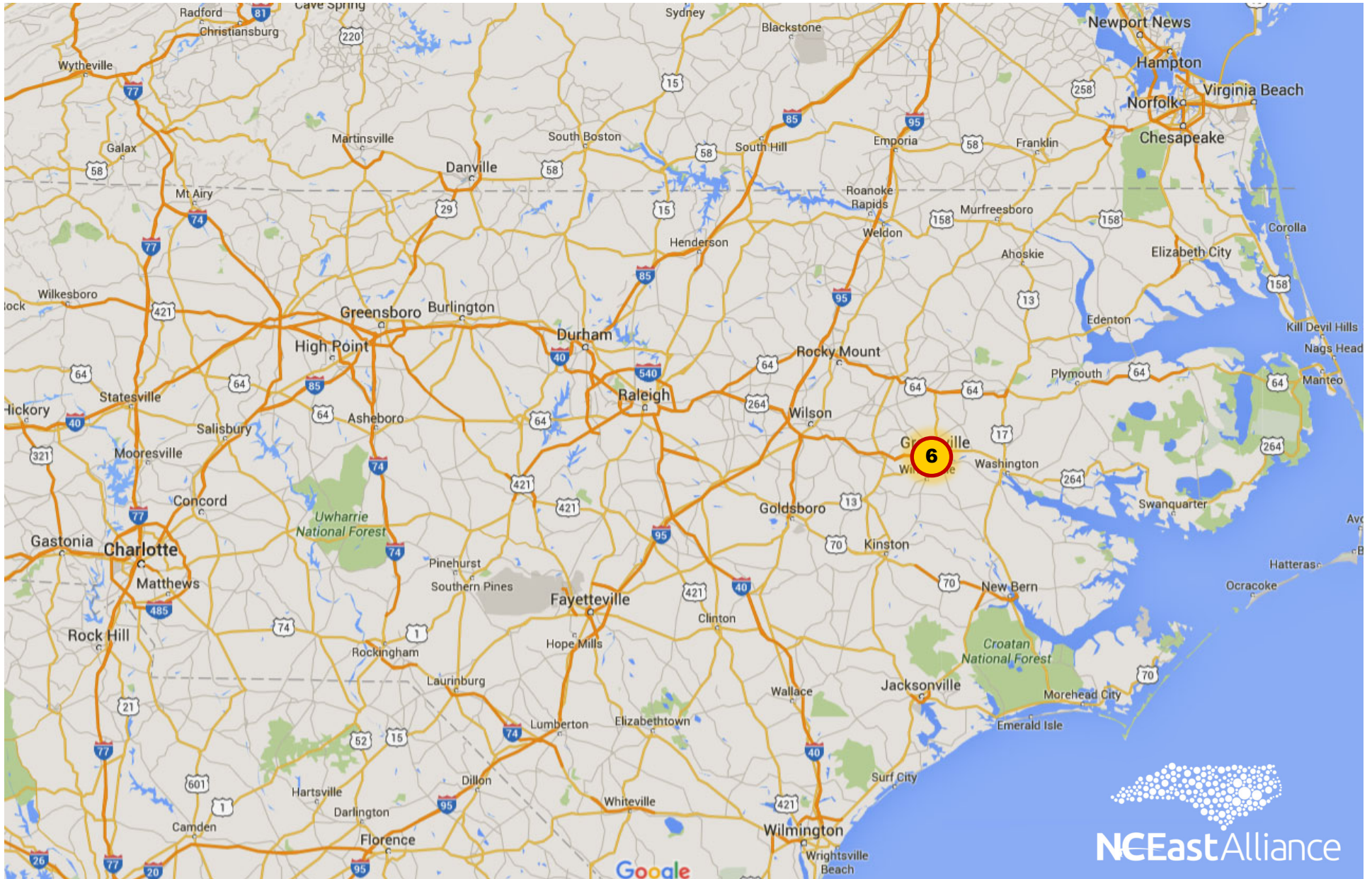


# HOFFER PLASTICS







## 2400 N. Memorial Drive

Greenville, NC (former Harper Brush Facility)

