



±112,086 SF OF MANUFACTURING AND
WAREHOUSE NEAR US HIGHWAY 264

2711 COMMERCE ROAD
Wilson, NC 27893

A D V I S O R S

FOR SALE OR LEASE | INDUSTRIAL



EXECUTIVE SUMMARY

2711 Commerce Road presents a rare opportunity to acquire or lease a $\pm 112,086$ RSF heavy industrial manufacturing and warehouse facility strategically positioned on 12.6 acres within Wilson, North Carolina's established industrial corridor.

The property is divisible into (2) cohesive suites. A $\pm 67,286$ SF original building and a $\pm 45,000$ SF expansion, offering flexibility for full-building users, multi-tenant occupancy, or phased expansion. The building is purpose-built for advanced manufacturing requiring heavy power, crane capacity, and high-clear production space.

The property also offers additional land for outdoor storage or future expansion, enhancing long-term operational flexibility and investment scalability.

2711 Commerce Road delivers exceptional regional connectivity with immediate access to US Highway 264/Interstate 587 and close proximity to Interstate 95. The location is adjacent to a rail spur with access potential.

2711 Commerce Road represents a scalable, infrastructure-rich industrial asset in a strategic Eastern North Carolina location. The property is well-positioned to deliver long-term value for ownership.

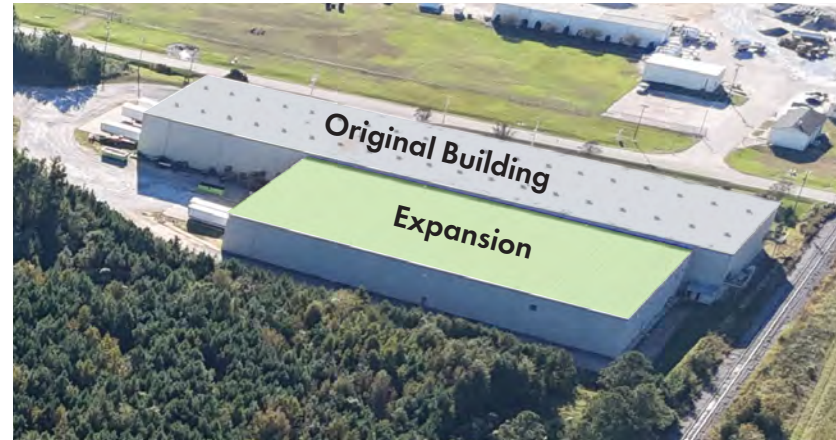


± 12.6 AC Site



PROPERTY INFORMATION

Building Size	±112,086 total RSF — ±67,286 SF Original Building; ±45,000 SF Expansion (can be rented separately)
Acreage	12.6 acres
Zoning	Heavy Industrial (HI): Suitable for heavy industrial uses, manufacturing, and/or warehousing
Year Built/Renovated	1974/2016 expansion
Sale Price	\$7,800,000

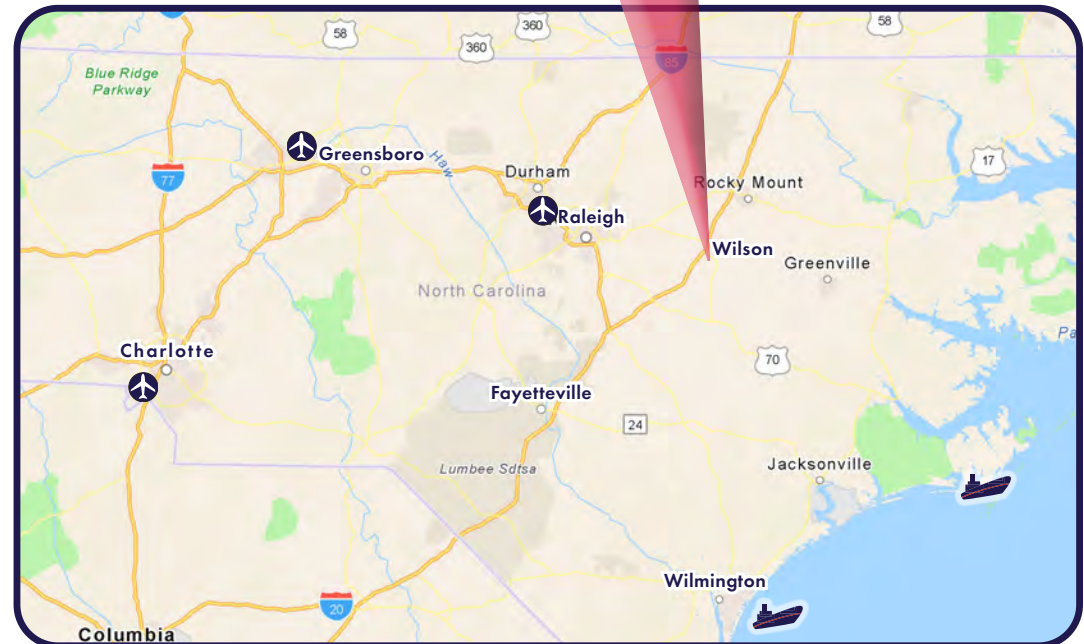


LEASE INFORMATION

Space Available	±112,086 SF total - ±67,286 original building, with ±3,625 SF office pod and mezzanine - ±45,000 SF Expansion
Date Available	April 2026
Lease Rate	\$5.75 to \$8.75/SF NNN
TICAM	\$1.25/SF

