APG ADVISORS

FOR SALE OR LEASE

±79,408 SF FULLY CONDITIONED INDUSTRIAL BUILDING ON ±9.89 ACRES



7427 NC HIGHWAY 58 S
Stantonsburg, NC 27883

EXECUTIVE SUMMARY

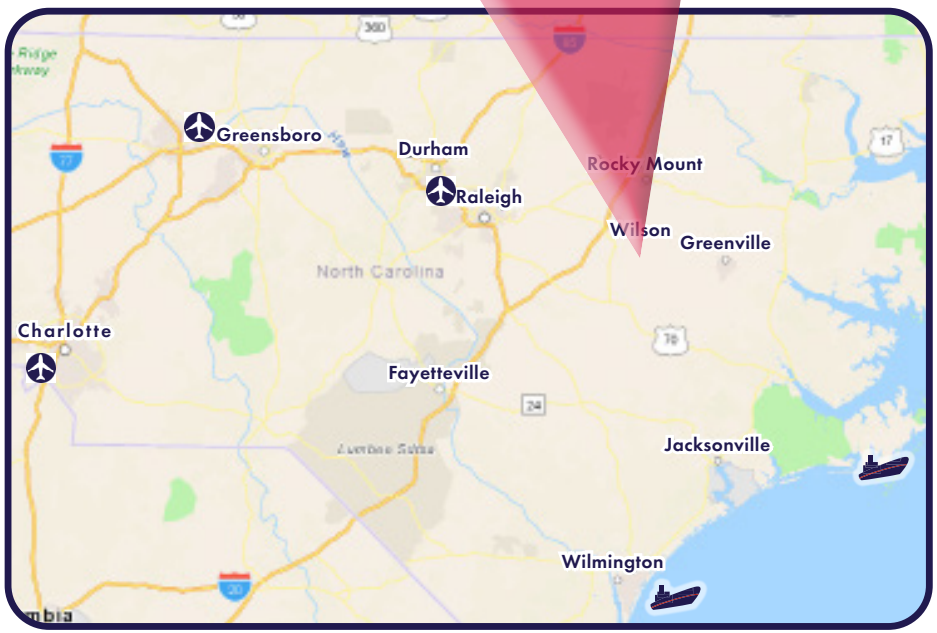
7427 NC Highway 58 S presents an opportunity to acquire a ±79,408 SF office/warehouse manufacturing facility on ±9.89 acres in Stantonsburg, Wilson County, North Carolina. The freestanding, single-occupant building was originally constructed in 1970 and expanded in 2008, and is well suited for an owner-user or full-building industrial tenant.

The facility offers steel-frame construction with 15' clear heights in the original bay and 25' clear heights in the expansion, dock-high and drive-in loading, and 2,200-amp three-phase power. The entire building is fully heated and cooled, with wet-pipe sprinkler protection throughout.

Zoned Light Industrial (LI) by the Town of Stantonsburg, the ±9.89-acre site fronts NC Highway 58 with roughly 630 feet of frontage and offers additional acreage suited to outdoor storage, a laydown yard, or future building expansion.

Centrally located in eastern North Carolina, roughly 10 miles to Wilson and approximately 55 miles from Raleigh, the property has convenient access to US-264, US-301, I-795, and I-95, supporting efficient regional and interstate distribution.





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7427 NC Highway 58 S

THE PROPERTY

ADDRESS	7427 NC Highway 58 S Stantonsburg, NC 27883
PIN NUMBERS	3657-26-7398.000
BUILDING SIZE	Total Building: ±79,408 SF Manufacturing / Warehouse: ±73,936 SF Office: ±5,472 SF (6.9%)
ZONING	LI, Light Industrial (Town of Stantonsburg)
YEAR BUILT	1970; Expanded 2008
SALE PRICE	$4,800,000

LINK TO PROPERTY IMAGES



HIGHLIGHTS

- Heavy power: 2,200 amps, 277/480V, three-phase
- Fully heated and cooled throughout
- Wet-pipe sprinklered throughout (3 systems) with electric fire pump
- Four dock-high and four drive-in loading doors
- ±80 paved parking spaces
- ±9.89-acre site with potential for outdoor storage or future expansion
- Suitable for an owner-user or full-building industrial tenant

