

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

3040 BLACK CREEK ROAD SE

Wilson, NC 27893

FOR LEASE | INDUSTRIAL

APG ADVISORS

3040 Black Creek Road SE

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

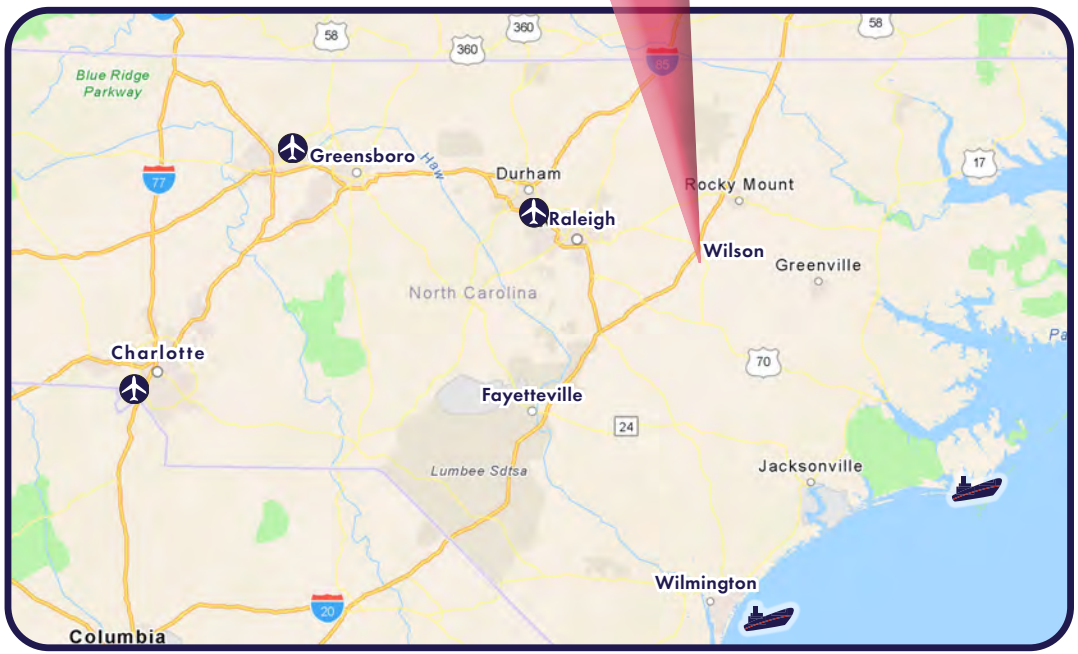
SPACE INFORMATION

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





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SITE PLAN



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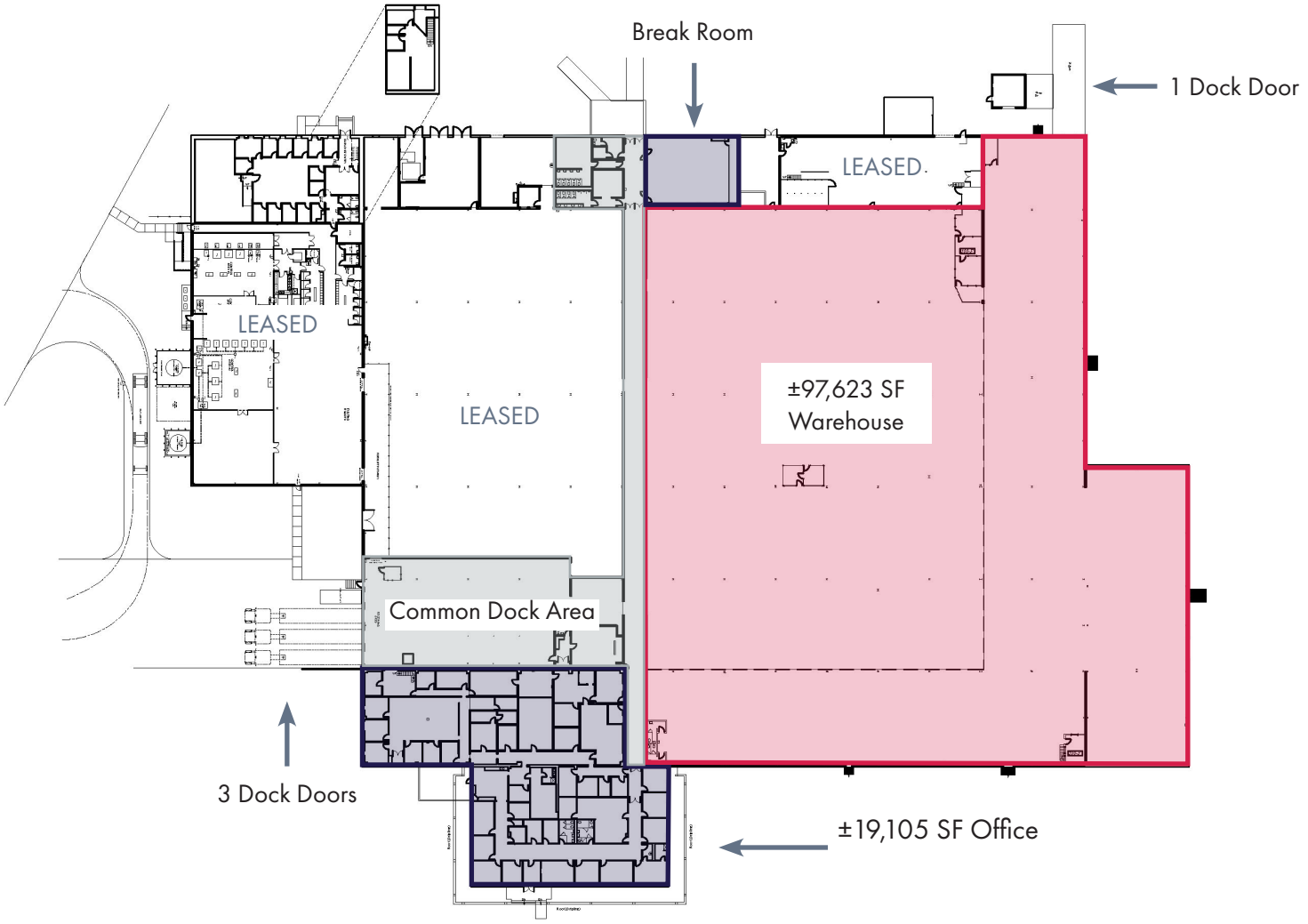
FLOOR PLAN