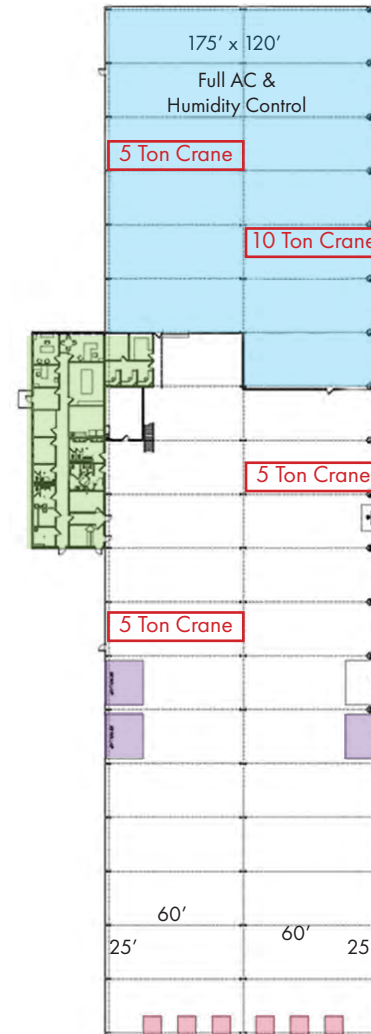
HIGHLIGHTS

- Additional land available for outdoor storage or expansion
- 0.7 miles from I-587/US-264, 4 miles from I-795, and 8 miles from I-95

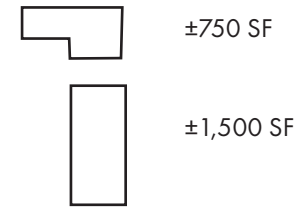


ORIGINAL BUILDING

Space Available	±67,286 SF, with ±3,625 SF office pod and mezzanine
Dimensions	120' x 480'
Dock Doors	(6) 8' x 9' doors with electric openers
Drive-in Door	(3) 15' x 20' door with electric openers
Ceiling Height	31'
Column Spacing	60' x 25'
Fire Safety	ESFR Sprinklers
HVAC	Full AC and Humidity Control in shaded area
Roof	60mm TPO completed in 2016. Roof warranty through 10/19/2036
Bridge Cranes	(3) 5 ton overhead cranes; (1) 10 ton overhead crane
Power	5,600 amps, 480/220v, 3p
Parking	47 Spaces; Surface

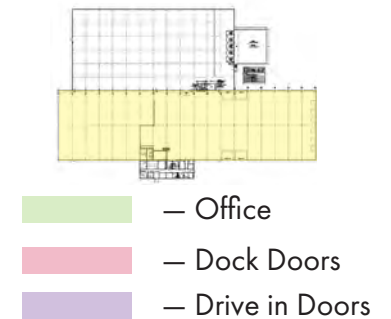


[View Video Tour](#)