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BUILDING SPECIFICATIONS

CONSTRUCTION	Original: Expansion:	Steel-framed; masonry exterior Metal panel exterior
FOUNDATION	Reinforced concrete slab	
CEILING HEIGHT	15' original / 25' expansion	
ROOF	Original: Expansion:	White 40-mil Duro-Last PVC membrane, installed 2015. 15-year NDL warranty, #289567, valid 4/2/2015–4/2/2030; transferable to buyer at no fee. Raised rib metal roof, 2008
LOADING	(4) dock-high doors; (4) 12'W x 12'H drive-in doors, electric openers	
HVAC	15 gas-fired packaged rooftop units (11 original / 4 addition), plus office air handler with electric heat strips. Fully heated and cooled throughout.	
FIRE SAFETY	Wet-pipe sprinklered throughout (3 systems) with electric fire pump; passed September 2026 annual test.	
POWER	2,200 amps, 277V/480V, three-phase	
PARKING	±80 paved spaces	
UTILITIES	Electric, water and sewer: Town of Stantonsburg Natural gas: Piedmont Natural Gas	
ANNUAL TAXES	$18,111.35 (2025); $17,254.67 (2024)	







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EXTERIOR PHOTOS











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ORIGINAL BUILDING INTERIOR PHOTOS











*Production equipment shown is not included in the offering. Building systems and certain fixtures and furnishings remain, subject to confirmation.

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ORIGINAL BUILDING INTERIOR PHOTOS CONT.











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WAREHOUSE ADDITION INTERIOR PHOTOS





