

**±45,000 SF TO ±57,600 SF TO ±106,300 SF
OF MANUFACTURING AND WAREHOUSE
NEAR US HIGHWAY 264**

**2711 COMMERCE ROAD
Wilson, NC 27893**

FOR LEASE OR SALE | INDUSTRIAL

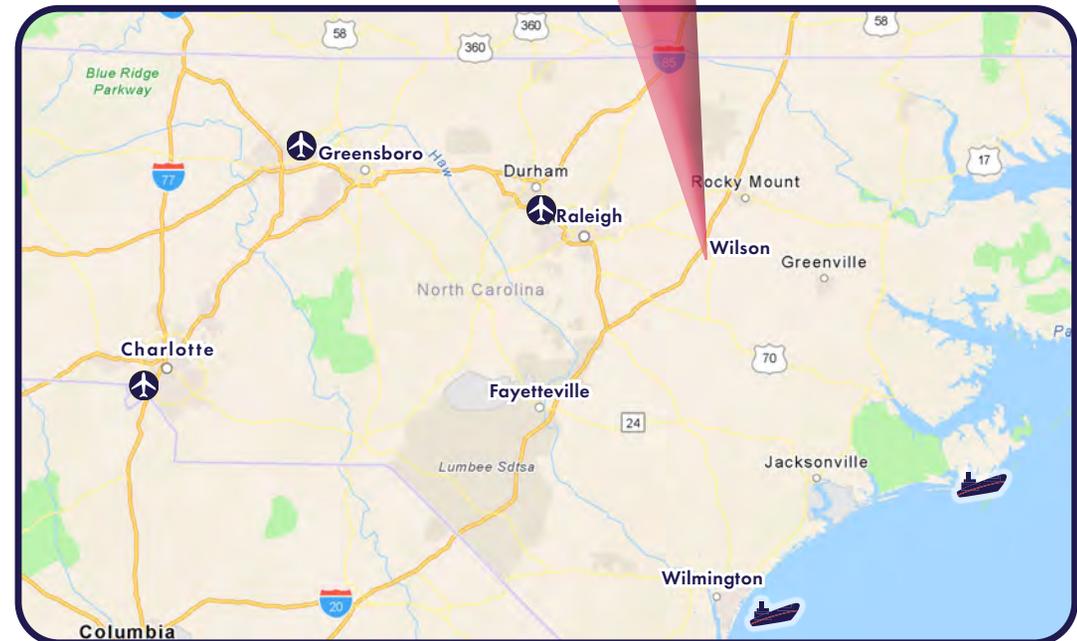


PROPERTY INFORMATION

Building Size	±106,300 total RSF — ±57,600 SF Original Building; ±45,000 SF Addition (can be rented separately)
Acreage	12.6 acres
Zoning	Heavy Industrial (HI): Suitable for heavy industrial uses, manufacturing, and/or warehousing
Sale Price	Contact Broker

LEASE INFORMATION

Space Available	±108,000 SF total, including ±3,625 SF office pod and mezzanine
Date Available	March 2026
Dock Doors	(11) 8' x 10' doors with electric openers
Drive-in Door	(1) 15' x 20' door with electric openers
Ceiling Height	31' Original Building; 28' Addition
Column Spacing	60' x 25' Original Building; 40' x 40' Addition
Fire Safety	ESFR Sprinklers
Air Lines	in Original Building only
Bridge Cranes	(4) 10-20 tons each — ask Broker for details
Power	3,000+ amps, 480/220v, 3p
Parking	47 Spaces; Surface
Lease Rate	\$5.75 to \$8.75/SF NNN
TICAM	\$1.25/SF

