

FOR SALE OR LEASE
CALL FOR PRICING



CSX RAIL LINE

Outdoor Fully-Fenced Storage Area
2 Acres

Existing Building
85,559 SF

COLLEGE ROAD

Potential Expansion Space
160,000 SF

301

N. WESLEYAN BLVD.

33
75 **N. WESLEYAN
BOULEVARD**
ROCKY MOUNT, NORTH CAROLINA

Rail-Served. Ready for Scale.



INFRASTRUCTURE THAT MOVES INDUSTRY FORWARD

- Heavy Industrial I-2 Zoning
- Existing 277/480V, 3-phase electrical service
- On-site expansion capacity scalable up to 245,000 SF
- Adjacent 230kV Transmission Infrastructure
- Rail-Ready Industrial Site with active Direct CSX Access
- Expandable Rail Capacity & Rail-to-Building Potential

SPECIFICATIONS & CAPABILITIES

BUILDING

Address	3375 N. Wesleyan Blvd. Rocky Mount, NC
Site Capacity	Up to 245,000 SF
Existing Building	85,559 SF
Expansion Space	160,000 SF
Land Area	12.68 acres
Zoning	Heavy Industrial I-2
County	Nash
Clear Height	18' - 19' 8"
Slab Thickness	5"
Exterior Wall Material	Concrete tilt wall and steel

Building Dimensions	202.97 ft. x 397.08 ft. (office areas extend 24 ft. beyond)
Column Spacing	50" x 50"
Lighting	Fluorescent
Sprinklers	Wet
Truck Court Depth	68'
Parking Space	45 (paved & unpaved)
Outdoor Storage	2 Acres enclosed by chain link fencing; lit & graded
HVAC	In office

POWER

Electrical	277/480V, 3-phase
Amps	800 via two 400 amp disconnects
Transmission	Adjacent 230kV

RAIL

CSX	Active mainline adjacent to property
Rail Spur Activation	Infrastructure in place
Expandable	Flexible future spur expansion capability