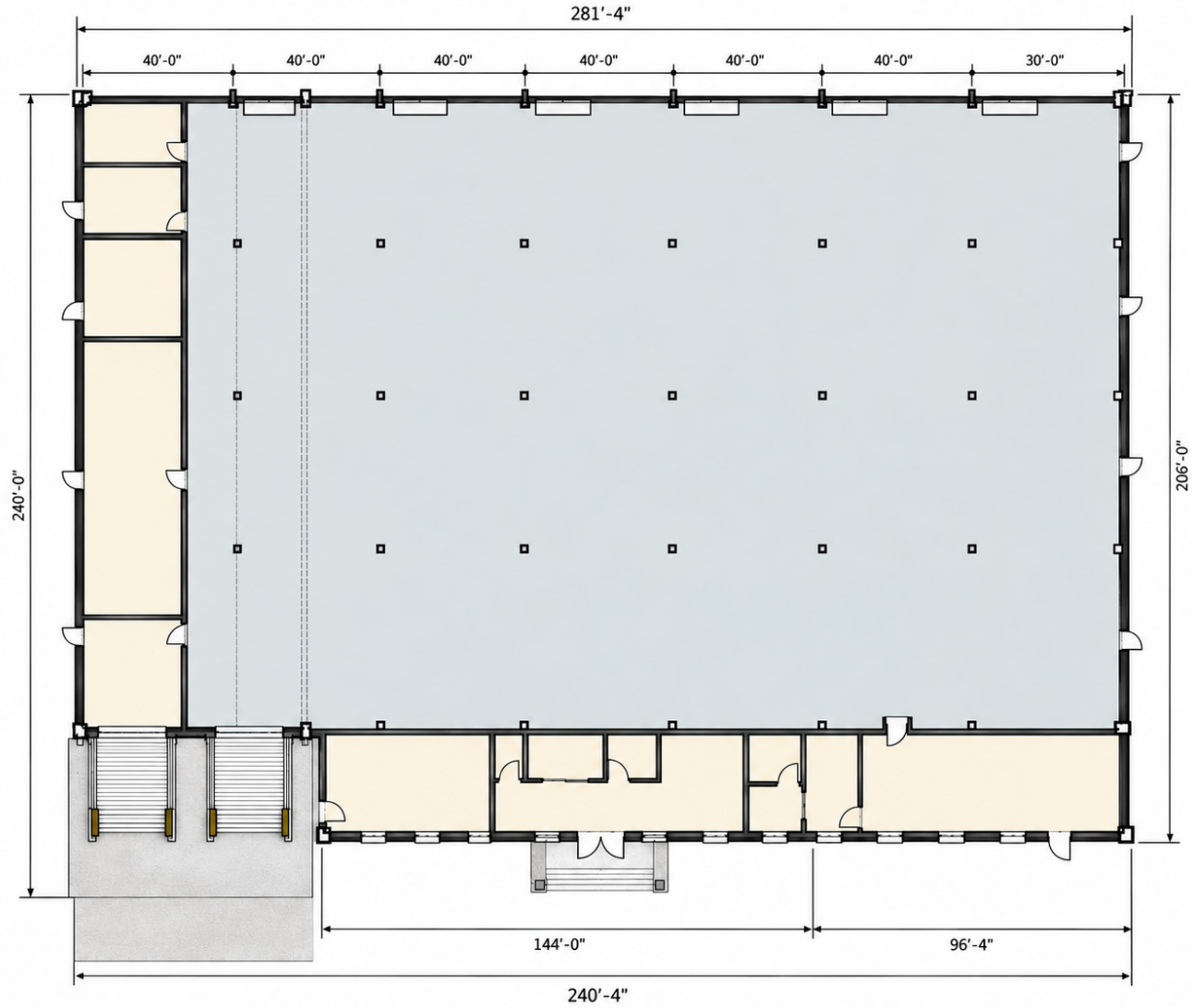




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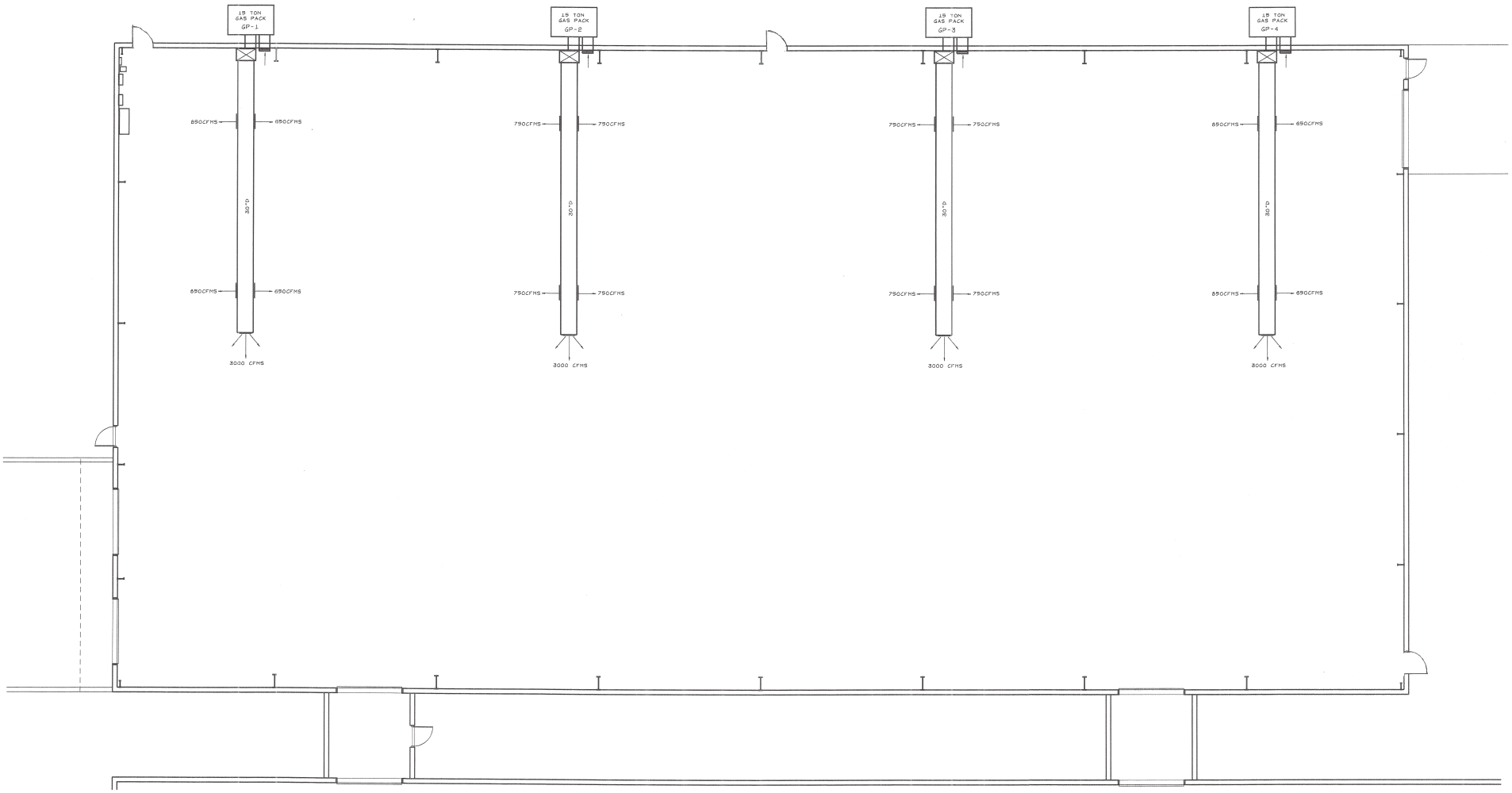
ORIGINAL BUILDING FLOOR PLAN



