



**±116,728 SF OF MANUFACTURING AND
WAREHOUSE NEAR US HIGHWAY 264**

**3040 BLACK CREEK ROAD SE
Wilson, NC 27893**

FOR LEASE | INDUSTRIAL



PROPERTY INFORMATION

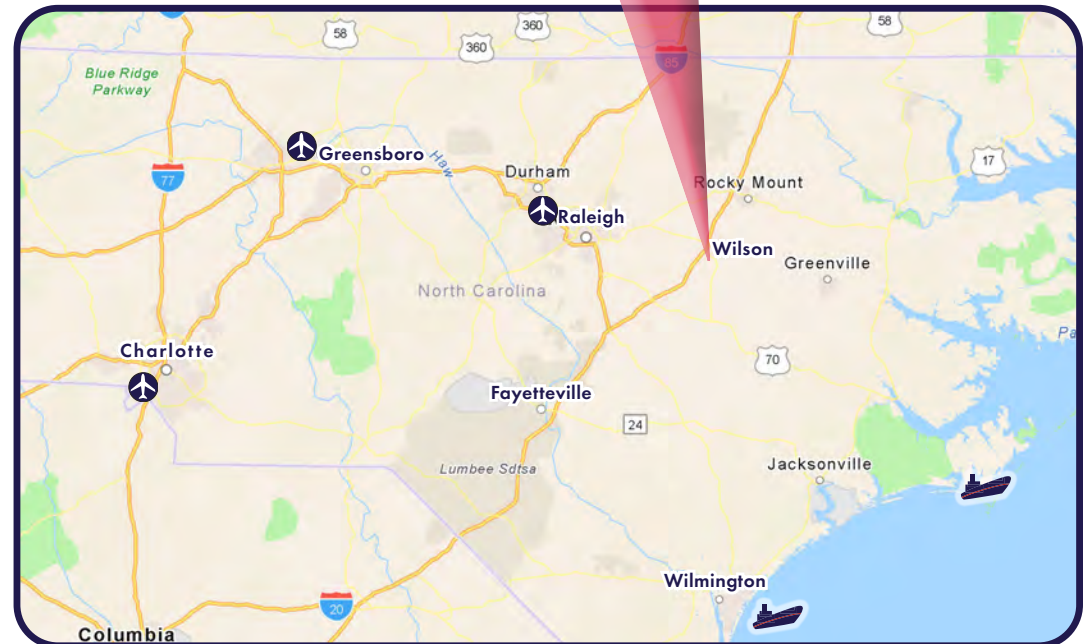
Building Size	±197,366 RSF
Acreage	36.18 acres
Year Constructed	1970 (1980, 1990, 2003)
Zoning	Heavy Industrial (HI): Suitable for heavy industrial uses, manufacturing, and/or warehousing
Lighting	Mix of T8 and LED fixtures throughout

SPACE INFORMATION

Space Available	±116,728 SF total ±97,623 SF warehouse, ±19,105 SF office
Date Available	Immediately
Dock Doors	(4) 8'x10" doors (with ability to add more)
Ceiling Height	21'9" to deck, 18'7" clear under beams
Column Spacing	30'w x 43'9"d
Fire Safety	Wet
Power	3,000a/277 - 480v 3p 4w Heavy
Parking	155 Spaces; Surface
Lease Rate	\$4.25/SF NNN
TICAM	\$1.32/SF (includes power and water)