### Property Features

- ±371,250 SF Warehouse Available on ±26.14 acres
- See page 3 for sections breakdown
- ±6,000 SF office space (west side of bldg)
- 100% Wet Sprinklered
- 2 Cranes (7.5 ton & 2 ton)
- CSX Rail service available (spur reactivation required)
- 30 Dock-high doors
- 2 Drive-in doors
- 17' - 29' Ceiling height
- 250+ parking spaces
- ±20 Trailer storage area
- Zoned IU ([Table of Permitted Uses](#))
- Greenville Utilities Commission provides power
- New electrical systems in 2018 with meter bank that separately monitors each of the 7 buildings
- New TPO roof system 2017 (office, #1, #2, #3, #4)
- New elastomeric roof coating system (#5, #6)
- New fire monitoring and alarm system 2018
- Internal drain for roof water
- T-8 Lights in warehouse sections 5 & 6
- Additional ±23 acres for sale for \$29,000/acre
- Sales price: \$4,455,000 (warehouse on ±26.14 ac)



For Sale  
Warehouse/Manufacturing

# 2400 N. Memorial Drive

Greenville, NC

## Property Features

- 6" floor
- Tractor trailer parking available
- Column spacing:
  - Sections 1 and 3: 30' x 60'
  - Section 2 and 4: 27' x 60'
  - Section 5 and 6: 26' x 50'
- Built between 1964-1995
- Over 200 skylights in #5 & #6 with potential energy savings
- All exterior doors repaired or replaced 2018
- 15 new exterior personnel doors 2018

## Location

- The site offers easy tractor trailer ingress/ egress with multiple points along Staton Road and a signalized intersection at NC Hwy. 11/Memorial Drive and Staton Road
- Located just south of Hwy. 264 (the future interstate Hwy. 587)
- 40± miles from I-95
- 42± miles from the proposed CSX Intermodal Terminal in Rocky Mount, NC

Location	Distance from Property
Pitt Greenville Airport	1 mile
I-95	±40 miles
Proposed Intermodal CSX Terminal, Rocky Mount	±42 miles
Port of Morehead City	98 miles
Port of Wilmington	122 miles
Port of Norfolk	126 miles
Port of Charleston	285 miles

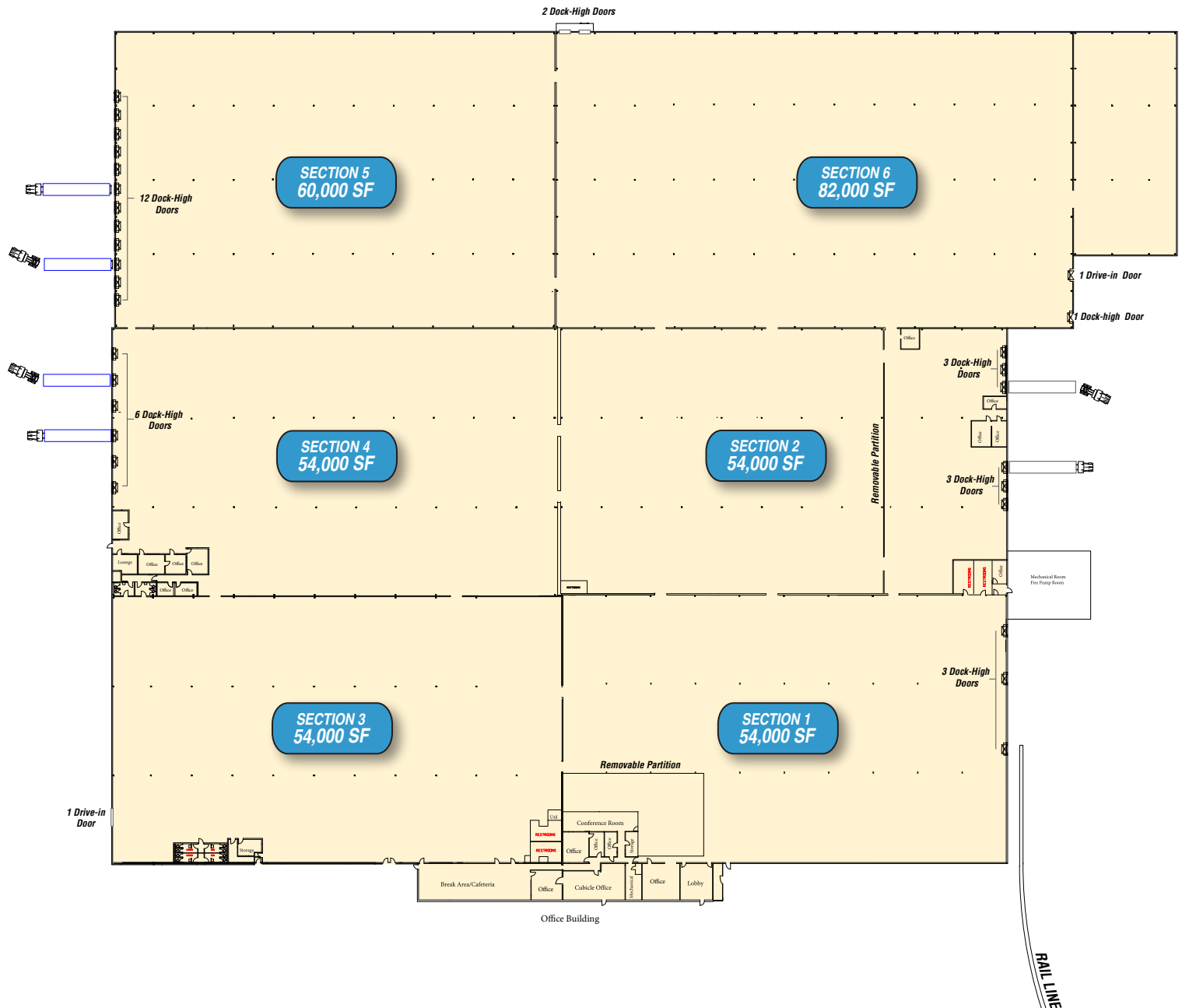
Demographics	1 mile	5 mile	10 mile
Population	1,607	59,283	142,493
Households	414	23,037	57,144
Median Household Income	\$36,708	\$31,732	\$43,972
Businesses	145	2,499	4,689
Employees	2,160	45,188	69,168