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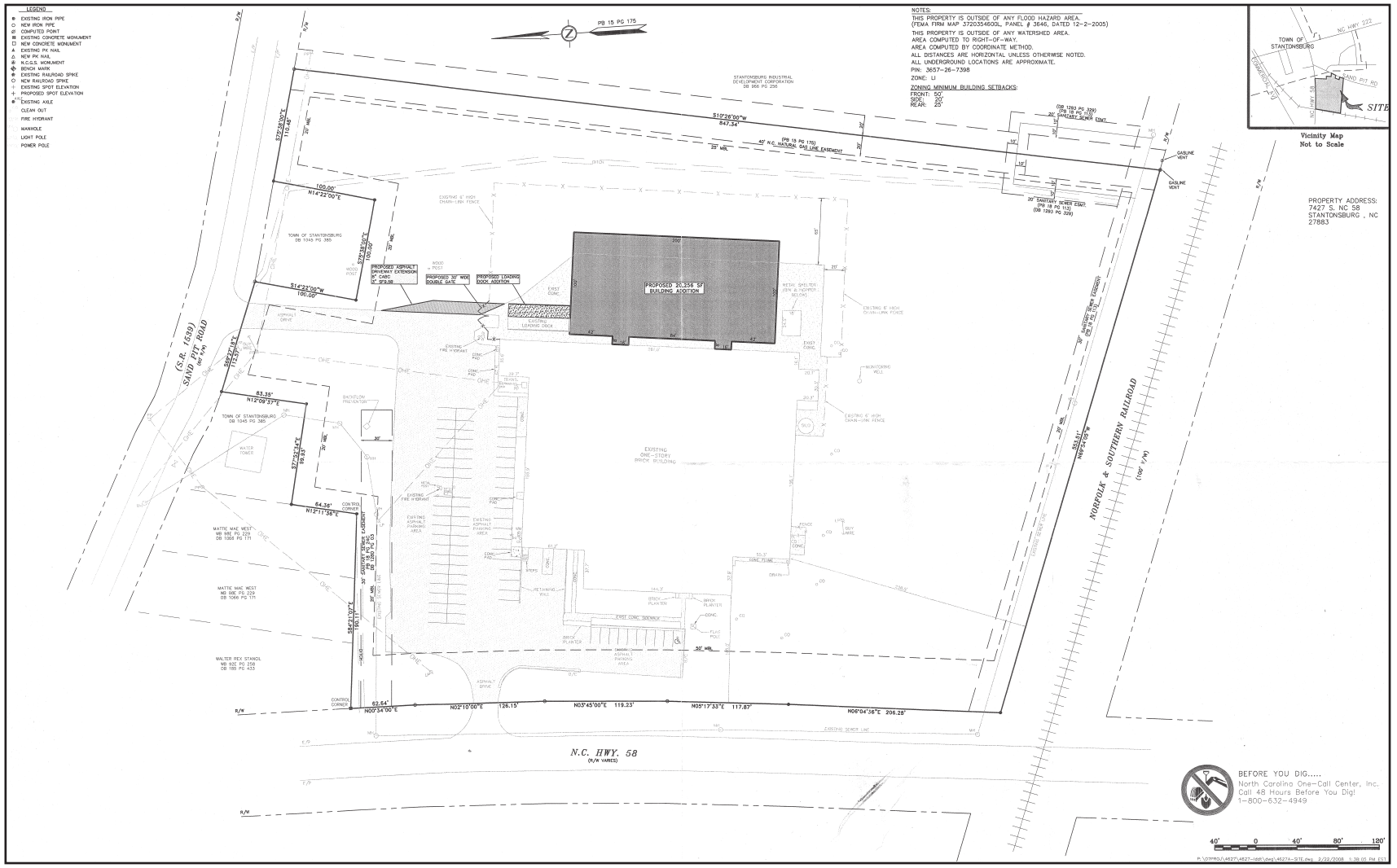
WAREHOUSE EXPANSION HVAC PLAN



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SURVEY



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SALE COMPARABLES



	PROPERTY ADDRESS	SQ FT	YEAR BUILT/RENOVATED	SALE DATE	SALE PRICE	SALE PRICE/SF
Subject Property	7427 NC Highway 58 S, Stantonsburg, NC	79,408	1970		$4,800,000	$60.45/SF
1	312 Sound Road, Holly Ridge, NC	84,000	1987	10/9/2026	$4,500,000	$53.57/SF
2	1526 S Brightleaf Blvd, Smithfield, NC	93,753	1997	7/22/2026	$6,500,000	$69.33/SF
3	2660 NC Highway 101, Beaufort, NC	63,000	2000	5/6/2025	$3,500,000	$55.56/SF
4	4341 Production Drive, Fayetteville, NC	60,030	1986	2/21/2025	$4,300,000	$71.63/SF
5	107 Industry Court, Goldsboro, NC	70,929	1990/2008	3/28/2024	$3,610,000	$50.90/SF
6	133 Forlines Road, Winterville, NC	77,023	1998	9/6/2023	$6,200,000	$80.50/SF

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RAIL SPUR OPPORTUNITY

An active Carolina Coastal Railway (CLNA) line is located approximately 55 feet from the rear property line, subject to confirmation. The property's proximity to the existing rail line presents potential for a future rail spur serving three loading docks.

