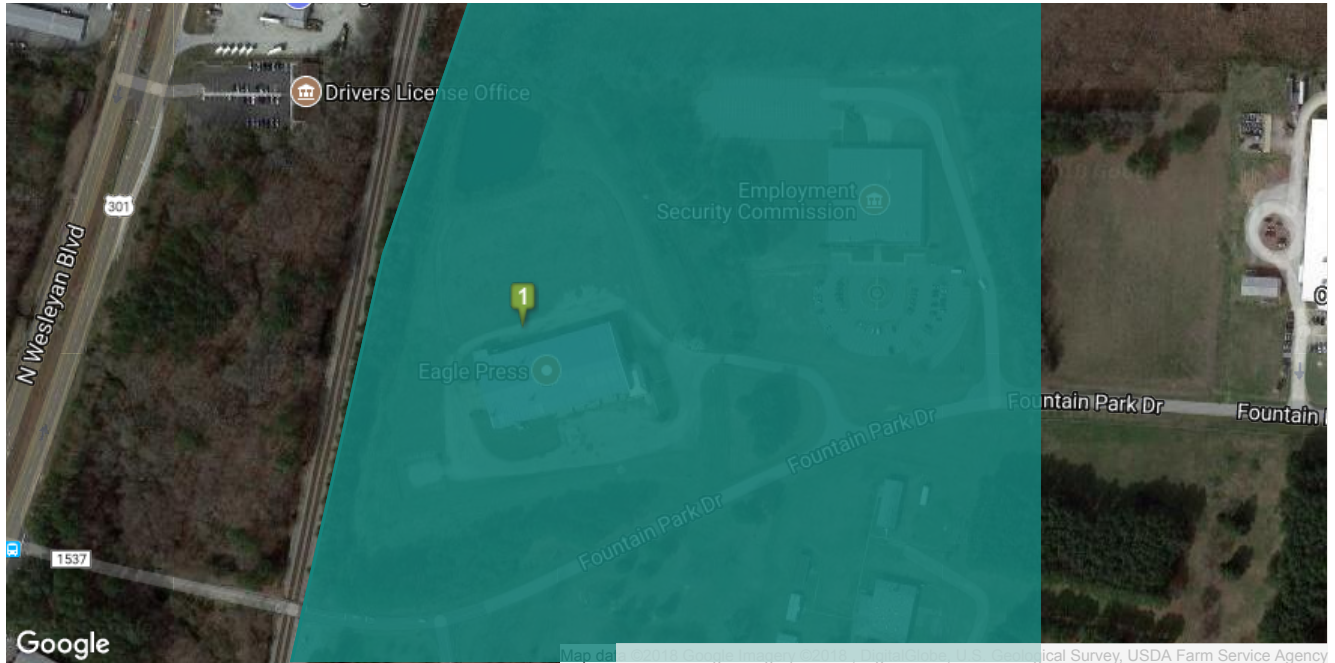




<https://prod.northcarolina.communitysys.com/insite3/insite-local.aspx?details=9375&Local=gateway>



Originally built for Blue Fountain Pools - Fiberglass Pool Manufacturing Tall Ceilings Throughout the Warehouse - 38' Center, 28' Eave Height Large Airplane-style Hangar Door at rear of building Heavy Duty Filtration system in back section of building 11 Drive-In Doors - Nine 20'x16', One 8' x 12', Airplane Hangar Heat and Air-Conditioning in First 2 Warehouse Bays I-2, Heavy Industrial Zoning Large Utility Capacity: 408v 3-Phase Power, 12" Water Main, 6" Natural Gas Main

Building Information		
Building Types:		
Status:	Available	
Business/Industrial Park:	Fountain Industrial Park	
Ceiling Height:	28-35	
Building Size:	47,503	
Total Available (sq ft):	47,503	
Expandable:	Yes	
Year Built:	1995	
Primary Construction Material:	Metal	
Site Size (acres):	13.63	
Zoning:	Industrial	
Cranes:	Yes	
Number of Cranes:	1	
Heated:	Yes	
Heat Type:	gas fired suspended heaters and a Air Ventilation System with heat and cooling with swamp coolers	
Air Conditioned:	Yes	
Dock:	No	
Drive In Doors:	Yes	
Parking:	Yes	
Parking Paved:	No	
Sprinklered:	Yes	
Sprinkler Type:	100% wet system, 200,000 ground level tank on site	
Reinforced Concrete Floor:	Yes	
Multi-tenant Building:	No	
Previous Tenant:	Blue Hawaiian Pools	
Previous Use:	Fiberglass Pools	
Number of Stories:	1	

Pricing Terms			
For Sale:	Yes	For Lease:	No
Sale Price:	\$800,000		

Geographic/Transportation Information			
Latitude:	36.00034	Distance to Highway 2:	5
Longitude:	-77.772459	Interstate Name:	I-95
County:	Edgecombe	Distance to Interstate:	5
Rail Access:	possible	Airport Name:	Raleigh-Durham International
Rail Description:	Directly behind new CSX Carolina Connector Intermodal Site	Distance to Airport:	60
Airport Zone:	No	Airport Name 2:	Rocky Mount - Wilson Regional
Foreign Trade Zone:	Yes	Distance to Airport 2:	15
Revitalization Area:	No	Port Name:	Norfolk
Enterprise Zone:	No	Distance to Port:	120
Flood Plain:	No	Port Name 2:	Wilmington
Highway Name:	HWY 301	Distance to Port 2:	150
Distance to Highway:	2	Rail Name:	CSX
Highway Name 2:	HWY 64	Distance to Rail:	0.01

Utility Information			
Service to Property (Distribution):	Yes	Gas On Site:	Yes
Electric Provider:	City of Rocky Mount	Gas Provider:	City of Rocky Mount
Amps:	3000	Size of Gas Main:	6
Electric Voltage:	480/277	Water On Site:	Yes
KVA:	75	Water Provider:	City of Rocky Mount
Electric Phase:	3	Water Main Size:	12
Sewer On Site:	Yes	Telecom on Site:	Yes
Sewer Provider:	City of Rocky Mount	Telecom Provider:	CenturyLink
Sewer Main Size:	6		

Additional Information			
NC Certified Site:	No	Column Spacing Length:	30
In Industrial Park:	Yes	Column Spacing Width:	40
Rail Spur on Site:	No	Wet Lab Space:	No
Rail Adjacent to Site:	Yes	Clean Room:	No
Barge Access:	No	County Tier Designation:	Yes
Runway Access:	No	Sewer Available:	Yes
Shell/Spec Building:	No	Water Available:	Yes
Natural Gas Available:	Yes		



Carolinas Gateway Partnership
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