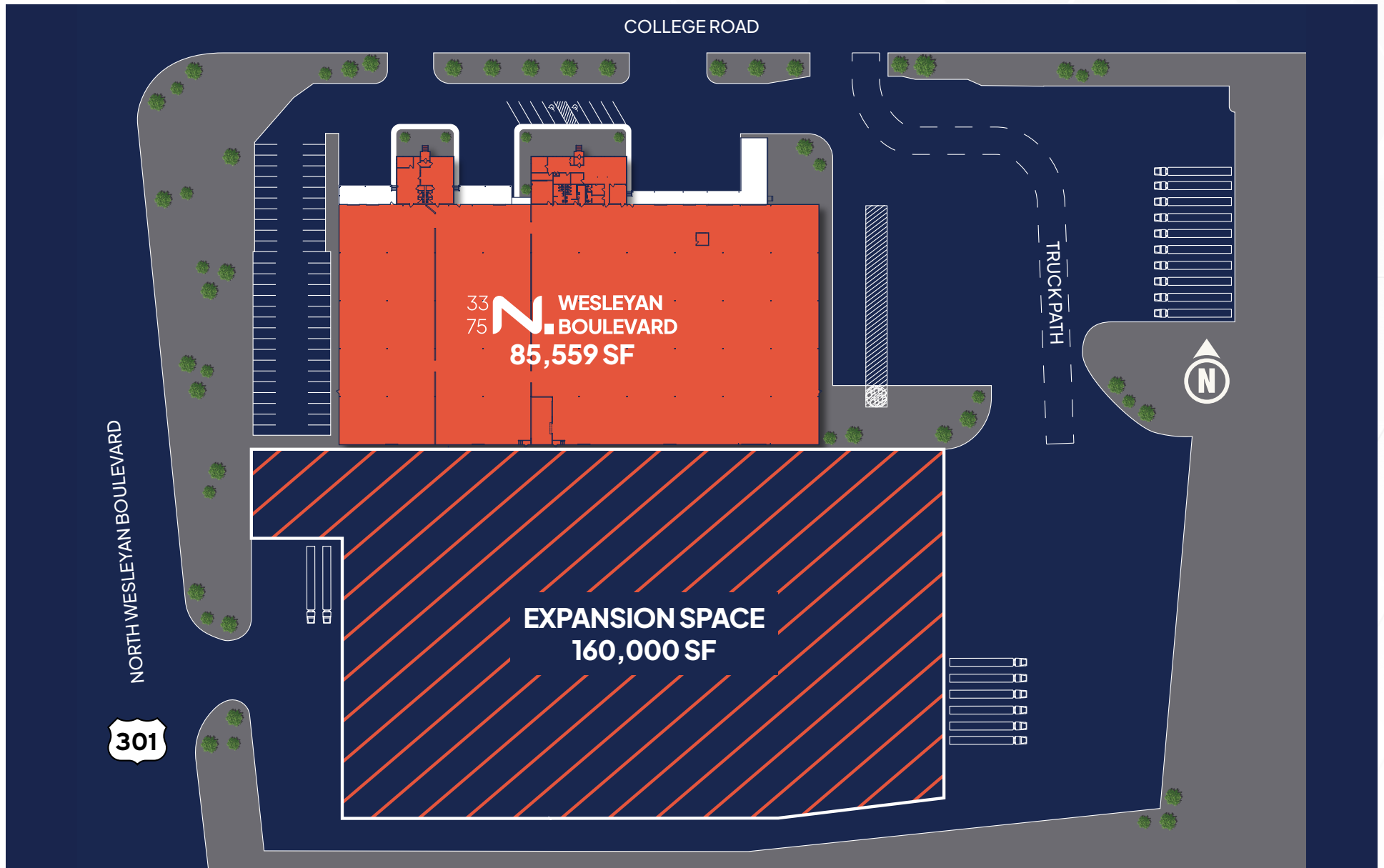
LOADING

Dock Levelers	2
Grade-Level Doors	1
Double Dock Doors	8

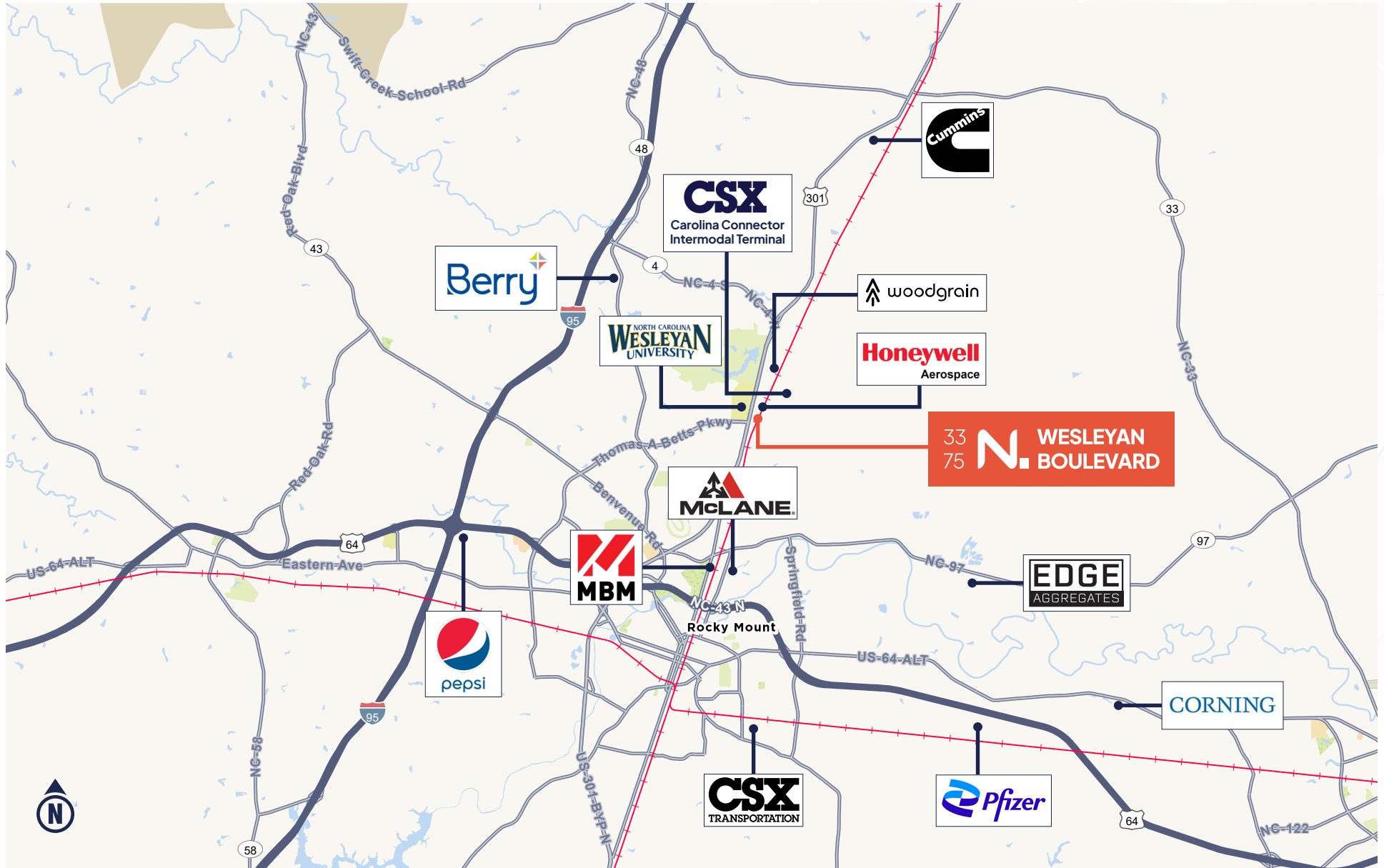
UTILITIES

Natural Gas Provider	City of Rocky Mount
Electrical Provider	Dominion Electric

POTENTIAL EXPANSION PLAN



LOCATION ADVANTAGE





12-HOUR MARKET COVERAGE



UNDER 2 HOURS

2 - 4 HOURS

4 - 6 HOURS

6 - 8 HOURS

8 - 10 HOURS

10 - 12 HOURS

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For More Information, Please Contact:

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