Existing Rail Carrier: Carolina Coastal Railway (CLNA), with connections to CSX Transportation and Norfolk Southern Railway.

Proposed Improvement: New turnout and rail spur connecting the existing line to the property.

- Estimated cost: $300,000, excluding site clearing and preparation; subject to feasibility review and final engineering.
- The project may be eligible for NCDOT's Rail Industrial Access Program, which can fund up to 50% of eligible rail-access costs, subject to approval.

Best Suited for:

- Rail-served industrial
- Manufacturing
- Bulk distribution

Railroad contact: James Nobbe
jnobbe@regional-rail.com
(812) 525-3183

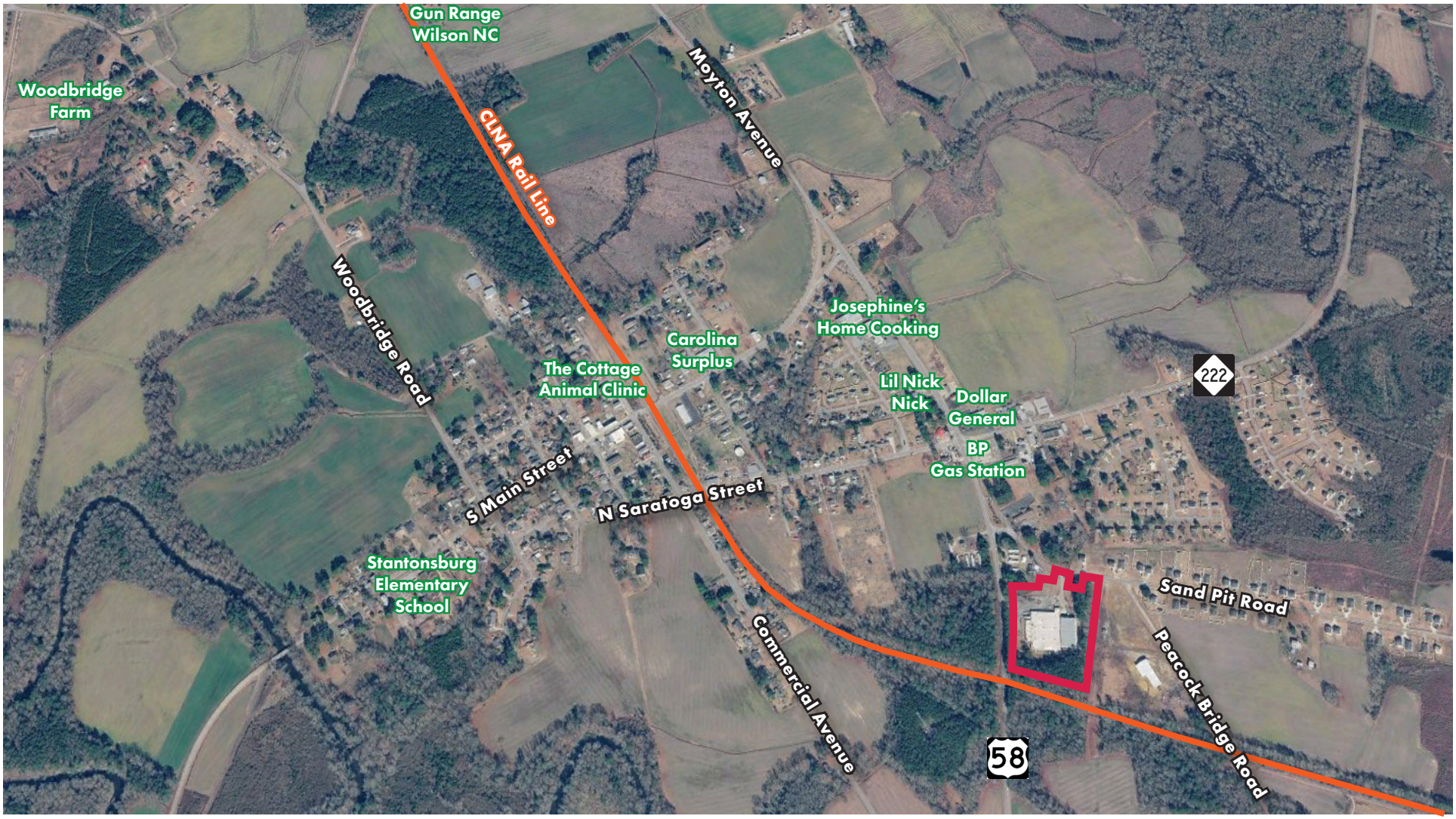


Conceptual site plan only; not surveyed or engineered. Final routing, cost and rail service are subject to CLNA feasibility review and approval.