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OUTDOOR STORAGE AREA



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LOCATION MAP



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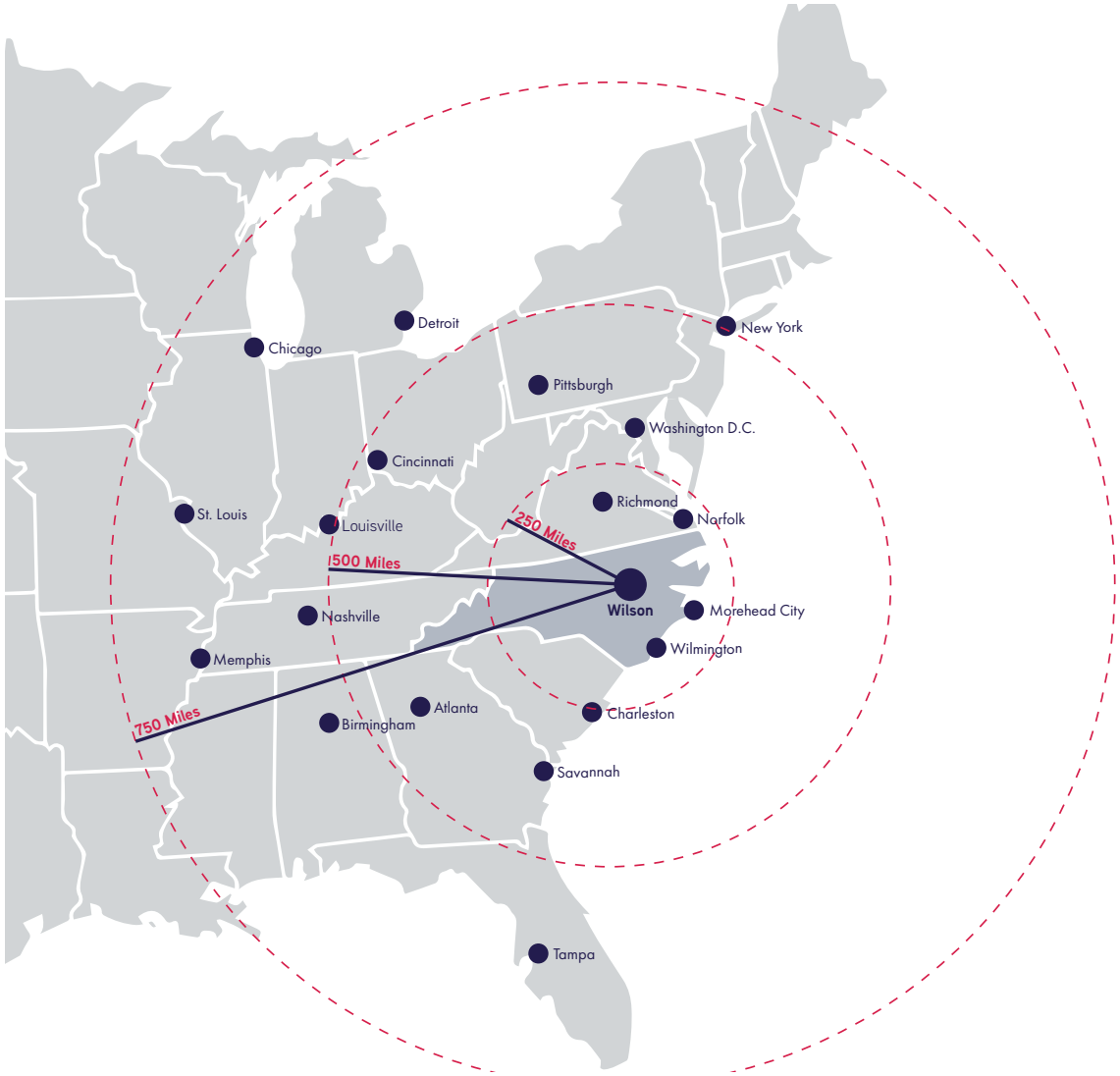
ACCESS INFORMATION



