

FOR LEASE

# WAREHOUSE SPACE

5746

PEARSALL STREET

Battleboro, NC 27809



## PROPERTY FEATURES

- + Total building is +/- 383,000 square feet
- + 100,000 square feet available
  - Including approximately 5,000 square feet of office space
  - Four (4) 12' x 12' dock-high doors, four (4) 8' x 9' dock-high doors and one (1) 8' x 10' drive-in door
- + Built in 1985 & 1991
- + Located on 33.06 acres
- + Zoned Industrial (I-2)
- + 12' - 19' ceiling heights in approximately 24,000 square feet and 20' - 29' ceiling heights in approximately 71,000 square feet
- + 25' x 50' column spacing
- + 6" concrete flooring
- + 400 amps, 3-phase, 120/208 volt power
- + 400 watt metal halide and T-12 fluorescent lighting
- + Partially ESFR and partially wet sprinkler system
- + Prefabricated metal exterior construction
- + Active CSX rail spur along the western portion of the property
- + 0.60/1,000 SF parking ratio
- + Fully fenced, gated and secured
- + Signage opportunity
- + City of Rocky Mount water, sewer and natural gas services
- + Located approximately 1.5 miles from US Highway 301 and 8 miles from I-95
- + \$2.25/SF, NNN lease rate

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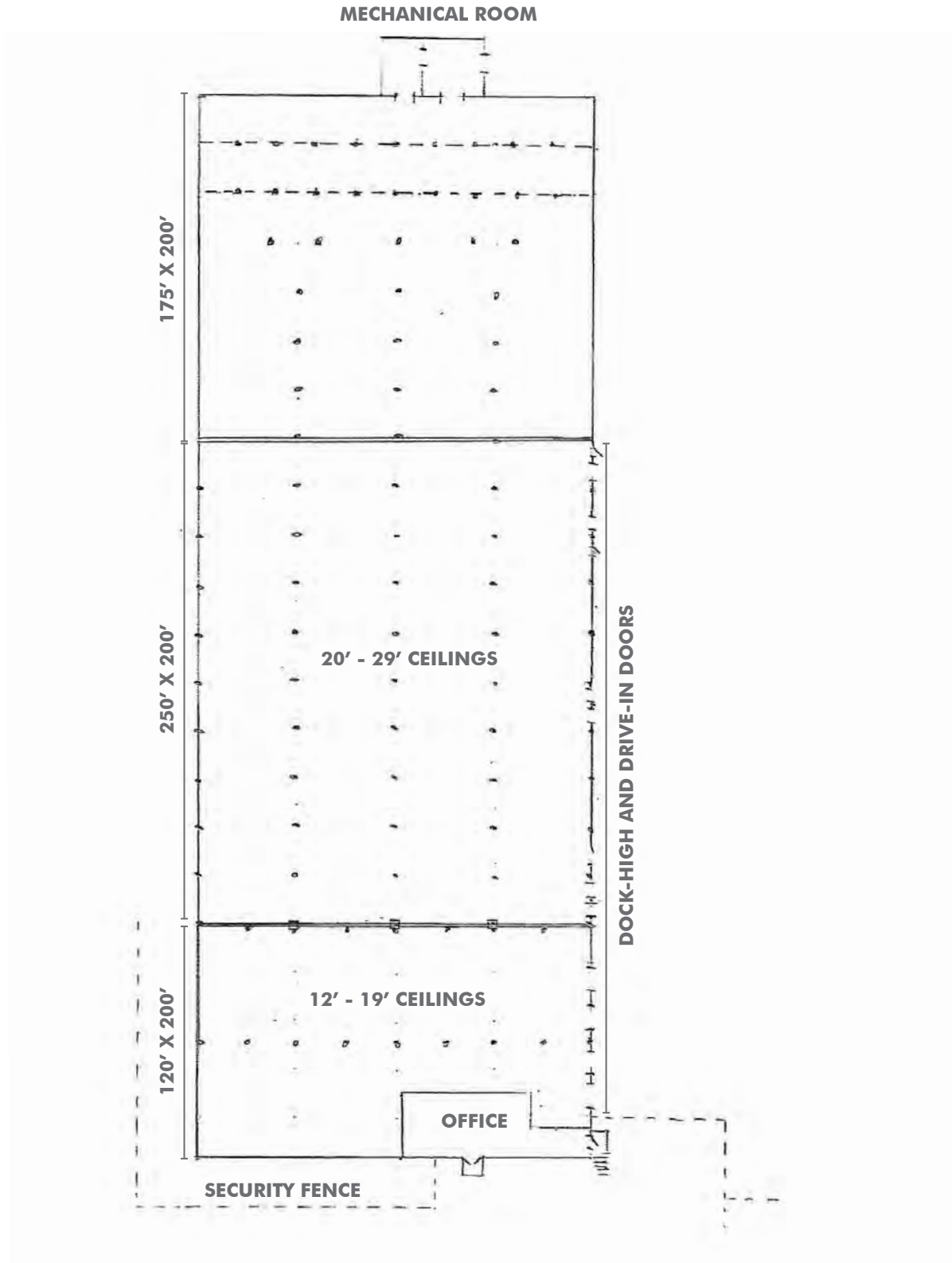
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## FLOOR PLAN