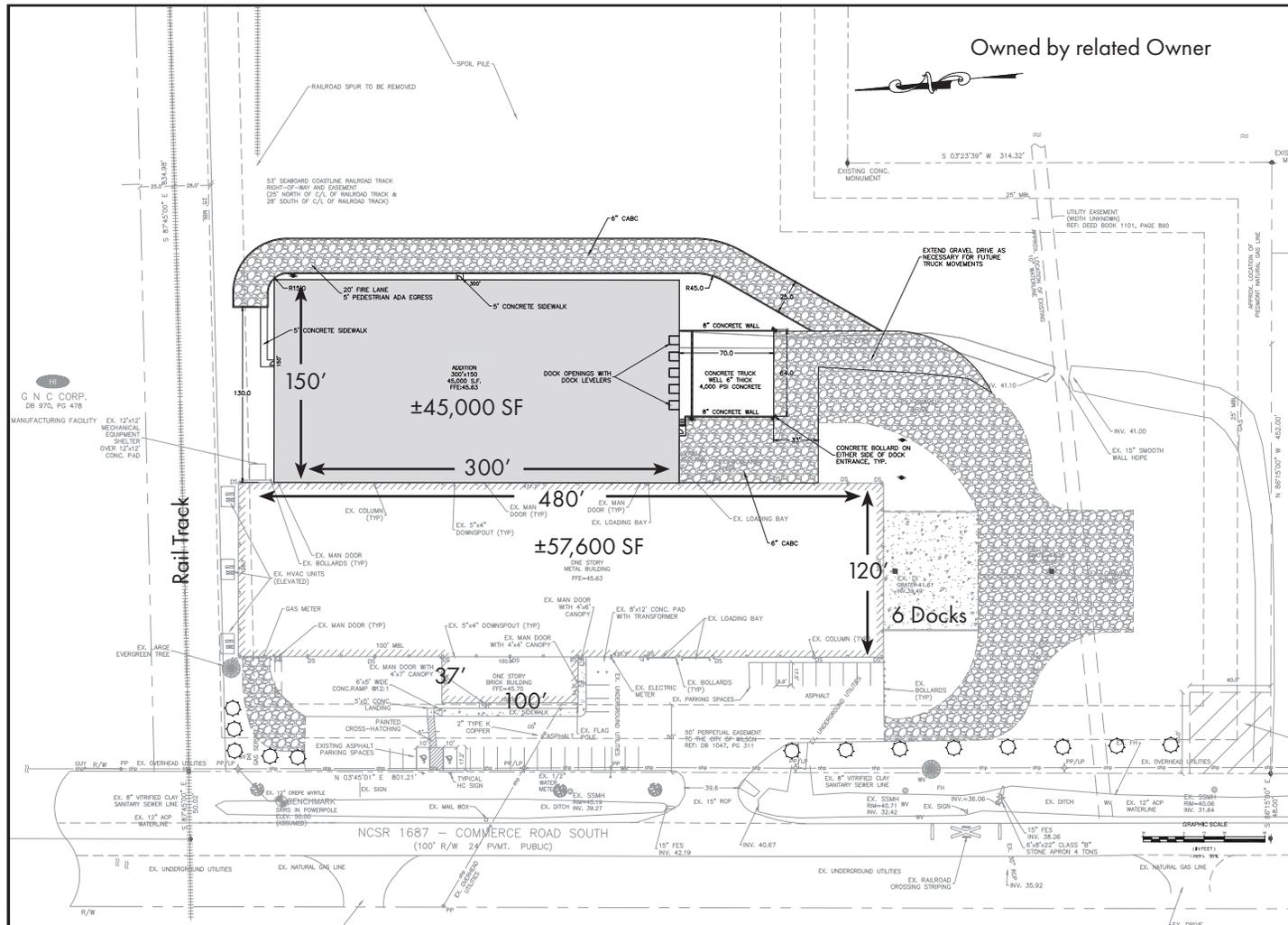


HIGHLIGHTS

- Additional land available for outdoor storage or expansion
- 0.7 miles from I-587/US-284, 4 miles from I-795, and 8 miles from I-95
- Full site emergency generator provided by Wilson Power Co. for extra fee



