

AVAILABLE 2/1/2025



INTERIOR PHOTOS COMING SOON!

FOR LEASE

*3375 N. WESLEYAN BOULEVARD
ROCKY MOUNT, NC*

*85,599 RSF OF INDUSTRIAL/
WAREHOUSE SPACE*

85,599 RSF

Site Plan



BUILDING FEATURES

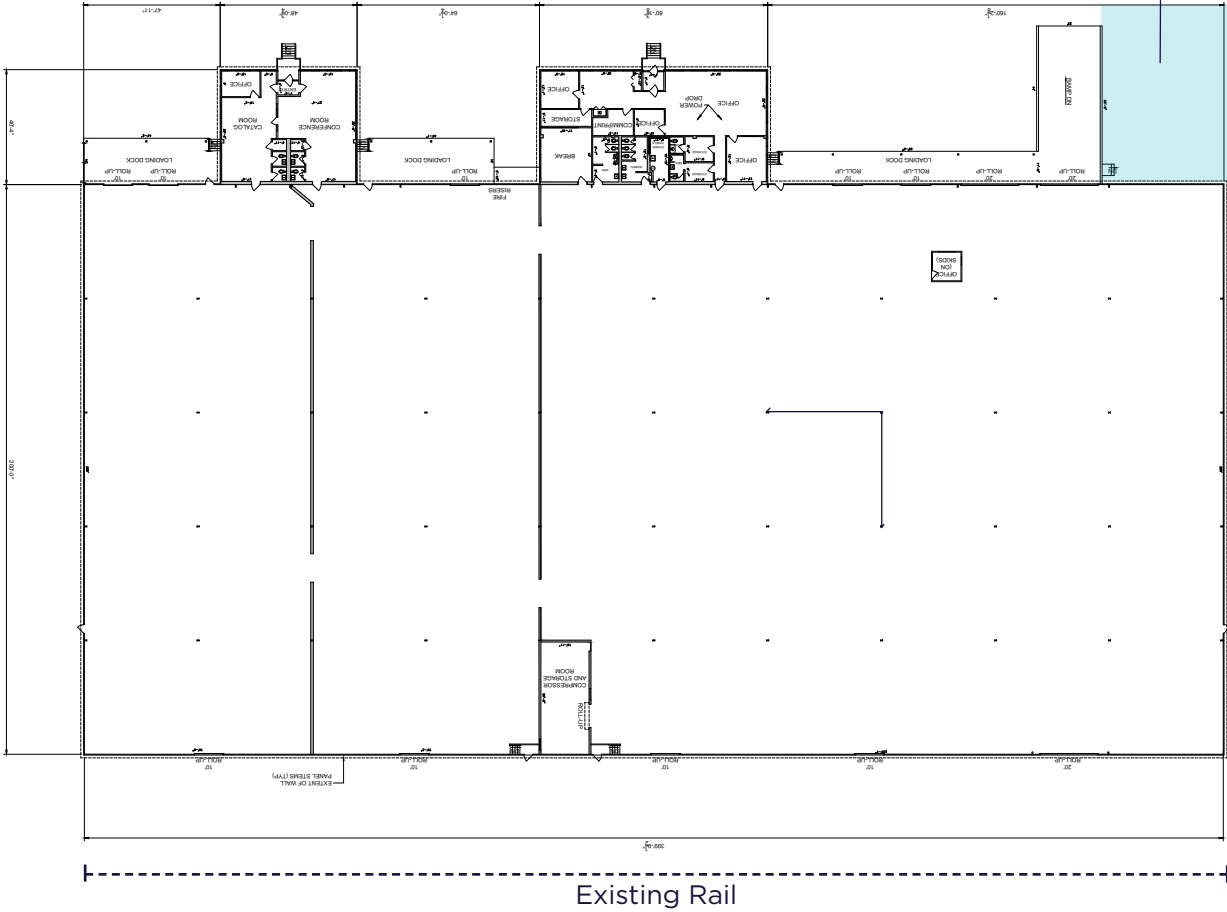
NO. OF ACRES	12.68	HVAC	In office, warehouse, breakroom and maintenance offices.
ZONING	Industrial	POWER	277/480, 3-phase 800 Amps via two 400 amp disconnects
YEAR BUILT	1974	LOADING	Two, dock levelers in main NE docks One, 11 percent grade door
DATE AVAILABLE	2/1/2025	TRUCK COURT DEPTH	68'
LEASE RATE & TICAM	Call for pricing	PARKING	Paved & unpaved 45 available parking spaces
AVAILABLE SF	85,599 sf	OUTDOOR STORAGE	Chain link fencing around outside storage compound; LIT & GRADED. 3 Acres
CLEAR HEIGHT	24'	EXTERIOR WALL MATERIAL	Concrete tilt wall
SLAB THICKNESS	5 inches	NATURAL GAS PROVIDER	City of Rocky Mount
BUILDING DIMENSIONS	202.97 ft. x 397.08 ft. Office areas extend 24 ft. beyond	ELECTRICAL PROVIDER	Dominion Electric
COLUMN SPACING			
LIGHTING	Flourescent		
SPRINKLERS	Wet		

