



MANUFACTURING FACILITY AVAILABLE

The former Harper Brush Manufacturing facility is available in Greenville, NC. The facility is located at 2400 N. Memorial Dr. at the Interchange of two four-lane highways, US Hwy 264 (Future Interstate 587) and NC Hwy 11 just 40 miles from Interstate 95. The total area of the site is about 49.14 acres. There is a CSX rail spur into the site which is roughly 50 minutes from the planned CSX Carolina Connector Intermodal facility. The building is in close proximity to Pitt-Greenville (PGV) regional airport and is about 90 minutes away from RDU International airport. It is equidistant (120 miles) from the Port of Virginia Hampton Roads complex and NC Ports Wilmington facility.

Ceiling heights range from 17' to 29'. Water, sewer, gas, and electric are provided by Greenville Utilities Commission. An experienced industrial real estate company took the property out of bankruptcy, acquired, renovated and cleaned up the non-functional areas of the facility in 2017. There are flexible lease/purchase options available and the current owner is willing to raze portions of the property and/or build new facilities on the site to suit the individual needs of a client. The lease price is currently \$2.50-\$2.75 per sq ft per year.

Within the past 5 years, the region had over \$2 billion of investment with \$1.5 billion being FDI. The manufacturing sector has been historically strong but has seen a decrease in the textile, apparel, tobacco, as well as plastic injection molding and metalworking industries. The facility, formerly occupied by Harper Brush works, was involved in plastic injection molding and brush manufacturing – at its peak, the facility was the working home for 500+ employees.

For more information on this facility, the community and the region, please contact:

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More Information about NCEast

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