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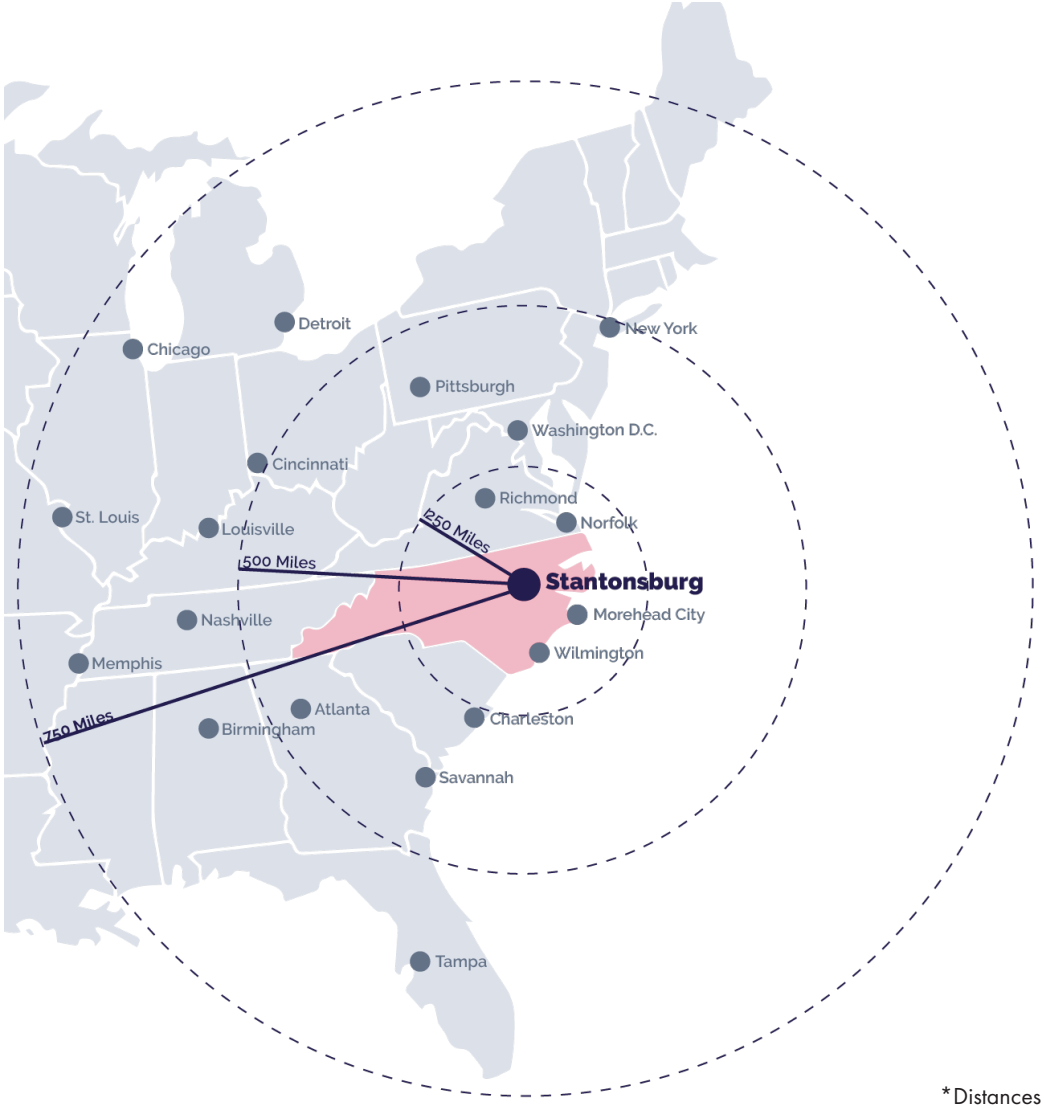
LOCATION MAP



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ACCESS INFORMATION



*Distances are approximate.