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

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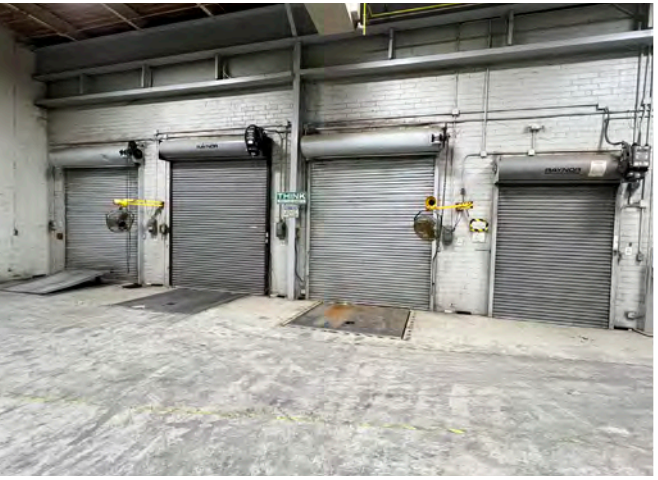
PROPERTY PHOTOS











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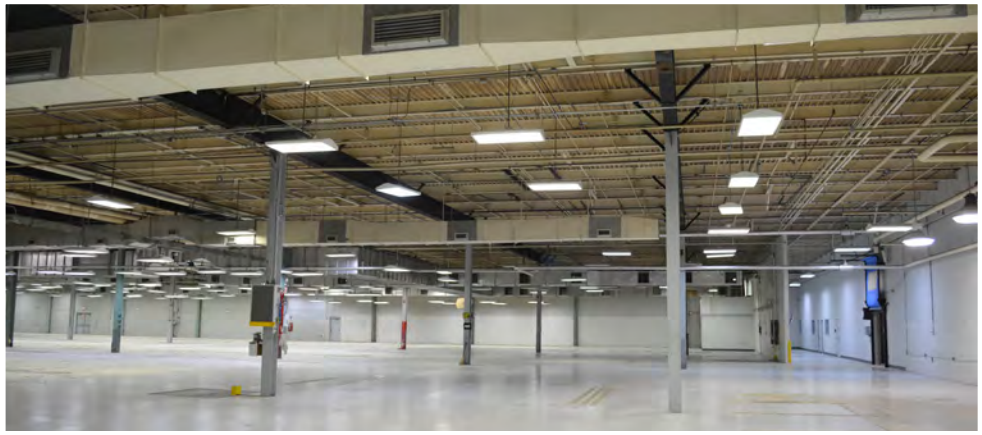