For Sale/Lease  
Warehouse/Manufacturing

# 2400 N. Memorial Drive

# Greenville, NC



**Section 1: 54,000 SF (180' x 300')**

- Built in 1964 / block construction
- 3 dock-high doors
- Clear ceiling height 17'
- 2 ton crane
- Heated
- T-8 fixtures with motion sensors

**Section 2: 54,000 SF (180' x 300')**

- Built in 1967 / block construction
- 6 dock high doors
- Clear ceiling height 17'
- Heated
- T-8 fixtures with motion sensors

**Section 3: 54,000 SF (180' x 300')**

- Built in 1974 / block construction
- 1 Drive in door
- Clear ceiling height 17'
- Heated

**Section 4: 54,000 SF (180' x 300')**

- Built in 1974 / block construction
- 6 dock doors
- Clear ceiling height 17'
- Small office space - heat only

**Section 5: 60,000 SF (200' x 300')**

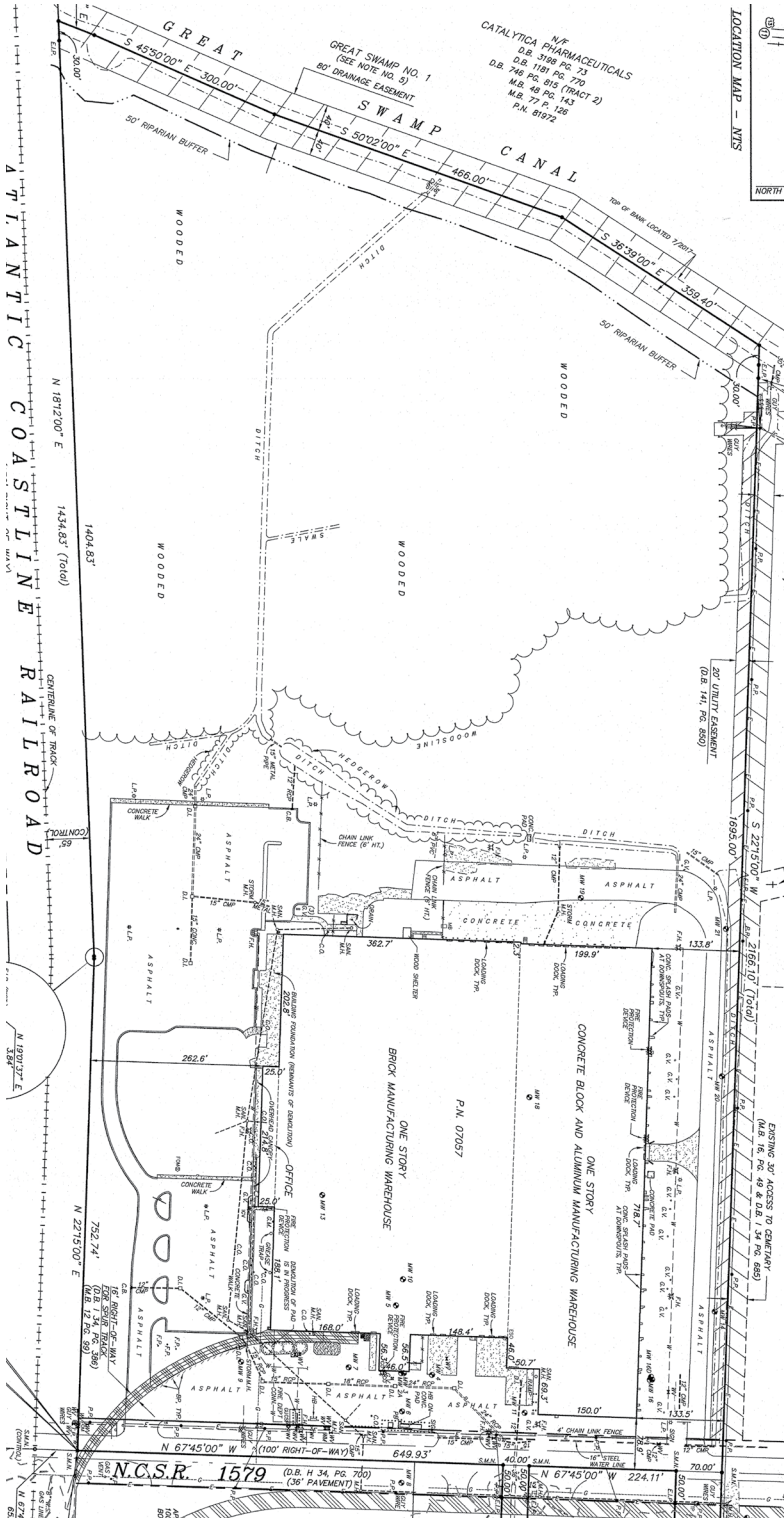
- Built in 1995 / block & metal butler construction
- 12 dock-high doors
- Clear ceiling height 25'
- Heated, skylights

**Section 6: 82,000 SF (200' x 350') (170'x71')**

- Built in 1995 / Block & metal construction
- Clear ceiling height 29'
- 3 dock doors
- 1 Drive-in door
- 7.5 ton crane
- Partial mezzanine
- Heat only, skylights
- T-8 fixtures with motion sensors
- ESFR sprinkler