HIGHWAYS

I-587 / US-264	9 Miles
US-301	13 Miles
I-795	14 Miles
I-95	17 Miles

CITIES

Wilson	10 Miles
Rocky Mount	25 Miles
Raleigh	55 Miles
Fayetteville	86 Miles

AIRPORTS

RDU Int'l Airport	71 Miles
Richmond, VA Int'l Airport	154 Miles

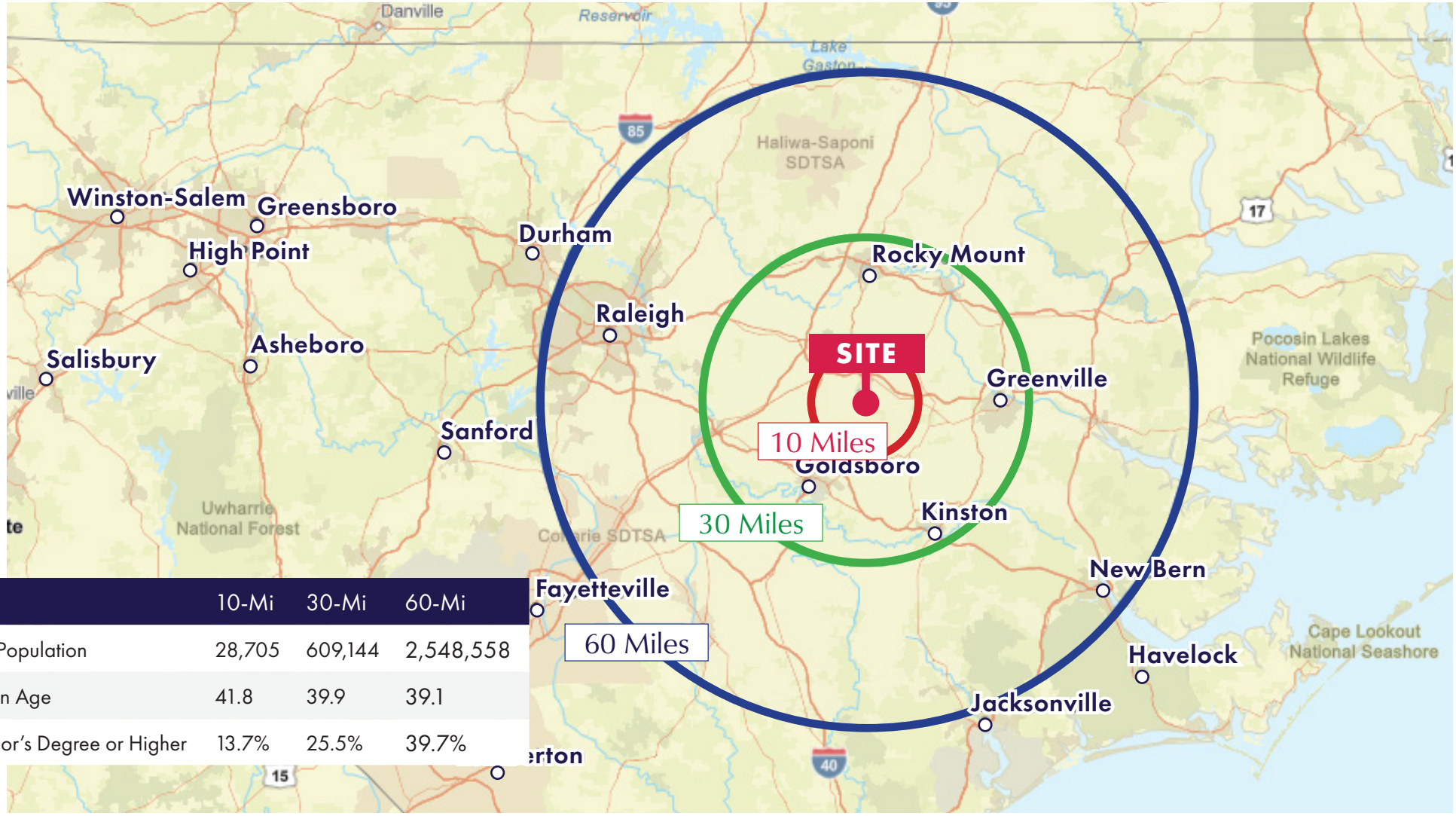
PORTS

Morehead City, NC	103 Miles
Wilmington, NC	119 Miles
Norfolk, VA	140 Miles
Charleston, SC	255 Miles