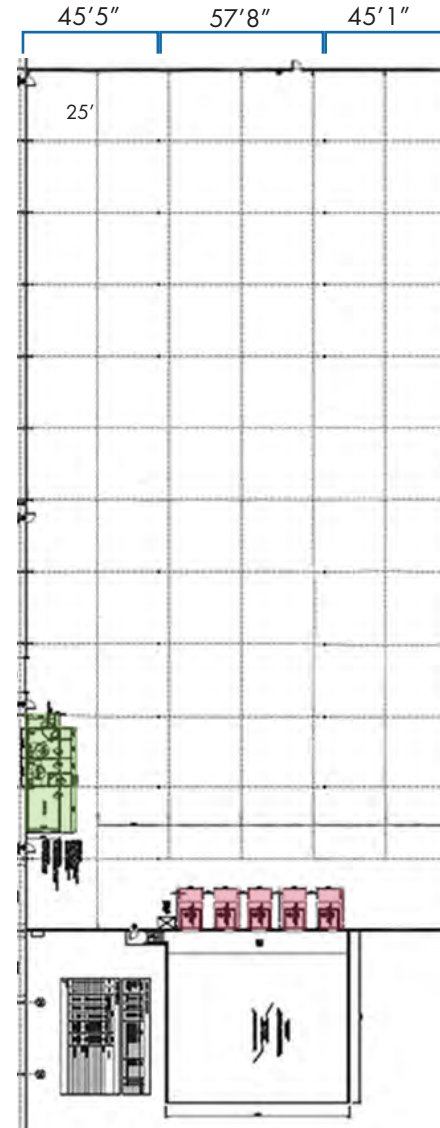
Second Floor/Mezzanine

LEGEND

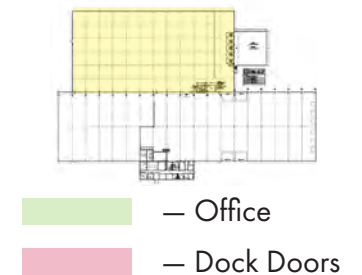


EXPANSION

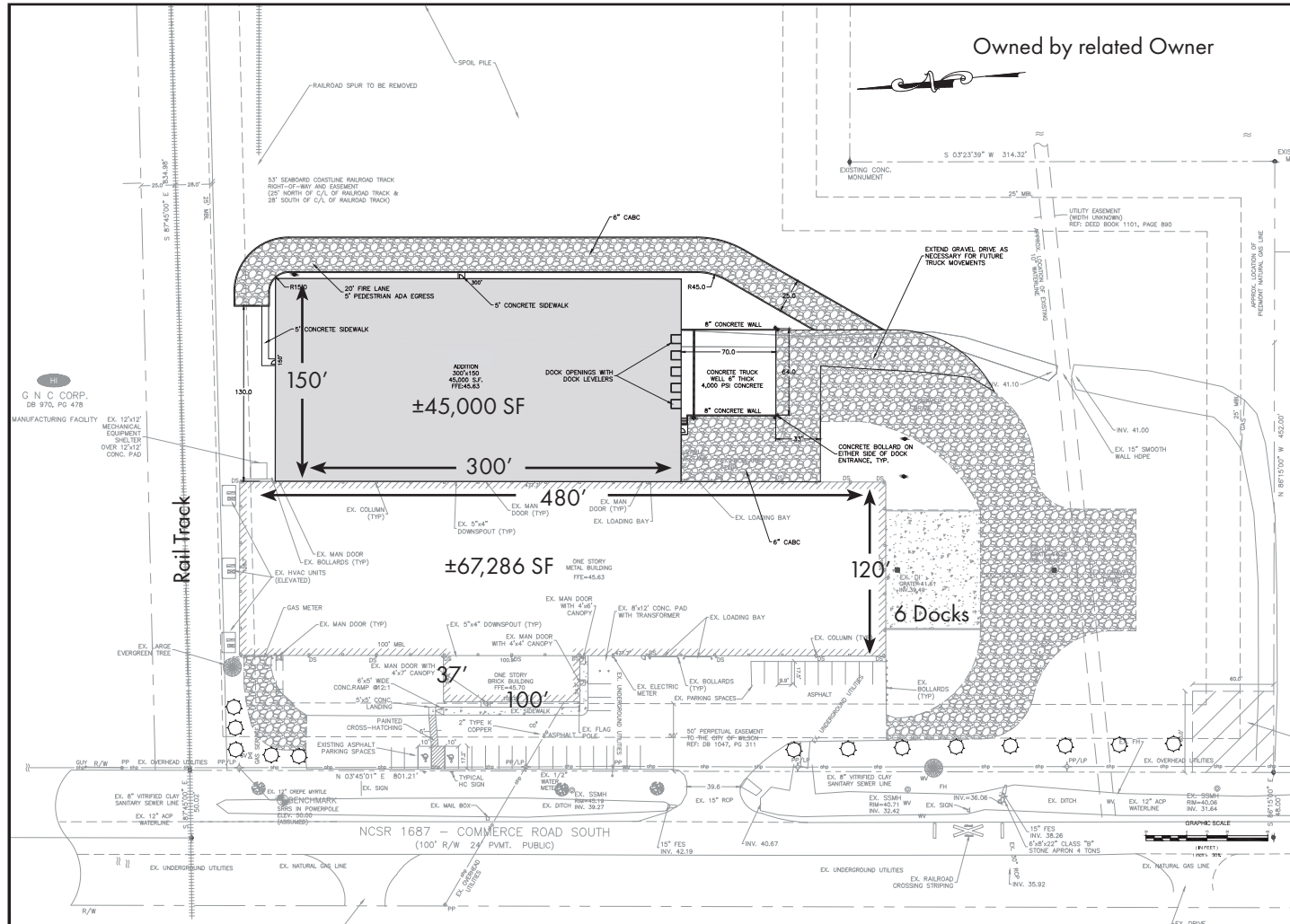
Space Available	±45,000 SF total, including office pod
Dimensions	150' x 300'
Dock Doors	(4) 8' x 10' doors with electric openers (1) 10' x 10' door with electric opener
Ceiling Height	29'4" - 33'9"
Column Spacing	Varies. See Plan.
Fire Safety	ESFR Sprinklers
HVAC	Gas fired ceiling mounted heaters (4)
Roof	Metal standing seam roof installed in 2016.
Parking	47 Spaces; Surface