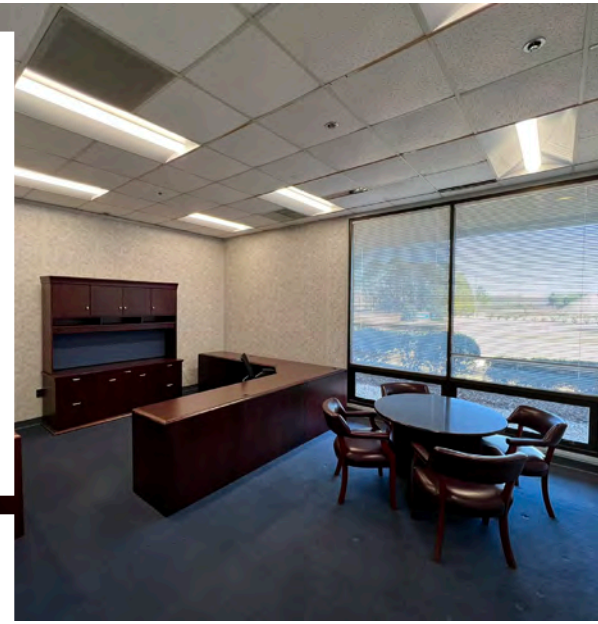







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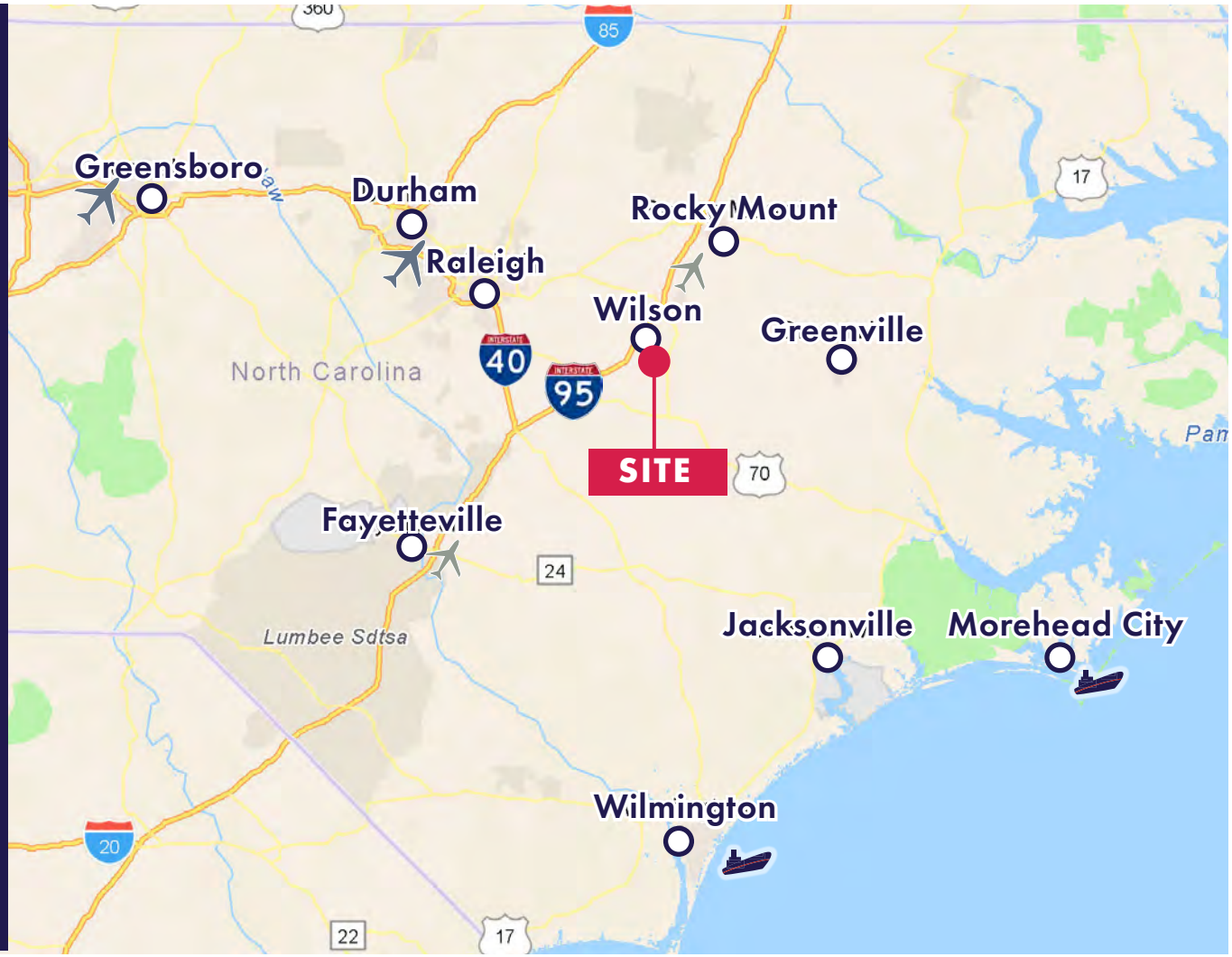
DRIVE TIME MAP

