

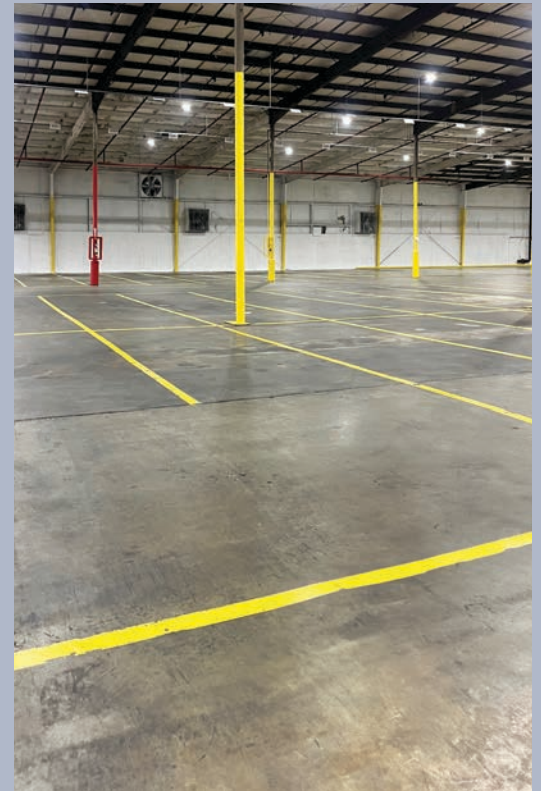
BATTLEBORO WAREHOUSE | LEASE ONLY



Opportunity

- Edgecombe County real estate parcel #387423229400.
- New Roof and Upgraded Lighting
- Rocky Mount NC +/- 5 miles to I-95

5746 Pearsall Street
Battleboro, NC
(Edgecombe County)



The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com



5746 Pearsall Street
Battleboro, NC



Highlights:

BUILDING SIZE	109,000 S. F.	PARKING	Paved and Fenced	ROOF	Rubber Membrane installed in 2023
ACREAGE	33.06 (Entire parcel for the property)	ZONING	Light manufacturing	WATER	City of Rocky Mount
OFFICE SPACE	0	DATE AVAILABLE	Immediately	SEWER	City of Rocky Mount
CEILING HEIGHT	85,000 S. F. = 26' at center, 18' at eaves 24,000 S. F. = 18' at center 12' at eaves'	LAST USE	Distribution	ELECTRIC	Dominion Electric
TRUCK DOORS	8 Dock High Doors	SELLING PRICE	N/A	GAS	Piedmont Natural Gas
DIMENSIONS	200' X 545'	LEASE RATE	\$3.20 PSF NNN	HEAT	Suspended gas units
BAY SPACING	50' x 25'	AGE	1985	SPRINKLER	100% Wet
		CONDITION	Excellent	LIGHTING	LED installed in 2023
		WALLS	Insulated metal	A/C	N/A
		FLOORS	Concrete		

STUMP

Randy Stump | 704-589-5529 cell
John Stump | 704-231-3110 cell

The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.