LEGEND



SITE PLAN



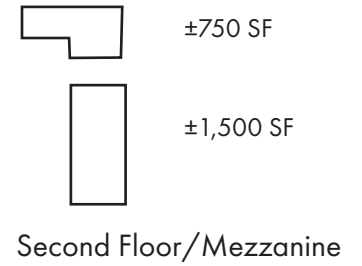
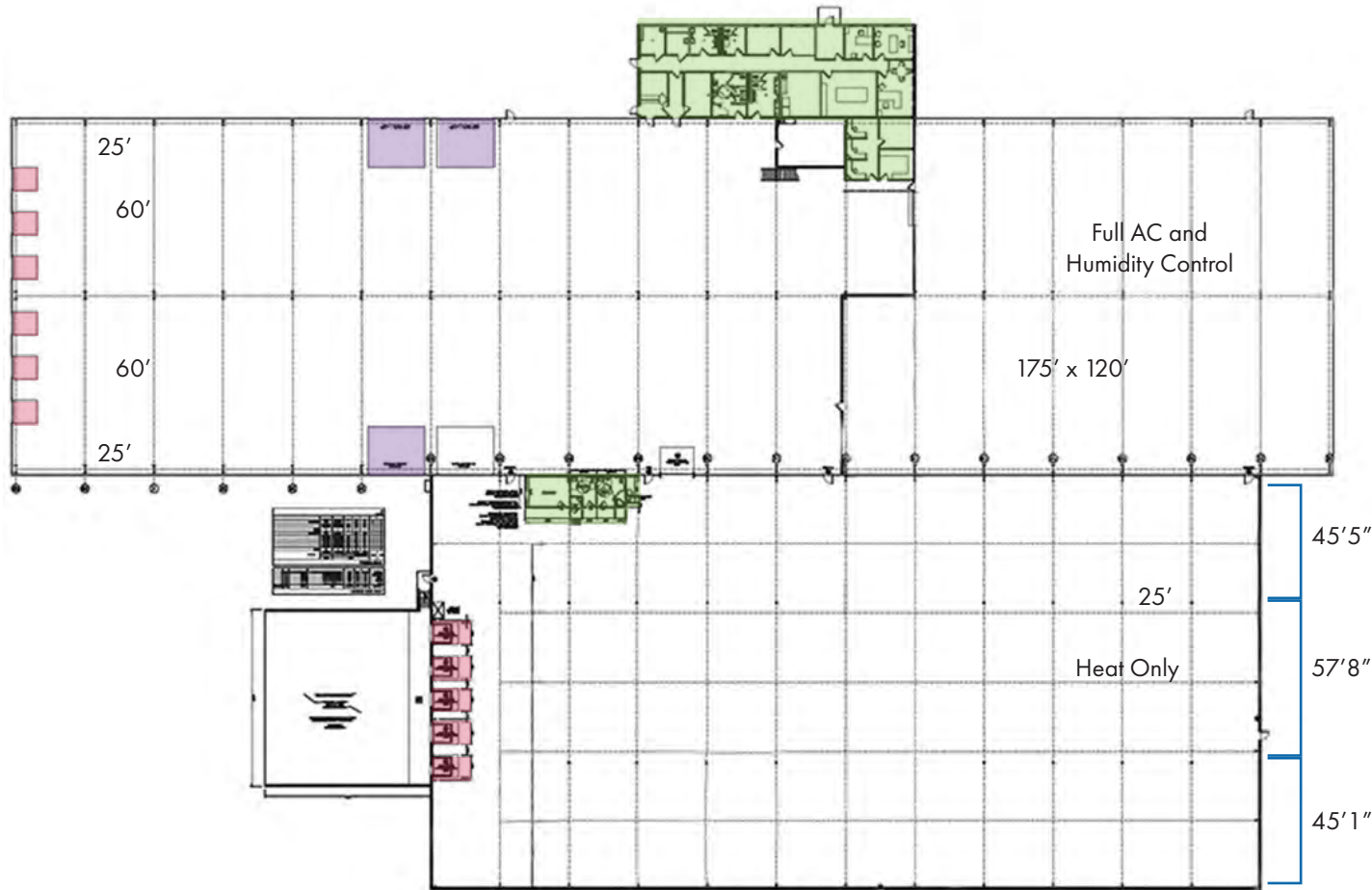
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FULL BUILDING FLOOR PLAN