SITE PLAN



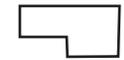
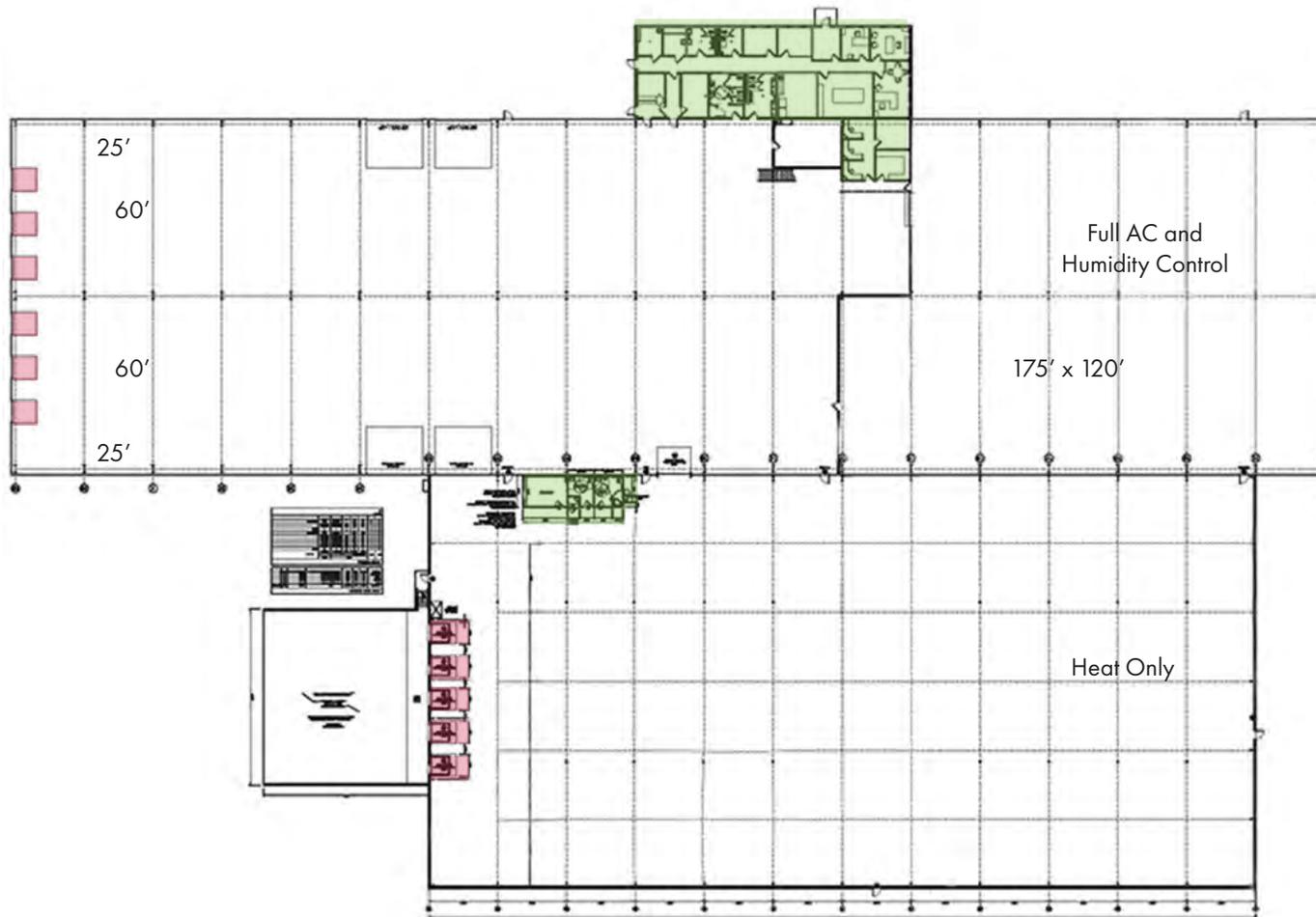
DAVID STROUD, SIOR
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FLOOR PLAN



±750 SF



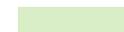
±1,500 SF

Second Floor/Mezzanine

Amenities:

- All LED Lighting
- Heavy Power
- New Roofs in 2018

LEGEND



– Office



– Dock Doors



LOCATION MAP



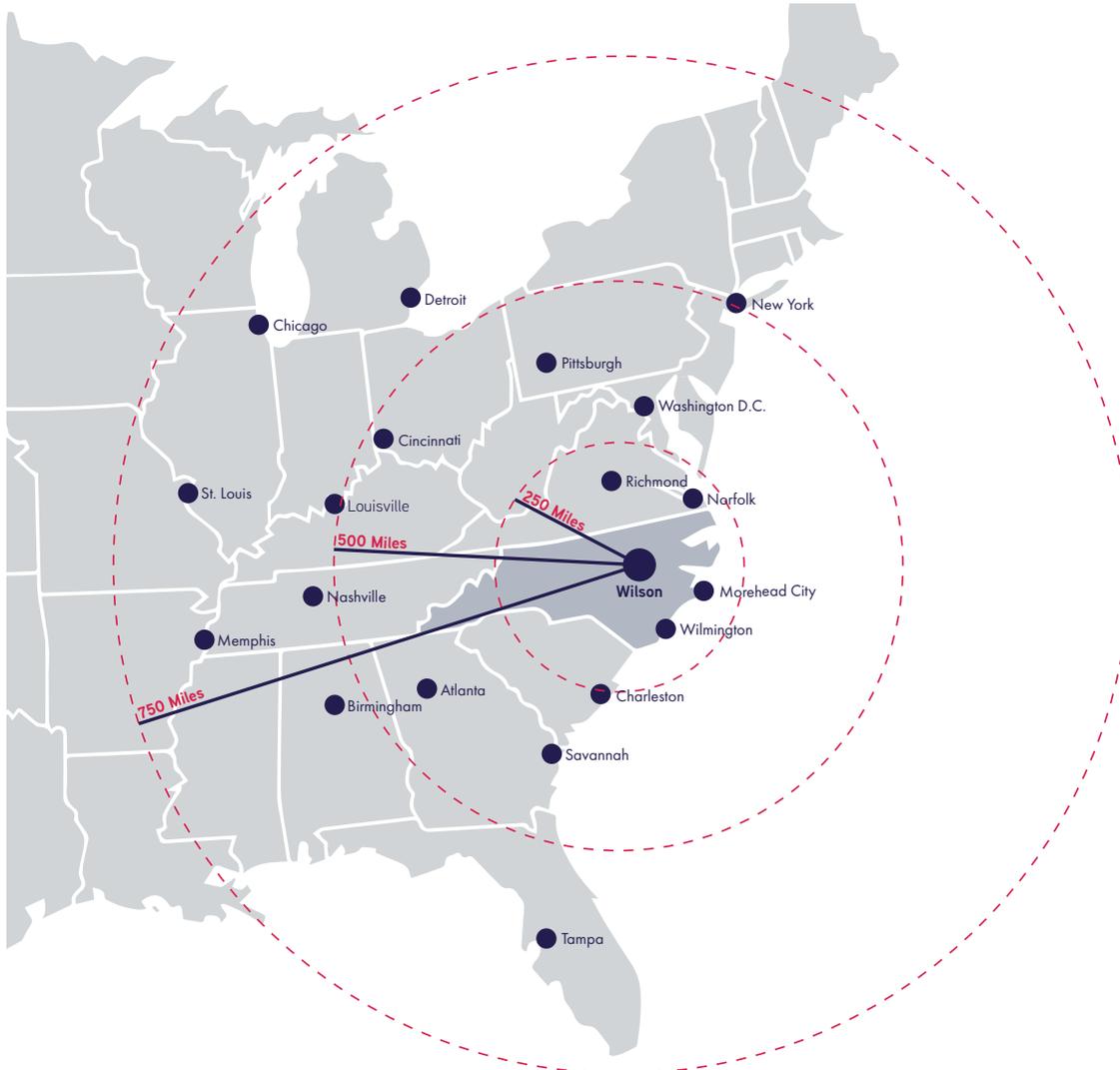
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ACCESS INFORMATION