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Radius Demographics



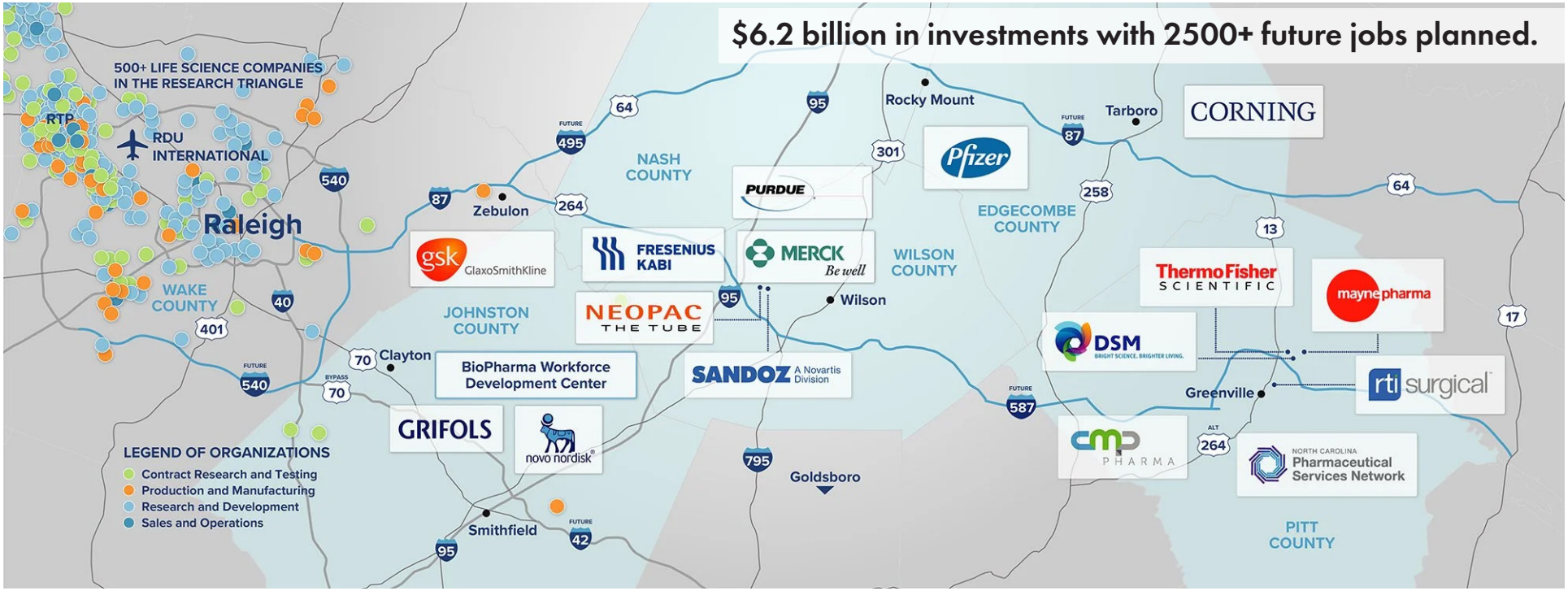
	10-Mi	30-Mi	60-Mi
2026 Population	28,705	609,144	2,548,558
Median Age	41.8	39.9	39.1
Bachelor's Degree or Higher	13.7%	25.5%	39.7%

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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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MARKET OVERVIEW

Stantonsburg sits in southern Wilson County, between the I-95 corridor at Wilson and the Greenville medical and university hub, approximately 55 miles east of Raleigh. Wilson County is in the middle of its largest industrial investment cycle in decades: two Johnson & Johnson manufacturing campuses and a Fresenius Kabi expansion are adding more than 1,300 high-wage manufacturing jobs, and industrial rents in the Wilson market continue to grow at roughly three times the national pace.

WILSON COUNTY KEY MARKET METRICS

Population (2025 est.)	81,150
Labor Force (2025)	34,575
Unemployment Rate (2025 avg.)	5.1%
Bachelor's Degree or Higher	21.7%
2025 Housing Units	38,463
2025 Median Household Income	$56,423
Average Work Commute Time	22.5 minutes

WHY WILSON COUNTY

- **I-95, I-795 & I-587 Interstate Access**
- **CSX and Norfolk Southern Rail Service**
- **Fast-Growing Life Sciences Manufacturing Cluster**
- **NC BioWorks Workforce Training Pipeline**
- **Industrial Rent Growth Outpacing the Nation**
- **Between Raleigh (55 mi) and Greenville**
- **2026 Tier 1 County — Favorable State Economic Development Incentive Designation**

ECONOMIC MOMENTUM

$2 Billion
Johnson & Johnson manufacturing campus, ~420 jobs
(Announced 2024, under construction)

500 Jobs
Second J&J multibillion-dollar Wilson County facility
(NC Commerce, Jan. 2026)

$150 Million
Fresenius Kabi plant expansion, 445 new jobs
(Business North Carolina, Dec. 2025)

1,900
Workers at Bridgestone's Wilson tire plant
(Business North Carolina, 2025)

I-587
US-264 upgraded to interstate, I-95 at Wilson to Greenville
(Designated 2022)

$13 Million
Golden LEAF grant for Wilson CC biologics training site
(Business North Carolina, 2025)

WILSON INDUSTRIAL MARKET

$6.40	+4.0%	7.5%	12.7M
Avg. market rent/SF (logistics $6.50)	Rent growth, past year (U.S. +1.3%)	Avg. annual rent growth, past 5 years	SF industrial inventory (8.0M SF logistics)

Costar - October 2026

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