Amenities:

- LED Lighting
- Heavy Power
- New Roofs in 2018

LEGEND

-  – Office
-  – Dock Doors
-  – Drive ins



LOCATION MAP



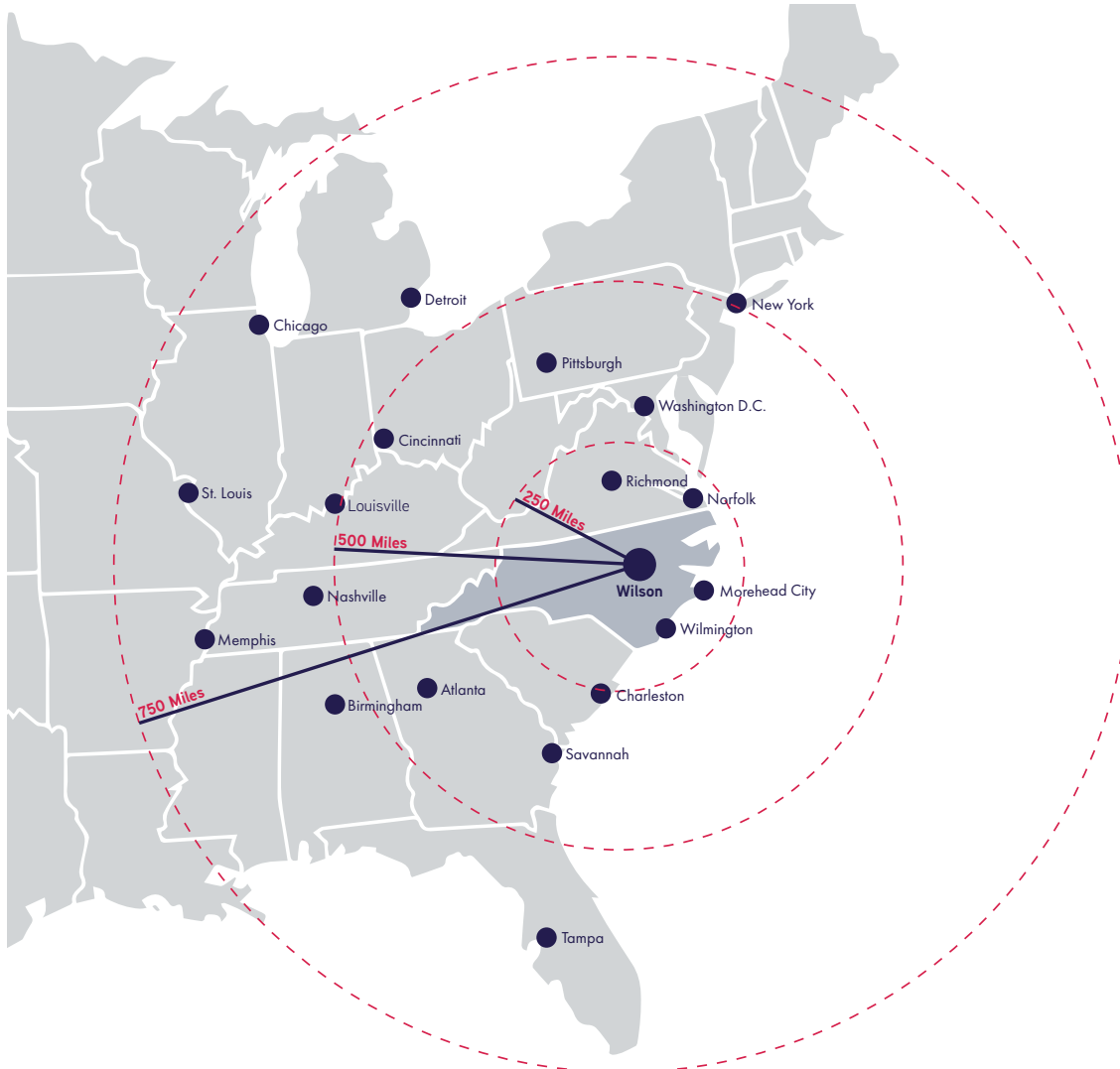
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ACCESS INFORMATION