 **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



PROPERTY PHOTOS



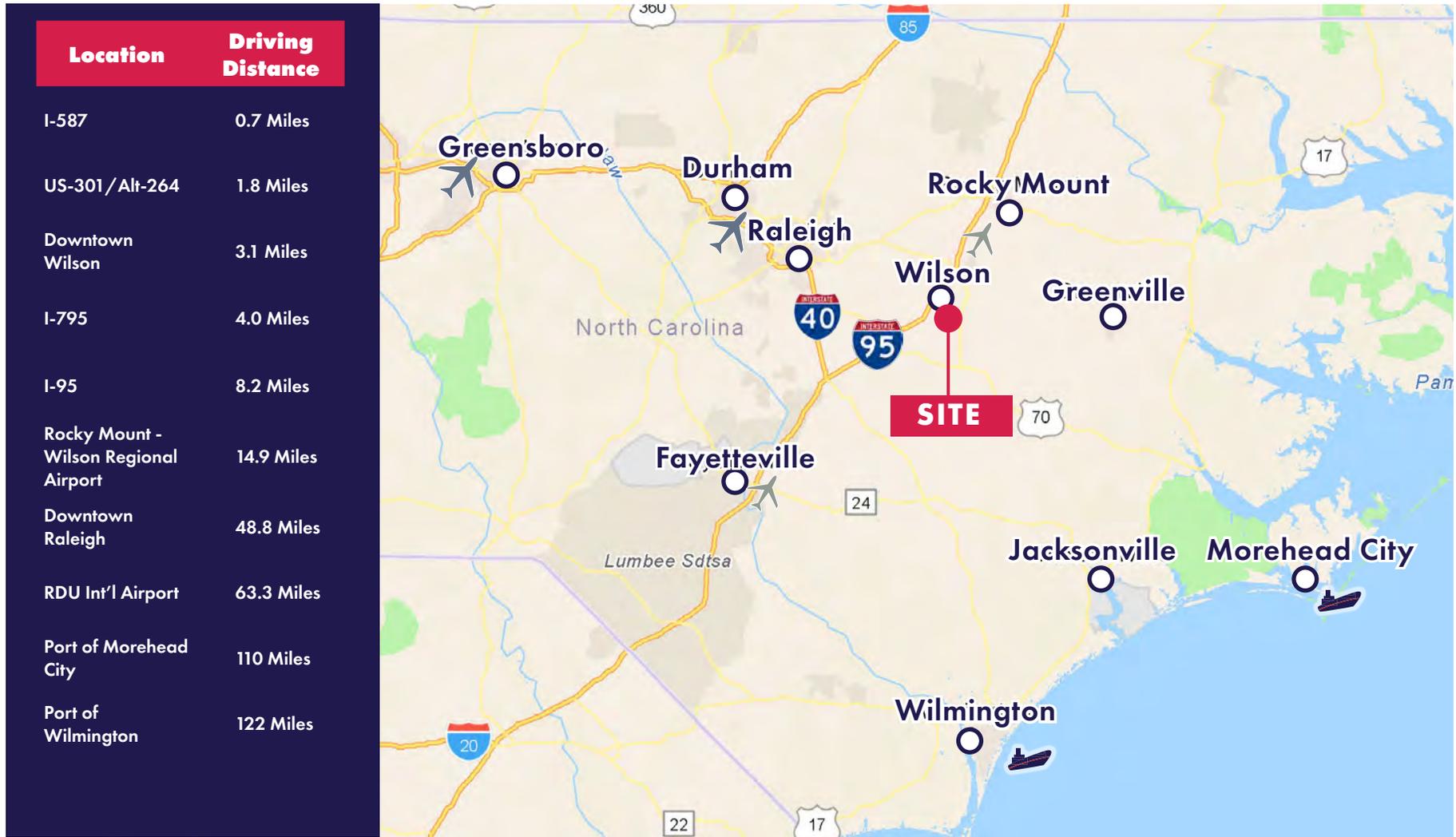
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DRIVE TIME MAP



DRIVE TIME MAP