85,599 RSF

Floorplan

College Road

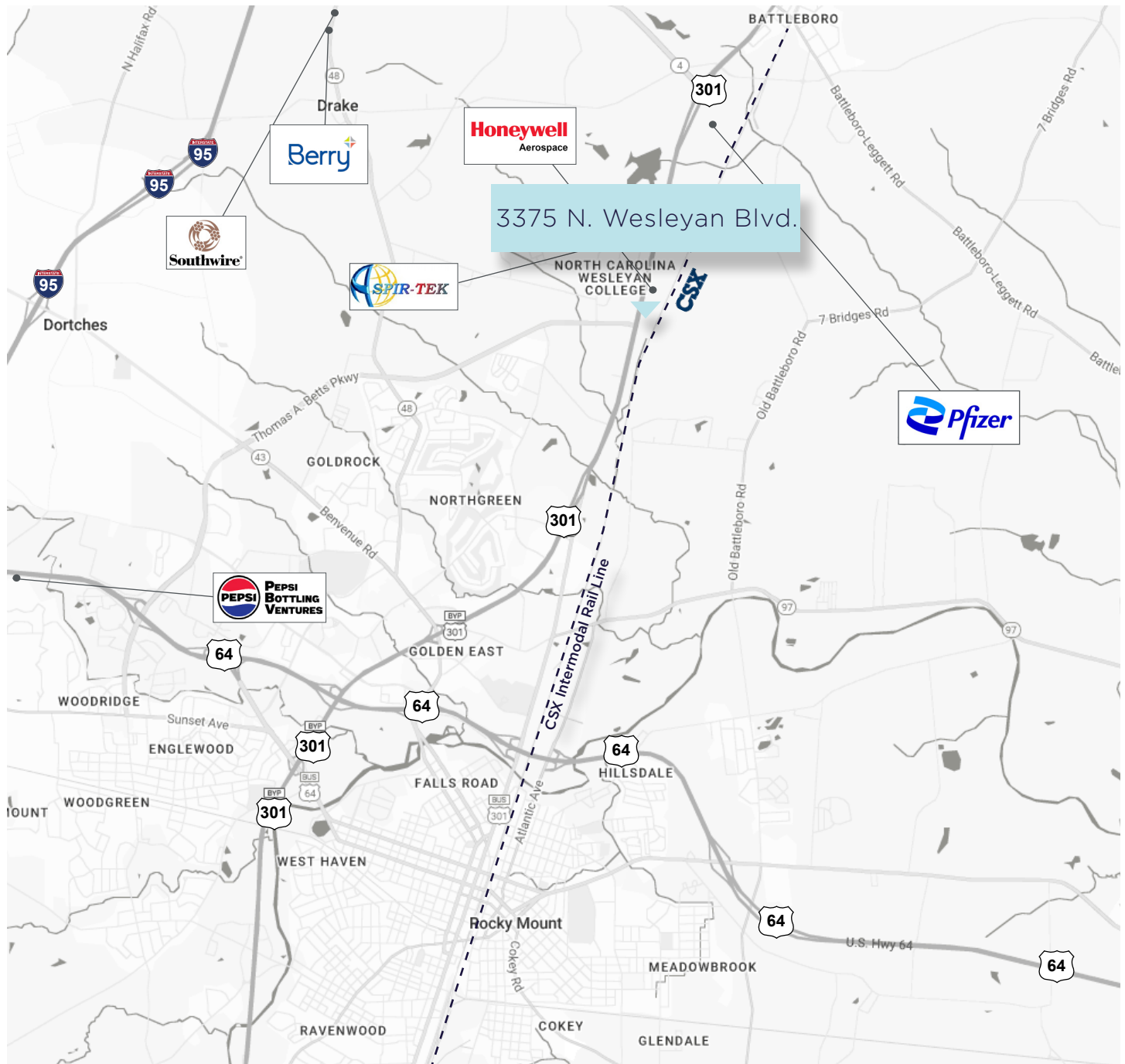
Outdoor Storage Area



N. Wesleyan Boulevard

CSX

Location & Access



INTERSTATE 95
within 6 miles

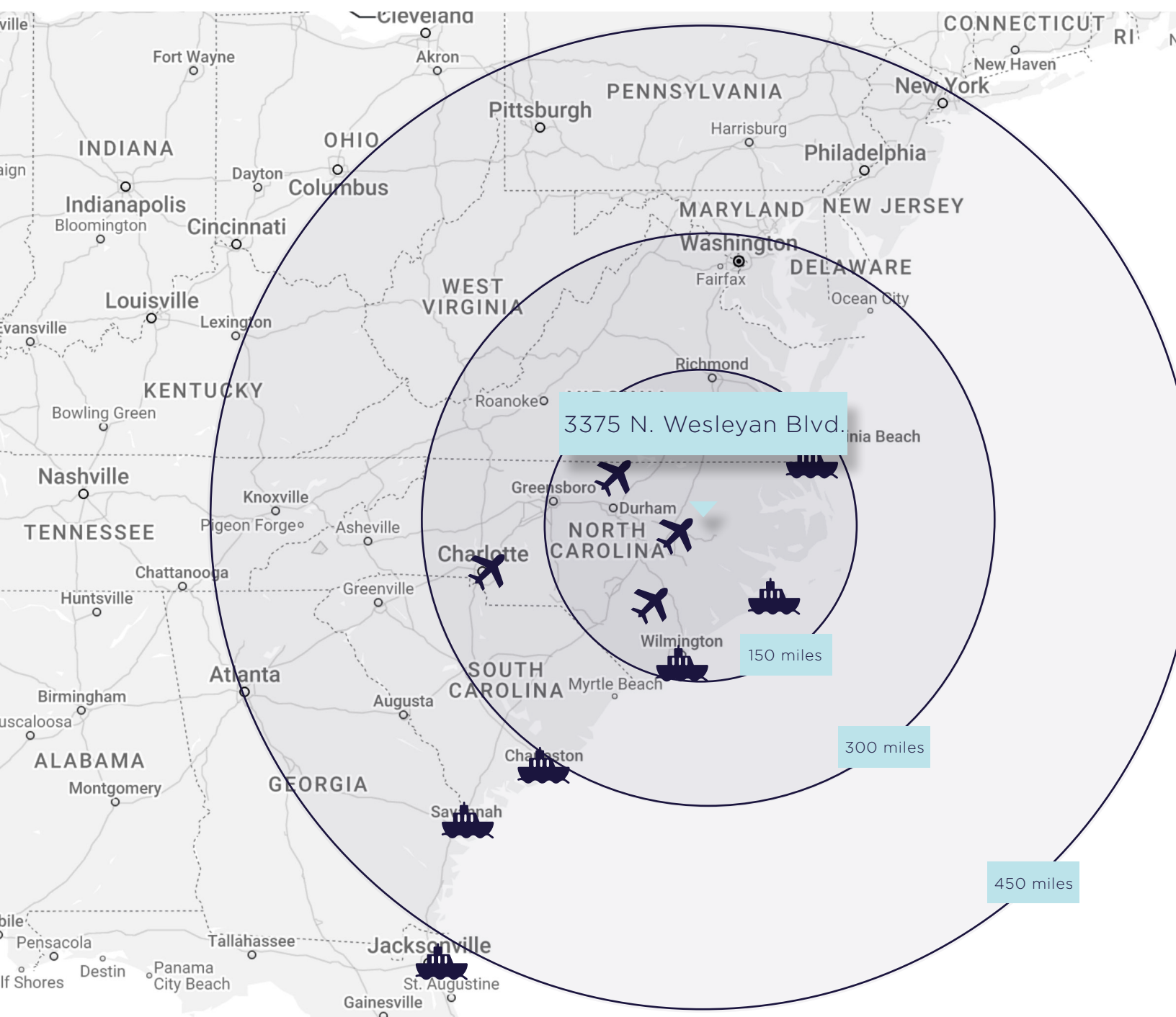


US HIGHWAY 64
within 5 miles



US HIGHWAY 301
within >1 mile

Location & Access



SEAPORTS

Morehead City, NC	130 mi.
Norfolk, VA	131 mi.
Wilmington, NC	147 mi.
Charleston, SC	314 mi.
Savannah, GA	358 mi.
Jacksonville, FL	489 mi.



AIRPORTS

Raleigh-Durham International	71 mi.
Fayetteville Regional	106 mi.
Piedmont Triad International	149 mi.
Charlotte Douglas International	228 mi.



ROCKY MOUNT, NC
THE CENTER OF IT ALL

CONTACT INFORMATION

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