 **HIGHWAYS**

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

 **AIRPORTS**

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

 **PORTS**

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



EXTERIOR PHOTOS



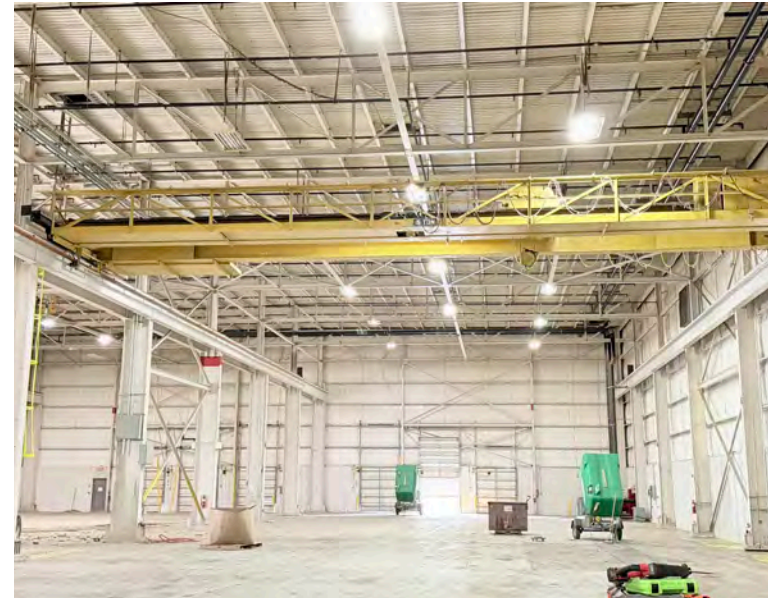
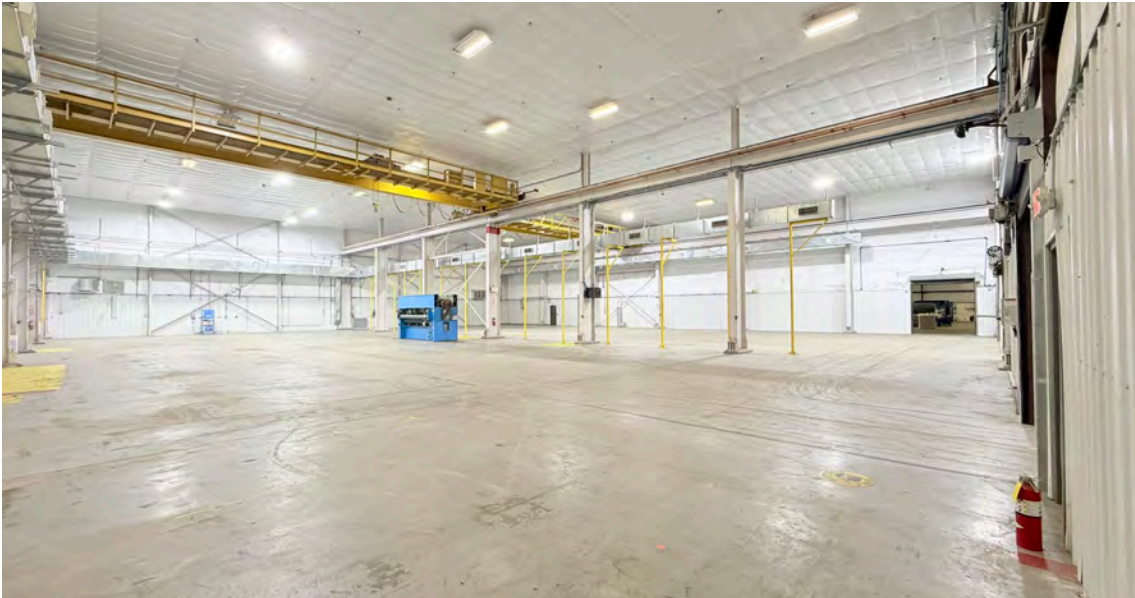
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ORIGINAL BUILDING PHOTOS