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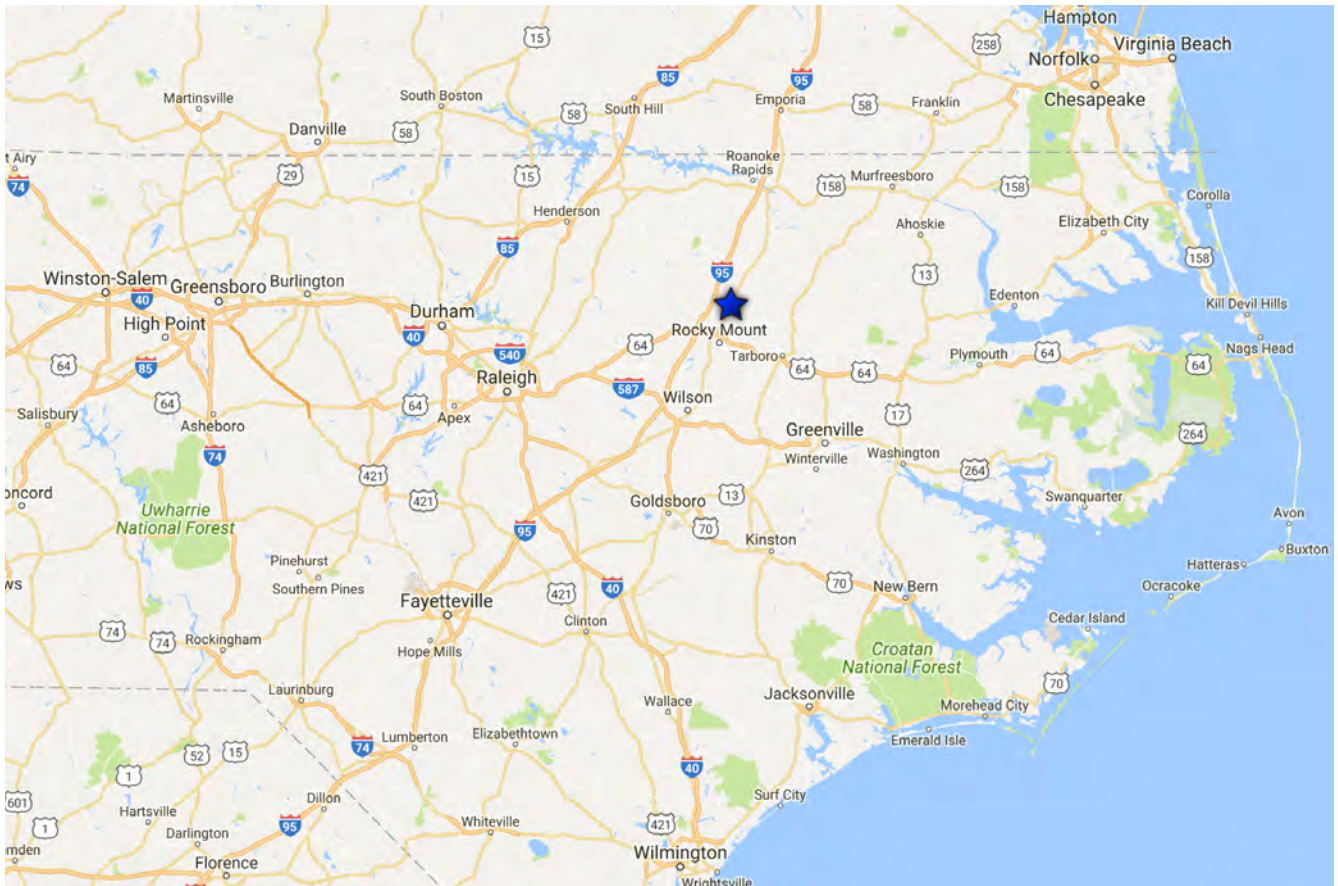


**PROPERTY PHOTOS**



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- + US Highway 301 ~ 1.5 miles
- + I-95 ~ 8 miles
- + RDU International Airport ~ 77 miles
- + Norfolk International Airport ~ 129 miles
- + PTI Airport ~ 139 miles
- + Port of Norfolk ~ 125 miles
- + Port of Morehead City ~ 129 miles
- + Port of Wilmington ~ 156 miles



## CONTACT US

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