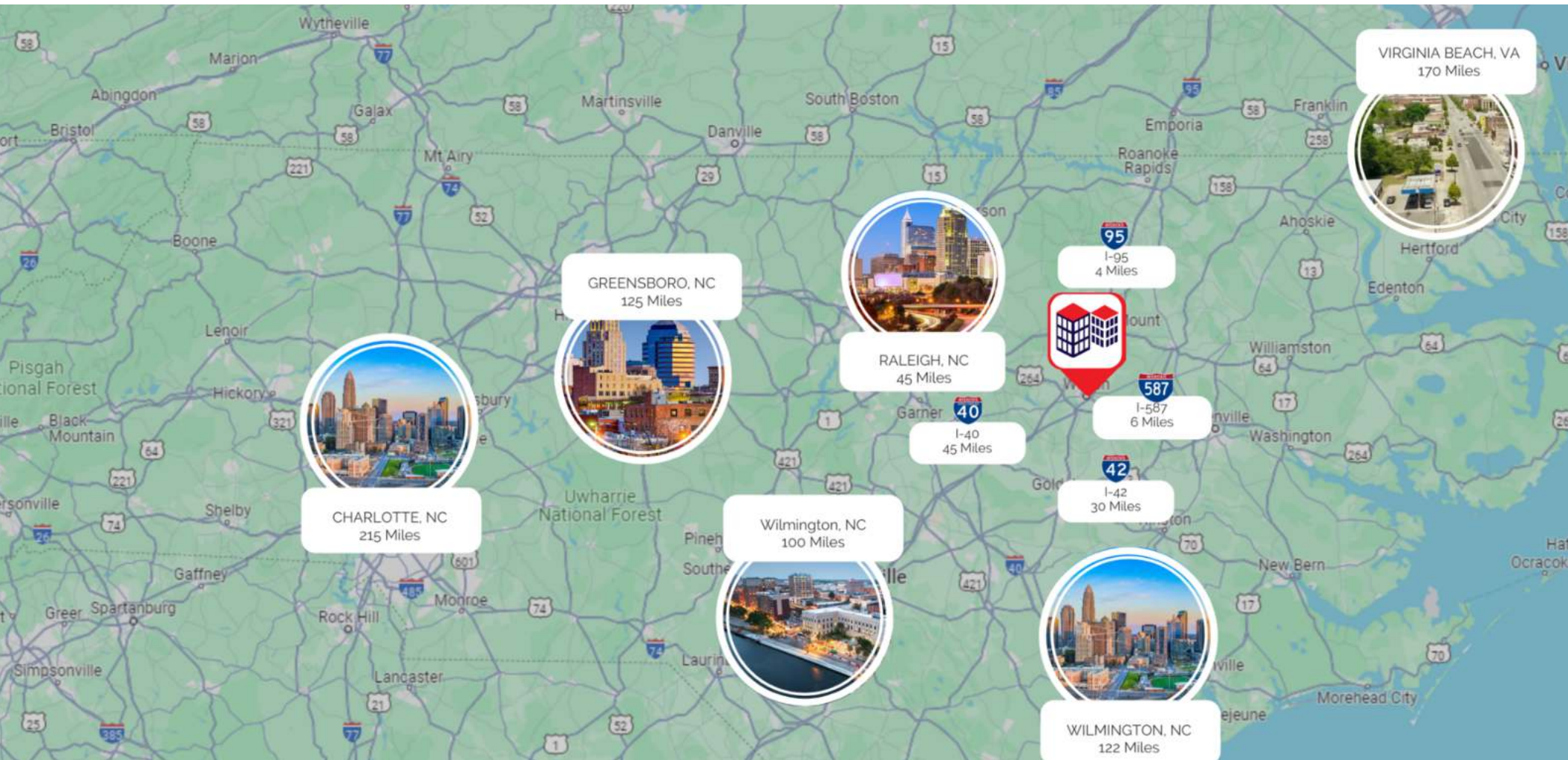
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LOCATION DESCRIPTION

Wilson, North Carolina, in Wilson county, is 16 miles SW of Rocky Mount, North Carolina and 40 miles E of Raleigh, North Carolina. The City of Wilson had a population of 47,503 as of July 1, 2022, and is poised to grow with the numerous housing developments. With Raleigh's rapid expansion over the past decade, Wilson will continue to benefit from overgrowth from the Raleigh market