HIGHLIGHTS

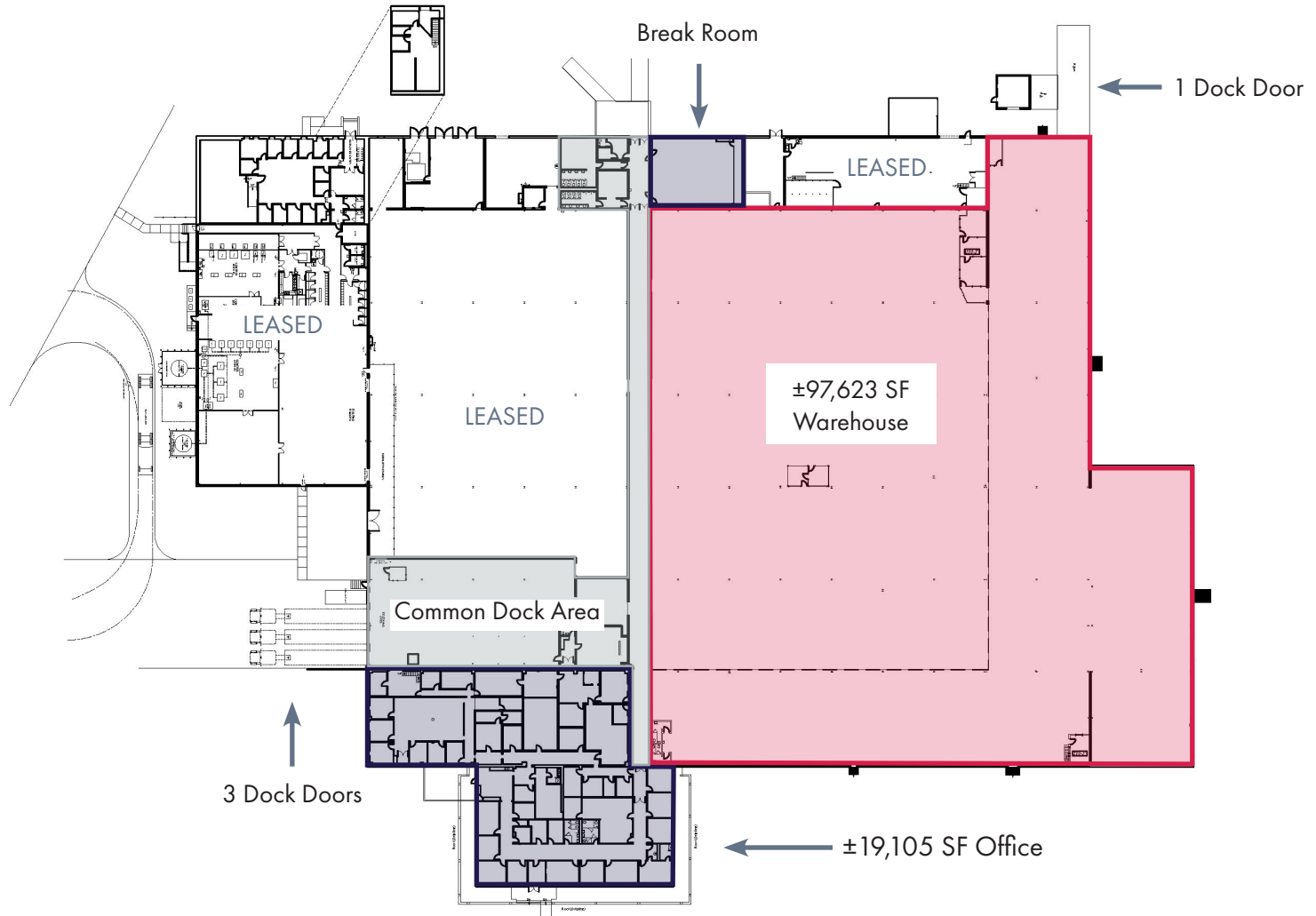
- Fenced outdoor storage, laydown yard available
- 0.7 miles from I-587/US-284, 4 miles from I-795, and 8 miles from I-95
- Can subdivide



