

2400 N Memorial Drive

2400 N Memorial Dr, Greenville, NC 27834



Listing ID: 30175185
Status: Active
Property Type: Industrial For Lease
Industrial Type: Light Industrial, Manufacturing
Contiguous Space: 5,000 - 364,000 SF
Total Available: 364,400 SF
Lease Rate: \$2.50 - 2.75 PSF (Annual)
Lease Type: NNN
Loading: 12 Docks (Varies by space)
Ceiling: 17 - 29 ft.
Drive-In Bays: 1 Bay (Varies by space)



Overview/Comments

This property is the former Harper Brush manufacturing facility that is undergoing major renovation currently. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017.

Property is well located within Greenville, NC, located on NC Hwy 11/ Memorial Drive, just south of US Hwy 264 (future Interstate Hwy 587) and approximately 40 miles from Interstate 95.

The site is rail served by CSX and is approximately 42 miles from the proposed CSX Intermodal Terminal in Rocky Mount, NC .

The site offers great tractor trailer ingress/egress via multiple points along Staton Road and a signalized intersection at NC Hwy 11/Memorial Drive and Staton Road.

Property offers ceiling heights ranging from 17' to 29', 30 dock high doors and two drive in doors. There are two cranes in the building.

The property can be demised to as little as 54,000 SF up to the entire building depending upon the users requirement. Please see attached and listing agent for details.

More Information Online

<http://ovtgroup.catylist.com/listing/30175185>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Pitt County
Tax ID/APN: 07057
Industrial Type: Manufacturing, Light Industrial, Warehouse/
Distribution
Zoning: IU

Building Name: Former Harper Brush
Gross Building Area: 371,250 SF
Building/Unit Size (RSF): 364,000 SF
Land Area: 26.14 - 49.14 Acres

Available Space

Suite/Unit Number:	Office	Space Type:	Relet
Space Available:	6,400 SF	Date Available:	10/30/2017
Minimum Divisible:	5,000 SF	Lease Rate:	\$2.50 - 2.75 PSF (Annual)
Maximum Contiguous:	6,400 SF	Lease Type:	NNN
Space Subcategory 1:	Office Building		

Available Space

Suite/Unit Number:	Section 1	Space Type:	Relet
Space Available:	54,000 SF	Date Available:	02/01/2018
Minimum Divisible:	54,000 SF	Lease Rate:	\$2.50 PSF (Annual)
Maximum Contiguous:	364,000 SF	Lease Type:	NNN

Loading Docks: 3
Drive In Bays: 0
Clear Height: 17

Space Description Section 1 is 54,000 SF (180' x 300') with 30' x 60' column spacing, 17' clear ceiling height with 2 dock doors and is heated. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017. Total building square footage approximately 369,000 SF, including 5,000 SF of office. There are several sections which allow for demising down to as little as 55,000 SF up to the entire building. Ceiling heights are from 17' to 29'. Column spacing is 30' x 60' in sections 1-4 and 27' x 60' in sections 5 and 6. The building has a wet sprinkler system, 30 dock high doors, some with levelers. There are two drive in doors, one at grade and another with a ramp, There is a 7.5 ton and a 2.5 ton overhead crane. Space is heated. Quoted base rates will have TI allowance. Over allowance can be amortized over the lease term.

Available Space

Suite/Unit Number:	Section 2	Lease Rate:	\$2.50 PSF (Annual)
Space Available:	54,000 SF	Lease Type:	NNN
Minimum Divisible:	54,000 SF	Loading Docks:	6
Maximum Contiguous:	364,000 SF	Drive In Bays:	0
Space Type:	Relet	Clear Height:	17
Date Available:	02/01/2018		

Space Description Section 2 is 54,000 SF (180' x 300') with 30' x 60' column spacing, 17' clear ceiling height with 6 dock doors and is heated. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017. Total building square footage approximately 369,000 SF, including 5,000 SF of office. There are several sections which allow for demising down to as little as 55,000 SF up to the entire building. Ceiling heights are from 17' to 29'. Column spacing is 30' x 60' in sections 1-4 and 27' x 60' in sections 5 and 6. The building has a wet sprinkler system, 30 dock high doors, some with levelers. There are two drive in doors, one at grade and another with a ramp, There is a 7.5 ton and a 2.5 ton overhead crane. Space is heated. Quoted base rates will have TI allowance. Over allowance can be amortized over the lease term.