For Sale  
Warehouse/Manufacturing

2400 N. Memorial Drive  
Greenville, NC





For Sale  
Warehouse/Manufacturing

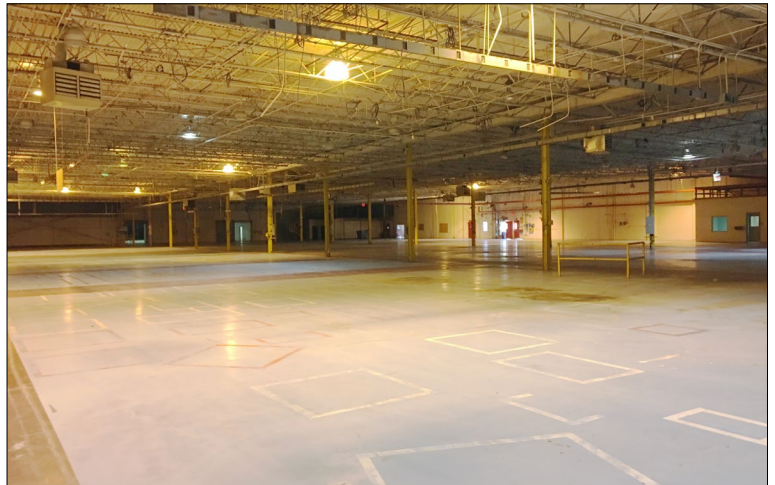
2400 N. Memorial Drive  
Greenville, NC





For Sale  
Warehouse/Manufacturing

2400 N. Memorial Drive  
Greenville, NC





For Sale

Warehouse/Manufacturing

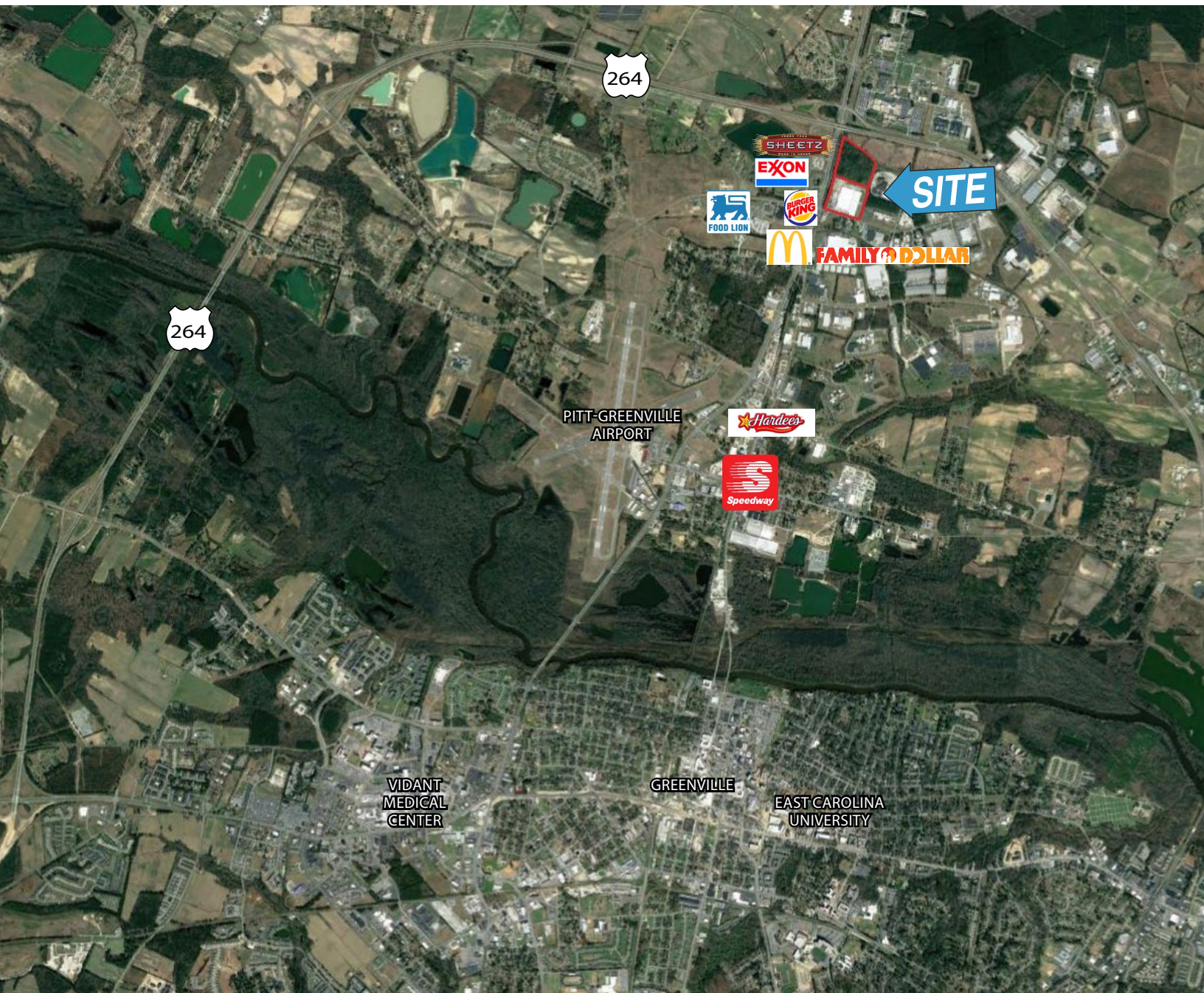


2400 N. Memorial Drive

Greenville, NC



For Sale  
Warehouse/Manufacturing



2400 N. Memorial Drive  
Greenville, NC