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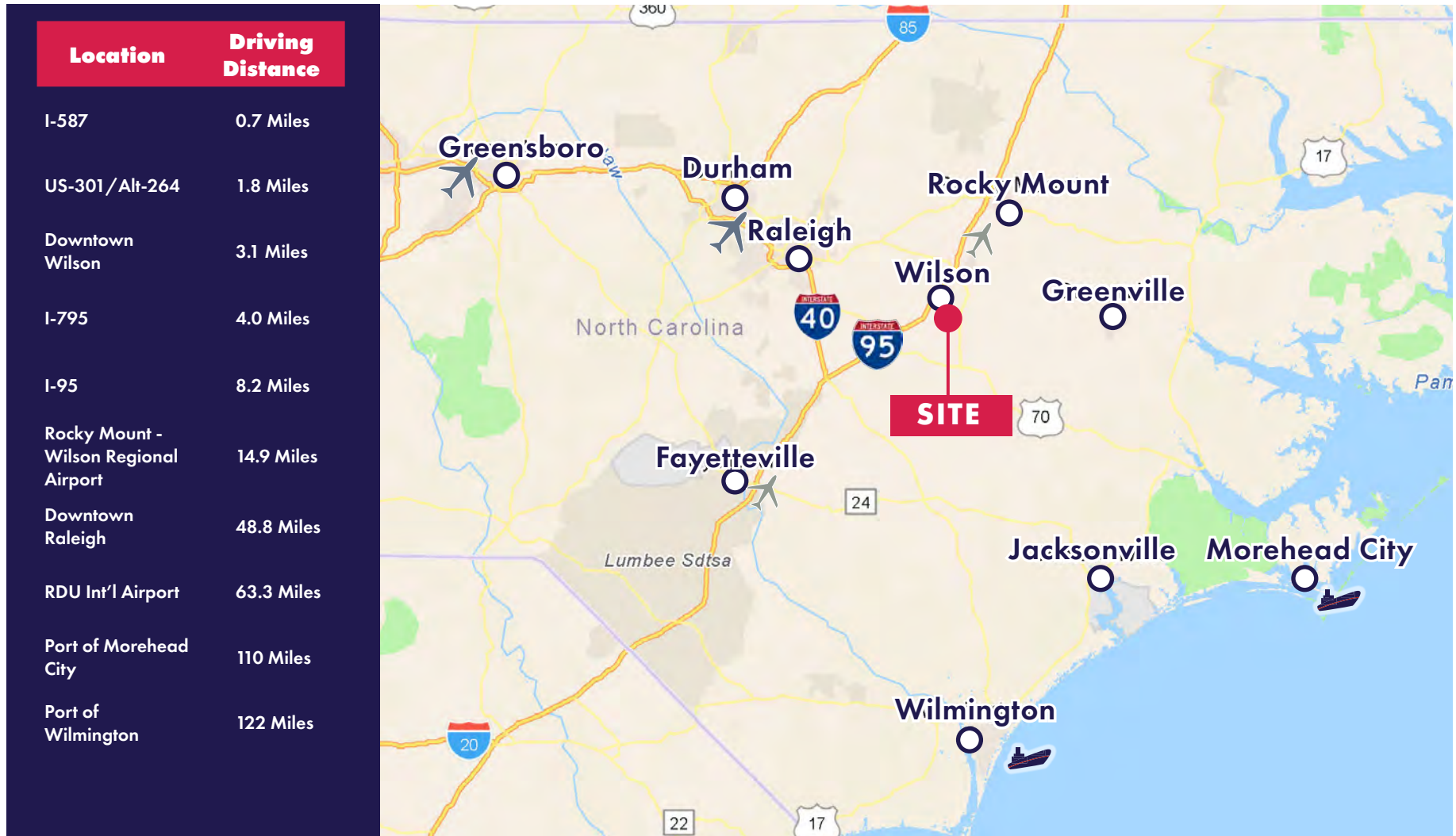


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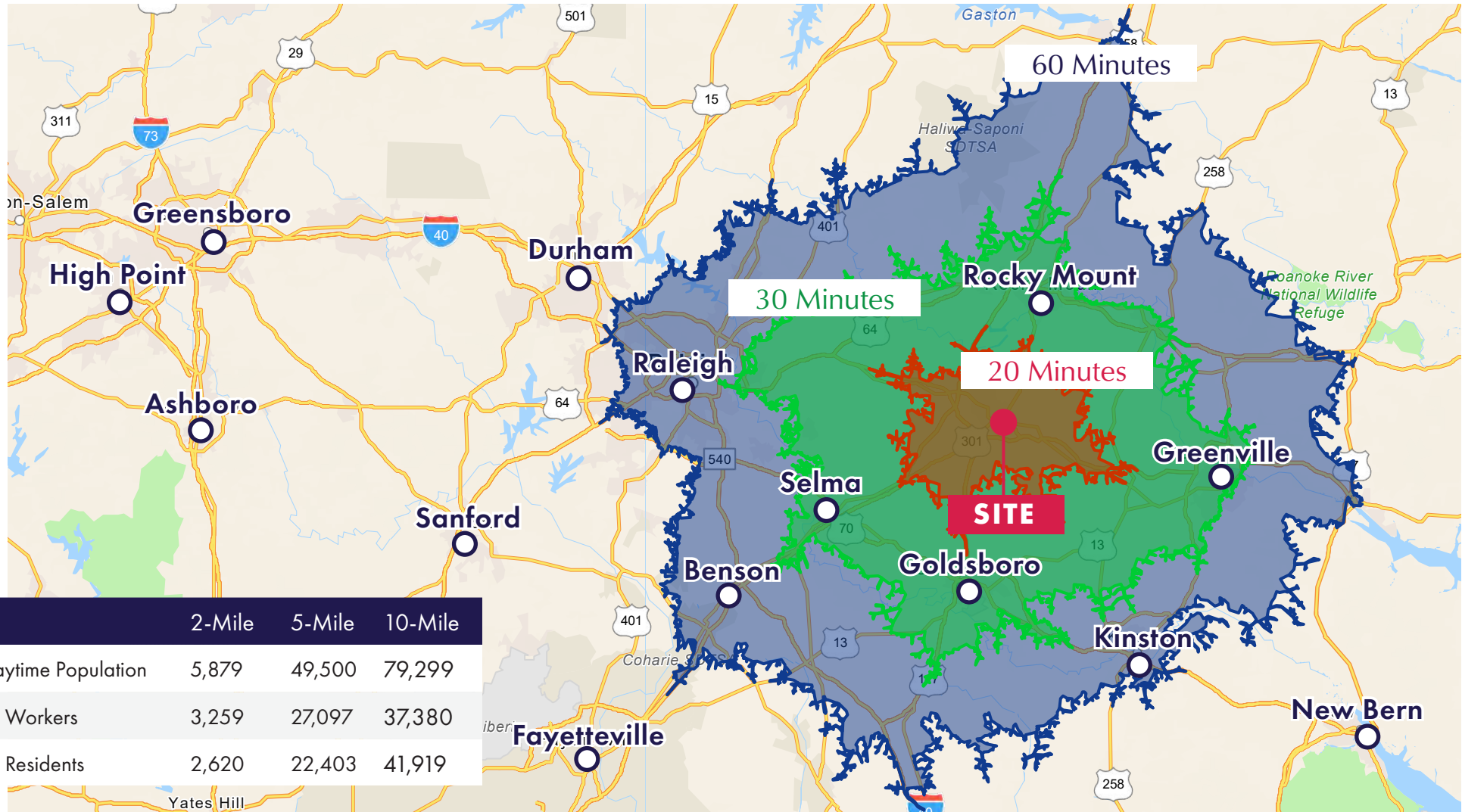
EXPANSION PHOTOS