Available Space

Suite/Unit Number:	Section 3	Lease Rate:	\$2.50 PSF (Annual)
Space Available:	54,000 SF	Lease Type:	NNN
Minimum Divisible:	54,000 SF	Loading Doors:	0
Maximum Contiguous:	364,000 SF	Drive In Bays:	1
Space Type:	Relet	Clear Height:	17
Date Available:	02/01/2018		

Space Description Section 3 is 54,000 SF (180' x 300') with 30' x 60' column spacing, 17' clear ceiling height with 1 drive in door and is heated. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017. Total building square footage approximately 369,000 SF, including 5,000 SF of office. There are several sections which allow for demising down to as little as 55,000 SF up to the entire building. Ceiling heights are from 17' to 29'. Column spacing is 30' x 60' in sections 1-4 and 27' x 60' in sections 5 and 6. The building has a wet sprinkler system, 30 dock high doors, some with levelers. There are two drive in doors, one at grade and another with a ramp, There is a 7.5 ton and a 2.5 ton overhead crane. Space is heated. Quoted base rates will have TI allowance. Over allowance can be amortized over the lease term.

Available Space

Suite/Unit Number:	Section 4	Lease Rate:	\$2.50 PSF (Annual)
Space Available:	54,000 SF	Lease Type:	NNN
Minimum Divisible:	54,000 SF	Loading Docks:	6
Maximum Contiguous:	364,000 SF	Drive In Bays:	0
Space Type:	Relet	Clear Height:	17
Date Available:	02/01/2018		

Space Description Section 4 is 54,000 SF (180' x 300') with 30' x 60' column spacing, 17' clear ceiling height with 6 dock doors and is heated. There is a small office component in this section. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017. Total building square footage approximately 369,000 SF, including 5,000 SF of office. There are several sections which allow for demising down to as little as 55,000 SF up to the entire building. Ceiling heights are from 17' to 29'. Column spacing is 30' x 60' in sections 1-4 and 27' x 60' in sections 5 and 6. The building has a wet sprinkler system, 30 dock high doors, some with levelers. There are two drive in doors, one at grade and another with a ramp, There is a 7.5 ton and a 2.5 ton overhead crane. Space is heated. Quoted base rates will have TI allowance. Over allowance can be amortized over the lease term.

Available Space

Suite/Unit Number:	Section 5	Maximum Contiguous:	364,000 SF
Space Available:	60,000 SF	Space Type:	Relet
Minimum Divisible:	60,000 SF	Date Available:	02/01/2018

Lease Rate:	\$2.75 PSF (Annual)	Drive In Bays:	0
Lease Type:	NNN	Clear Height:	25
Loading Docks:	12		

Space Description Section 5 is 60,000 SF (200' x 300') with 27' x 60' column spacing, 25' clear ceiling height with 6 dock doors and is heated. This space has a mezzanine and small office. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017. Total building square footage approximately 369,000 SF, including 5,000 SF of office. There are several sections which allow for demising down to as little as 55,000 SF up to the entire building. Ceiling heights are from 17' to 29'. Column spacing is 30' x 60' in sections 1-4 and 27' x 60' in sections 5 and 6. The building has a wet sprinkler system, 30 dock high doors, some with levelers. There are two drive in doors, one at grade and another with a ramp, There is a 7.5 ton and a 2.5 ton overhead crane. Space is heated. Quoted base rates will have TI allowance. Over allowance can be amortized over the lease term.

Available Space

Suite/Unit Number:	Section 6	Lease Rate:	\$2.75 PSF (Annual)
Space Available:	82,000 SF	Lease Type:	NNN
Minimum Divisible:	82,000 SF	Loading Docks:	3
Maximum Contiguous:	364,000 SF	Drive In Bays:	1
Space Type:	Relet	Clear Height:	29
Date Available:	02/01/2018		

Space Description Section 6 is 82,000 SF (200' x 350') with 27' x 60' column spacing, 29' clear ceiling height with 3 dock doors, 1 drive in door and is heated. Nice warehouse space constructed in phases with sections 1-4 being built in 1964-1974 and sections 5-6 built in 1995. Entire building being renovated beginning in 2017. Total building square footage approximately 369,000 SF, including 5,000 SF of office. There are several sections which allow for demising down to as little as 55,000 SF up to the entire building. Ceiling heights are from 17' to 29'. Column spacing is 30' x 60' in sections 1-4 and 27' x 60' in sections 5 and 6. The building has a wet sprinkler system, 30 dock high doors, some with levelers. There are two drive in doors, one at grade and another with a ramp, There is a 7.5 ton and a 2.5 ton overhead crane. Space is heated. Quoted base rates will have TI allowance. Over allowance can be amortized over the lease term.

Area & Location

Property Located Between:	US Hwy 264 NC Hwy 11 and NC Hwy 33
Rail Access:	Yes
Airports:	PGV RDU

Highway Access Property fronts on NC Hwy 11/Memorial Drive and is located just south of US Hwy 264 (future Interstate 587) and is just 40 miles from Interstate 95.