SITE PLAN



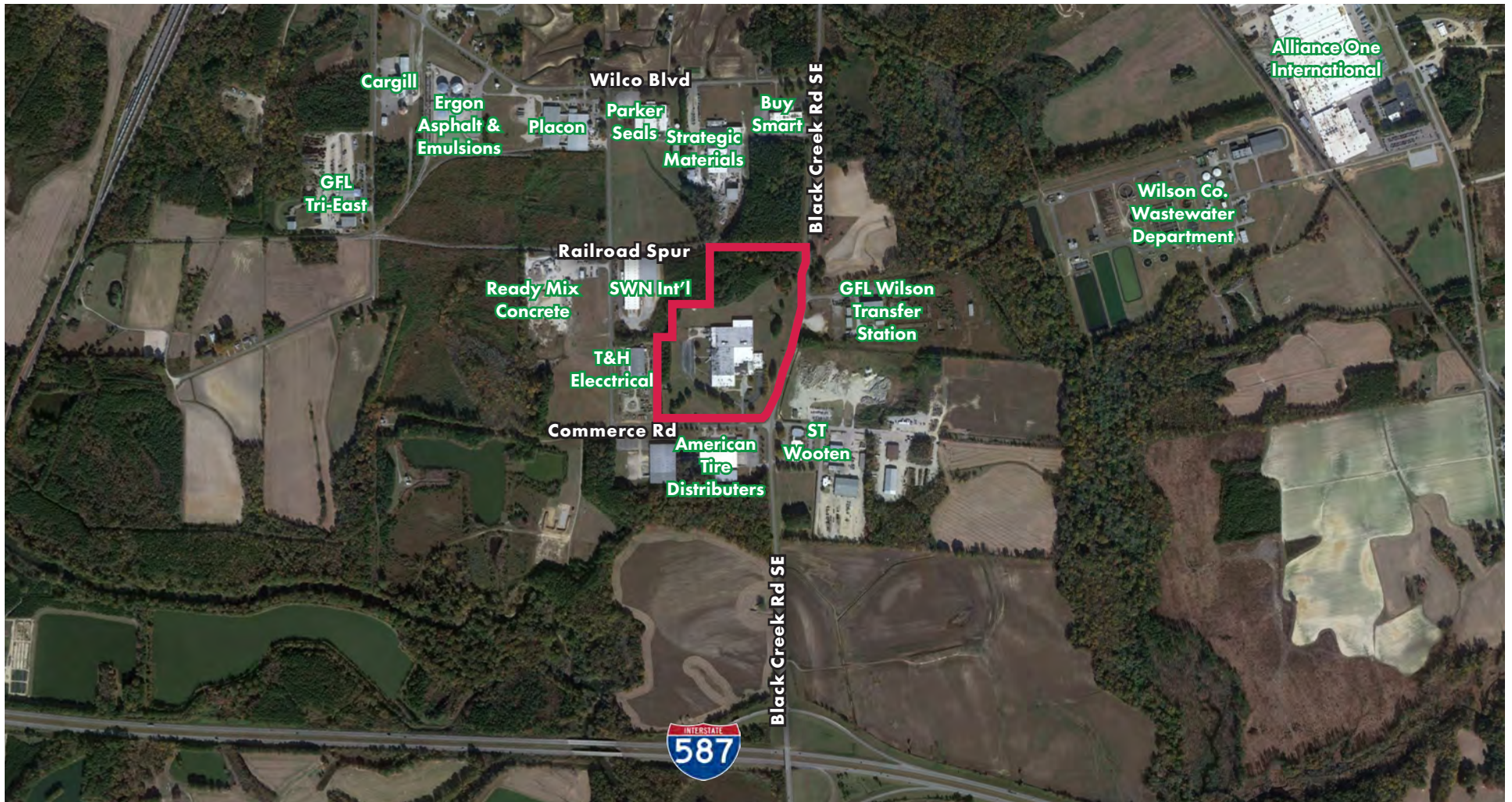
FLOOR PLAN



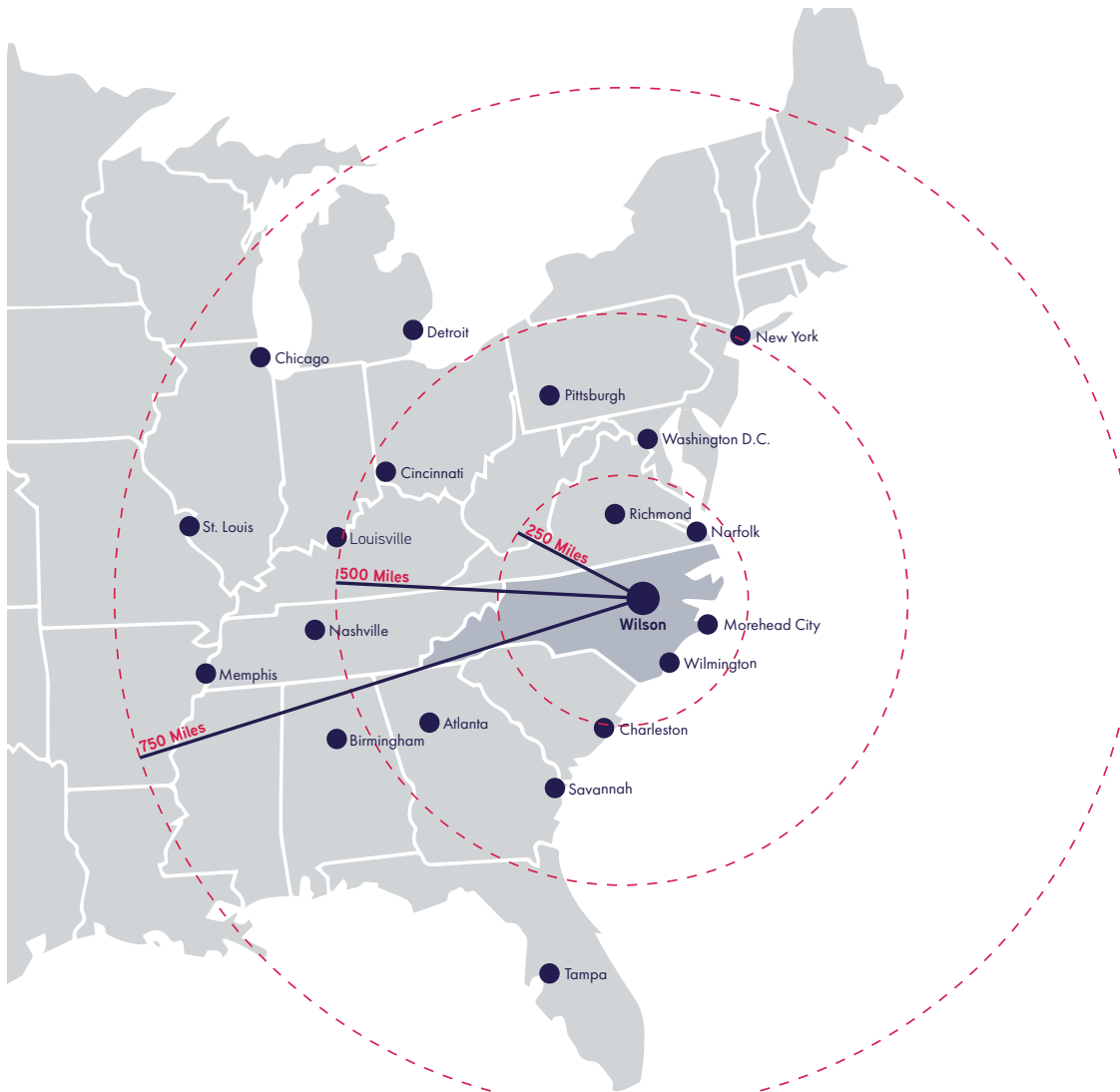
OUTDOOR STORAGE AREA



LOCATION MAP



ACCESS INFORMATION



HIGHWAYS

US Highway 264	0.7 Miles
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Interstate 95	8.2 Miles
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interstate 40	45.9 Miles
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AIRPORTS

RDU Int'l Airport	63.3 Miles
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Piedmont Triad Int'l Airport	140 Miles
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Richmond, VA Int'l Airport	142 Miles
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PORTS