DRIVE TIME MAP



DRIVE TIME MAP



	2-Mile	5-Mile	10-Mile
Daytime Population	5,879	49,500	79,299
Workers	3,259	27,097	37,380
Residents	2,620	22,403	41,919



BIOPHARMA CRESCENT

The BioPharma Crescent is a fast-growing, premier biopharmaceutical manufacturing hub in eastern North Carolina, spanning Edgecombe, Johnston, Nash, Pitt, and Wilson counties. The region offers a powerful combination of shovel-ready industrial sites, abundant utilities, lower operational costs, and seamless access to major interstates, ports, and Research Triangle Park. With billions in recent investment, including major expansions by Novo Nordisk, Grifols, and Pfizer, as well as new facilities by Johnson & Johnson, SCHOTT Pharma, IDEXX, and Nipro, the BioPharma Crescent continues to attract large-scale pharmaceutical operations. Supported by a robust talent pipeline developed through premier programs at NC State's BTEC, NCCU's BRITE, ECU's Pharmaceutical Services Network, and local community colleges, the region offers a highly skilled workforce equipped to meet the evolving needs of the biopharmaceutical industry.



Source: [BioPharma Crescent](#)

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WILSON COUNTY QUICK FACTS

Strategically located along I-95 and just minutes from I-40, Wilson County spans 374 square miles in the heart of Eastern North Carolina. With convenient access to major railways, highways, airports and seaports, Wilson County is never far from anything. It lies just 45 miles east of Raleigh and about 100 miles from the Atlantic Coast—placing it within easy reach of Raleigh-Durham International Airport and key ports in Wilmington, Morehead City and Norfolk.

Wilson County offers the perfect blend of affordability, reliable infrastructure, strong schools, quality healthcare and top-tier employers. It's no surprise that Site Selection Magazine ranked Wilson as the 9th highest Micropolitan area in the U.S. for new business.

At the heart of Wilson County is the growing and dynamic City of Wilson—its largest municipality—surrounded by a collection of smaller towns known for their charm, welcoming spirit, and strong sense of community. Whether you're drawn to the energy of city life or the tranquility of the countryside, Wilson County offers the best of both worlds, all within a short drive.

The county continues to thrive, with a robust agricultural economy generating over \$100 million in crop value each year. Additionally, Wilson County is home to more than 8,500 manufacturing jobs, reinforcing its role as a key player in North Carolina's economy.

As the population grows, so do the cultural, educational, and recreational opportunities. Residents take pride in the county's excellent schools, vibrant arts and cultural scene, and wide range of outdoor and leisure activities—making Wilson County a truly enriching place to call home.



Wilson
County

North Carolina

\$3B

Capital Investments
since 2020

3,500+

In-migration of
Workforce Daily

100+

Manufacturers

#9

Micropolitan in the US
for New Business

Site Selection Magazine

Source: [Wilson County Government North Carolina](https://www.wilsoncountync.gov/)