Site Description Total site size is approximately 49.14 acres, with the existing building and associated parking and truck court sitting on approximately 26.14 acres. Site is improved with the building, parking and truck court as well as a rail spur into the site served by CSX. The site has long frontage on NC Hwy 11/Memorial Drive at the signalized intersection of Staton Road.

Area Description The area is comprised of various industrial uses as well as retail services such as fuel and fast food eating establishments in close proximity to the property. Property is also close to PGV airport.

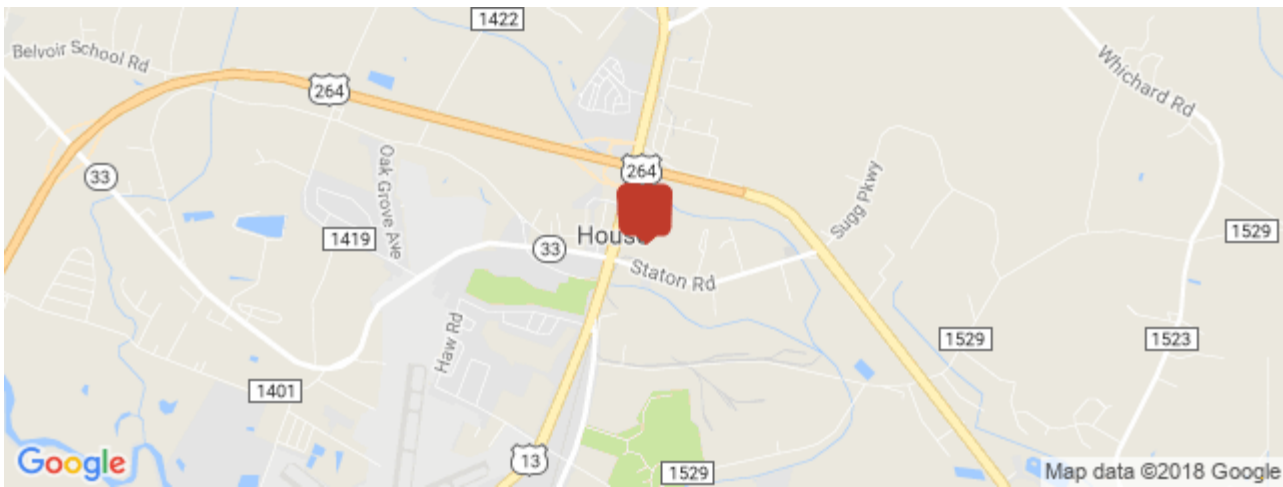
Building Related

Tenancy:	Multiple Tenants	Parking Description:	Parking and truck court are asphalt and will be resurfaced as part of ongoing renovation to the building.
Property Condition:	Average		
Year Built:	1964		
Year Renovated:	2017	Column Spacing:	30' x 60' and 27' x 60'
Roof Type:	Flat	Passenger Elevators:	0
Construction/Siding:	Block, Brick, Metal Siding	Freight Elevators:	0
Parking Type:	Surface		

Exterior Description The exterior of the building is a combination of brick, block and metal. Access to the building consists of 30 dock high doors, some with levelers. Part of the renovation of the building will include either dock canopies or seals and new bumpers.

Location

Address:	2400 N Memorial Dr, Greenville, NC 27834
County:	Pitt
MSA:	Greenville



Property Images



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IMG_6395-2



IMG_6385-2



IMG_6391-2



IMG_6384-2



IMG_6408-2



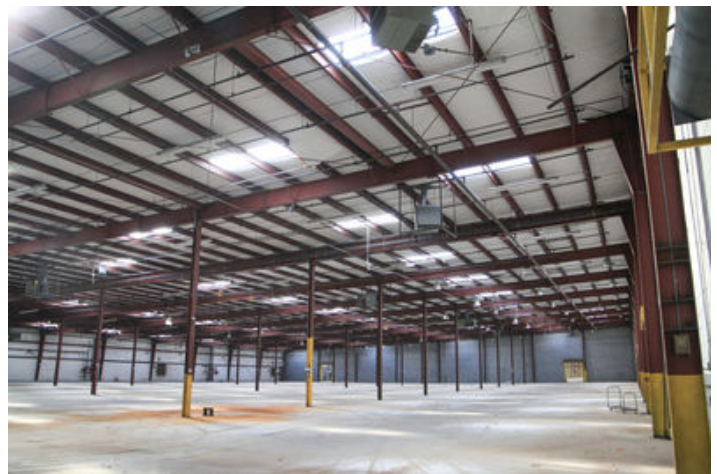
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