Once widely known as the World's Greatest Tobacco Market, Wilson enjoys a diverse economy today, including a healthy mix of agriculture, manufacturing, commercial, and service businesses. Wilson is the birthplace of Branch Banking and Trust Corporation (BB&T), which is among the nation's top financial-holding companies. Other large employers include Wilson County, City of Wilson, Smithfield Packing Co. (pork products), UTC Aerospace Systems (formerly Kidde Aerospace and Defense before UTC's acquisition), aircraft fire protection systems; Sandoz, generic prescription drugs; Merck Manufacturing Division, pharmaceutical drugs; and Ardagh Group, glass containers.

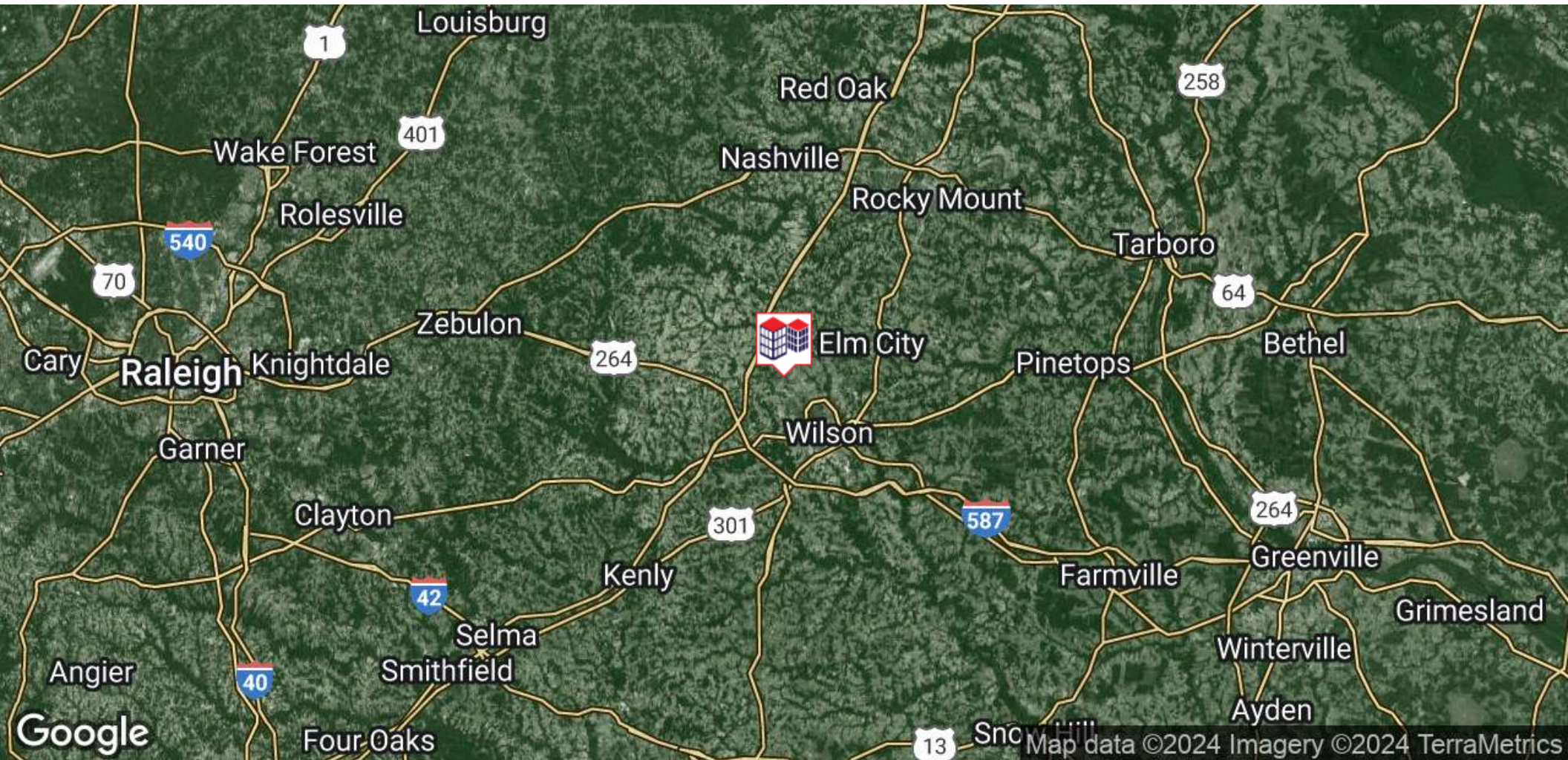
LOCATION DETAILS

County	Wilson
Township	Wilson
Nearest Airport	Wilson Industrial Air Center

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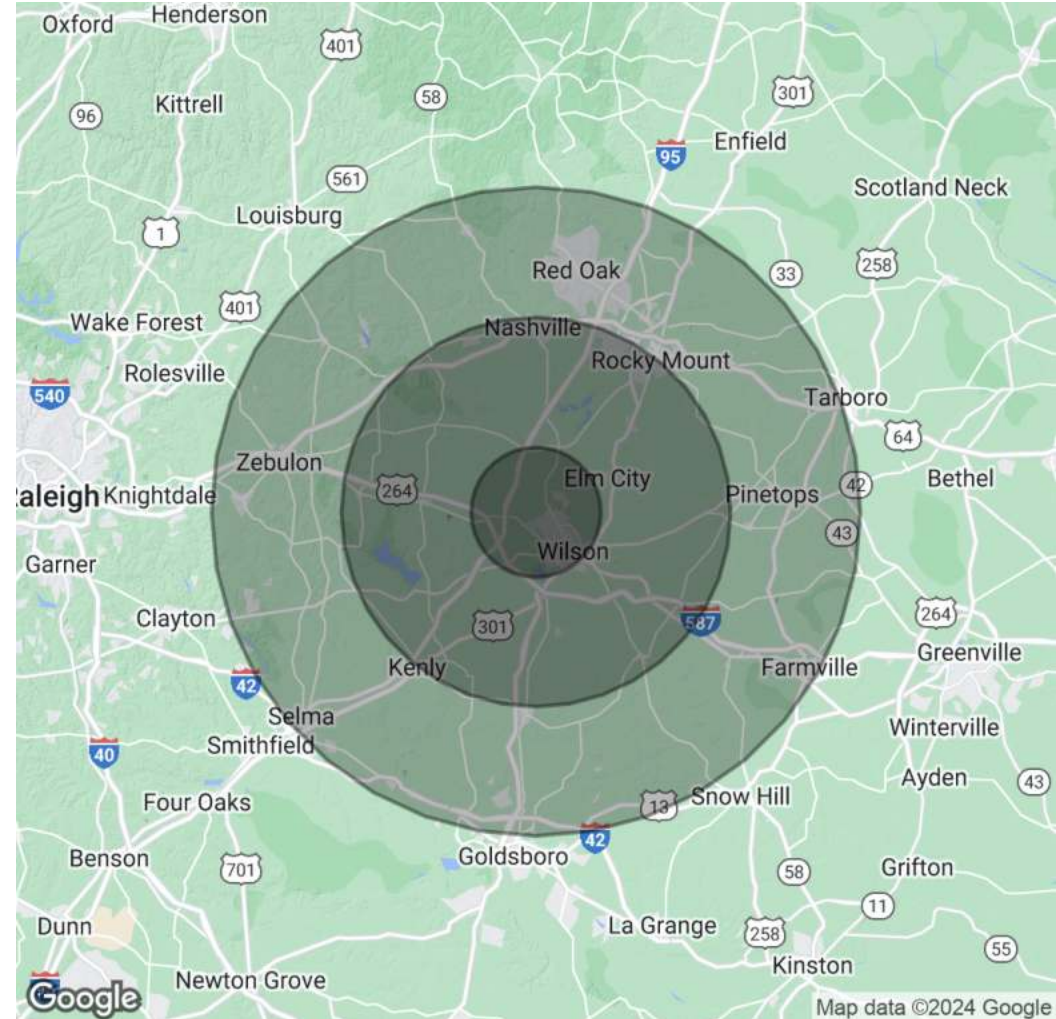
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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	44,827	143,424	427,791
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	18,826	58,411	169,135
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$72,894	\$74,589	\$81,189
Average House Value	\$209,499	\$205,098	\$245,571

Demographics data derived from AlphaMap



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