

INDUSTRIAL FACILITY FOR SALE OR LEASE

3051 North Church Street | Rocky Mount, NC

Colliers
INTERNATIONAL

COLD STORAGE & FOOD DISTRIBUTION FACILITY | 190,820 SF

PROPERTY STATISTICS

- » Total Building: 190,820 SF
 - » Dry Warehouse: 121,594 SF
 - » Freezer: 19,896 SF
 - » Cooler: 17,626 SF
 - » Office: 31,704 SF
- » Year Built: 1969; renovated in '81 & '99
- » Clear Height: 24' - 30'
- » Acres: 11.78
- » Dock Doors: 33 dock high, 1 drive-in
 - » All doors have pit levelers and bumpers
- » Refrigeration: Freon System
- » Rail spur into building
- » Close access to I-95 & Hwy 64
- » Roof recently replaced
- » Recently upgraded refrigeration system
- » CCX Intermodal Terminal: 3 miles away



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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FEATURES AND SUBJECT PHOTOS

General Building Info:

- » Taxes: \$0.13/SF in 2015 (\$24,394.16)
- » Construction: Masonry, concrete tilt up & metal panel
- » Parking: ±150 car spots / ±50 trailer spots
- » Gated and fenced truck court
- » Pallet Positions: ±11,601 (ability for more)

Refrigeration:

- » Temperatures:
 - » Freezer: 0° - 10° F
 - » Cooler: 30° - 34° F
- » Refrigeration: Freon System

Location:

The facility is positioned less than 2 miles from US Hwy 64 and 8 miles from I-95, the “East Coast’s Main Street”. The property is situated along the heavily traveled I-95 corridor within close proximity to the Pfizer pharmaceutical plant, Honeywell aerospace facility and downtown Rocky Mount.



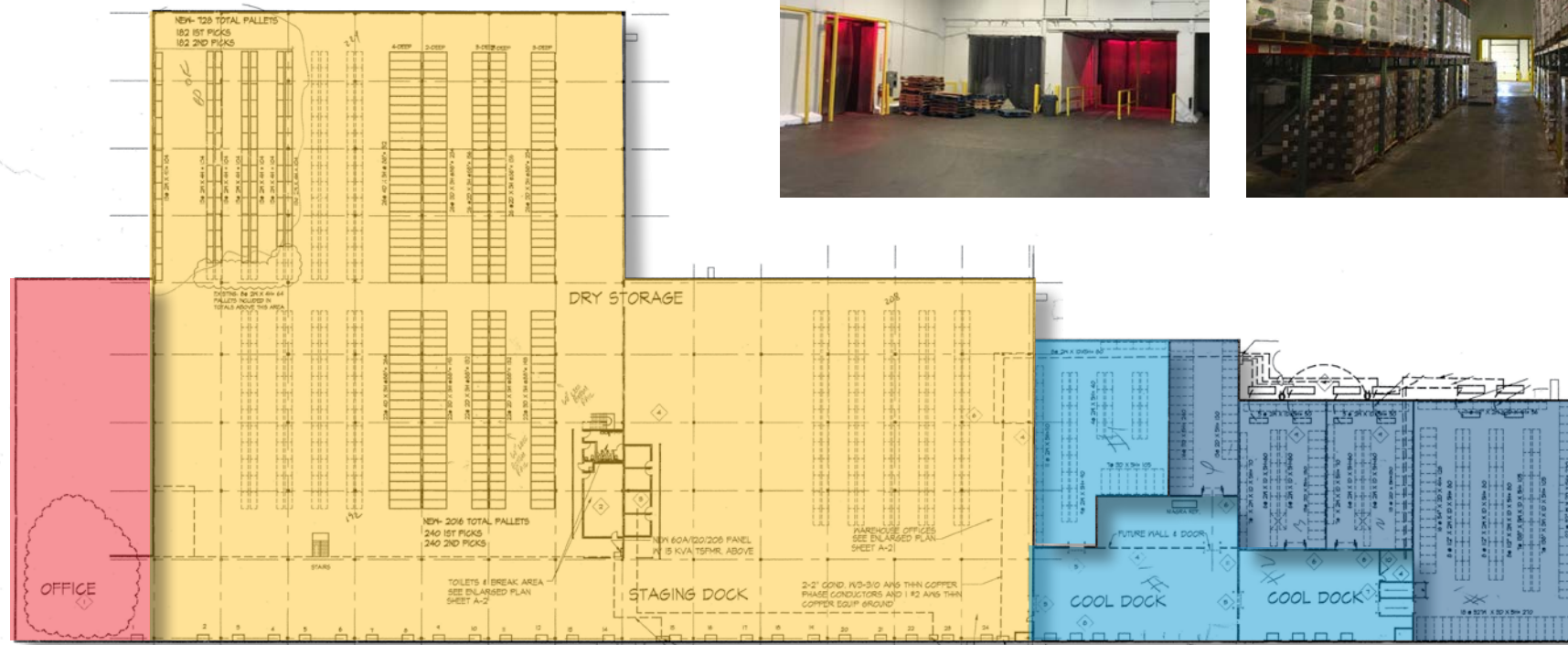
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FLOOR PLAN



	Dry Warehouse (incl. misc.)	121,594 SF	Pallets 8,780
	Freezer	19,896 SF	Pallets 2,266
	Cooler	17,626 SF	Pallets 555
	Office	31,704 SF	



* All measurements are approximate

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CCX

CAROLINA CONNECTOR INTERMODAL RAIL TERMINAL

In collaboration with the Carolinas Gateway Partnership and the State of North Carolina, CSX is proud to announce Rocky Mount as the home of the Carolina Connector intermodal rail terminal (CCX). Rocky Mount's strategic location on the CSX network, its growing industrial sector, and proximity to the Raleigh market along with CSX's existing rail operations and community ties make it an ideal location for CCX. This \$270M+ critical infrastructure project will position the Twin Counties of Nash and Edgecombe and Eastern North Carolina as a major logistics hub in the Southeast.

CCX WILL CREATE COMPETITIVE ADVANTAGES FOR NC BUSINESSES

- The terminal will provide critical infrastructure to support economic growth and improve transportation options for NC businesses.
- CCX will lower shipping cost by as much as 40% and increase access to national and global markets.
- CCX will provide greater market access for North Carolina ports at a lower cost, making the Port of Wilmington more attractive for shippers globally.

CSX TERMINALS DELIVER PROVEN ECONOMIC BENEFITS

- The intermodal terminals like those in Chambersburg, PA, and Winter Haven, FL, have delivered tangible benefits to the region such as job creation and attracting new businesses to the area.
- Since the terminals' development, major companies have located distribution and fulfillment centers nearby, including Target and Proctor & Gamble in Pennsylvania, and Amazon, FedEx and Walmart in Florida.

\$125 million
to
the state economy

+1,500
statewide jobs
over time

\$310 million
in public benefits

* Source: CSX; CSX Development Update

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