Location	Driving Distance
I-587	0.7 Miles
US-301/Alt-264	1.8 Miles
Downtown Wilson	3.1 Miles
I-795	4.0 Miles
I-95	8.2 Miles
Rocky Mount - Wilson Regional Airport	14.9 Miles
Downtown Raleigh	48.8 Miles
RDU Int'l Airport	63.3 Miles
Port of Morehead City	110 Miles
Port of Wilmington	122 Miles



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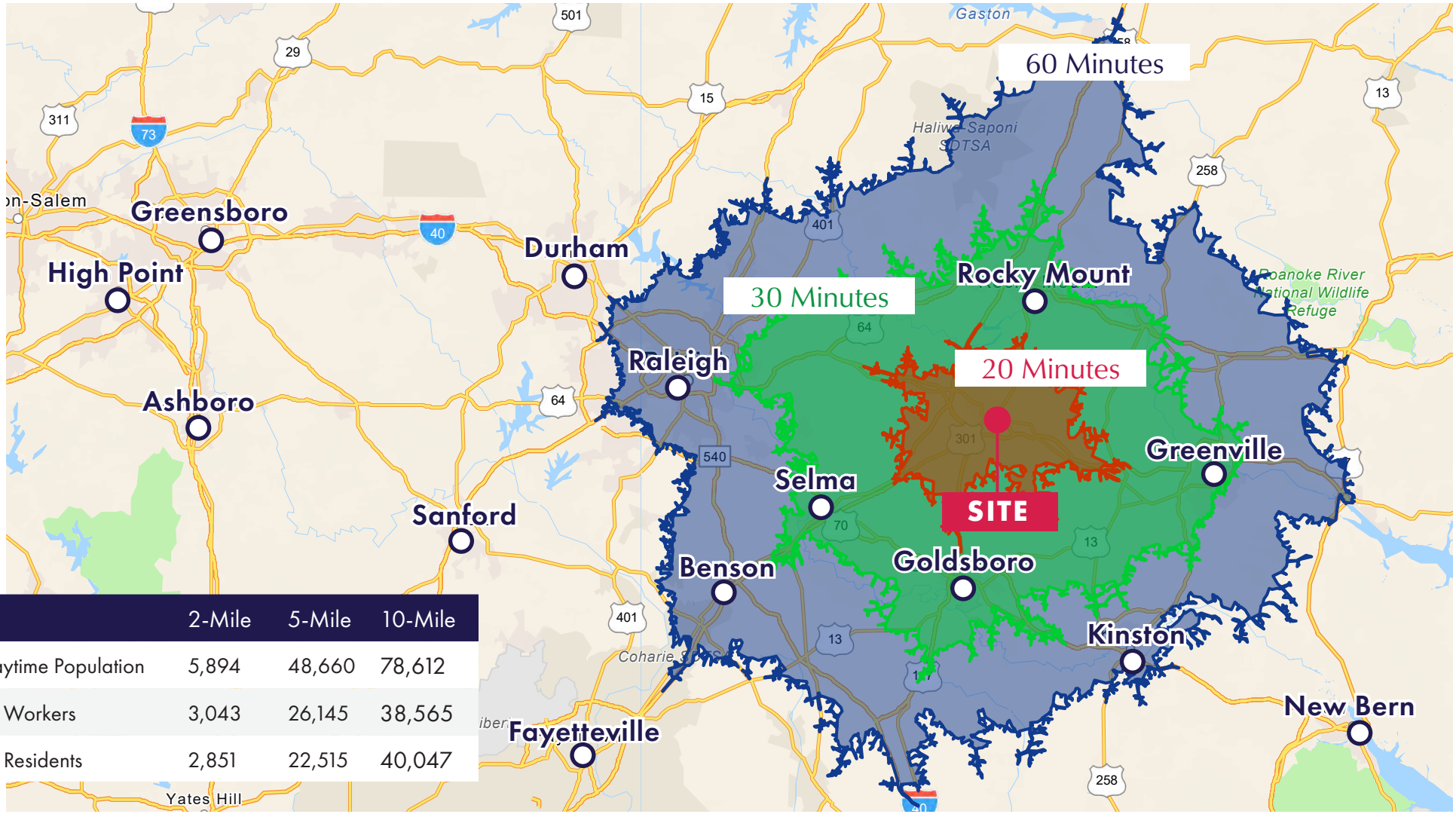

	2-Mile	5-Mile	10-Mile
Daytime Population	5,894	48,660	78,612
Workers	3,043	26,145	38,565
Residents	2,851	22,515	40,047

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