Morehead City, NC	110 Miles
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Wilmington, NC	122 Miles
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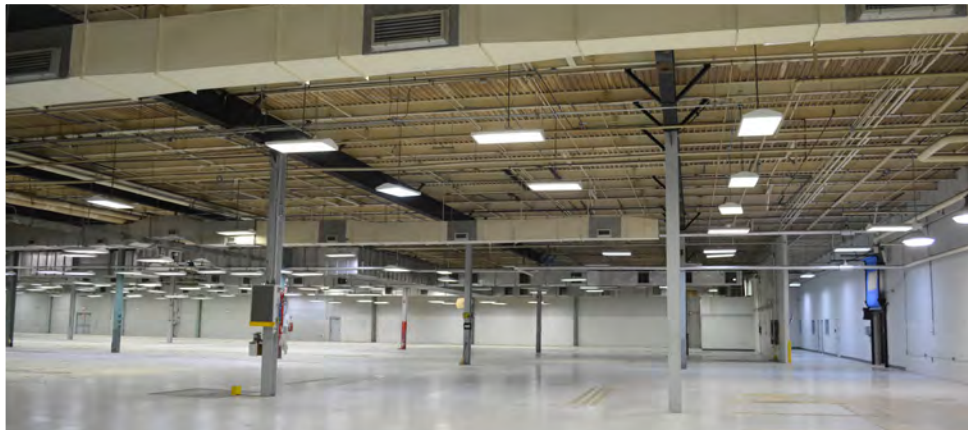
Charleston, SC	293 Miles
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Savannah, GA	335 Miles
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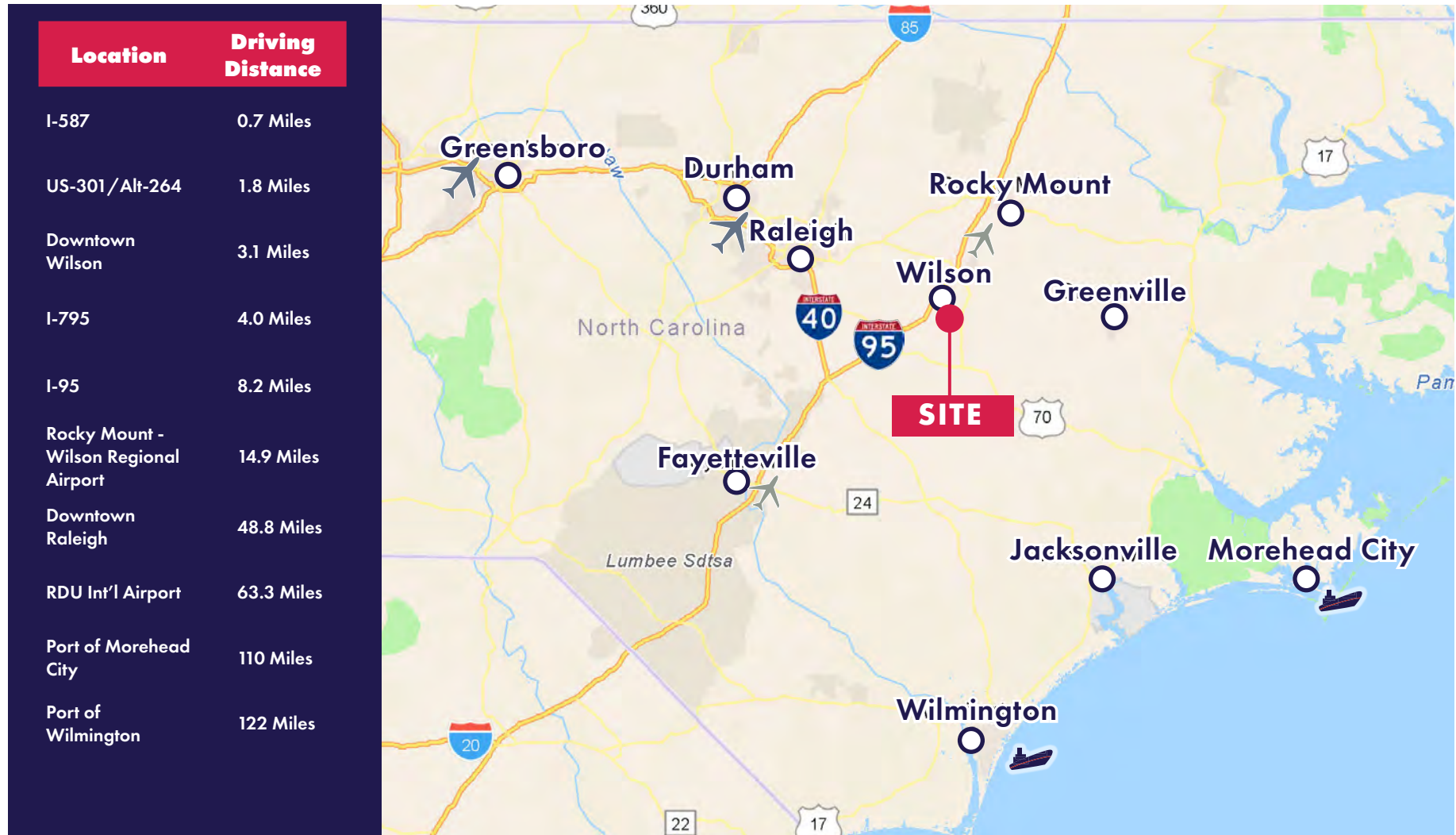


PROPERTY PHOTOS



PROPERTY PHOTOS

DRIVE TIME MAP



DRIVE TIME MAP

