

204 CAROLINA DRIVE

FOR SALE/LEASE | SNOW HILL, NC 28580

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	50,000
SALE PRICE	\$2,500,000
LEASE RATE	\$3.95 psf NNN
TICAM	\$0.35 psf

DESCRIPTION

Exceptionally well-maintained ±50,000 SF warehouse building in Snow Hill, NC. Two loading docks and two roll up doors. Clear heights range from 18'-20'. The ±5,000 SF office space has a breakroom, conference room, and private offices. Ample parking on a 5.57 acre site. ±40,000 SF of the building is heated and cooled. In close proximity to a number of major thoroughfares providing easy access to Raleigh, Wilmington, Greenville, Goldsboro, and more. Potential for racking, office furniture, and/or equipment to remain in place. **Speak to Greene County Economic Development: (252) 747-3446**



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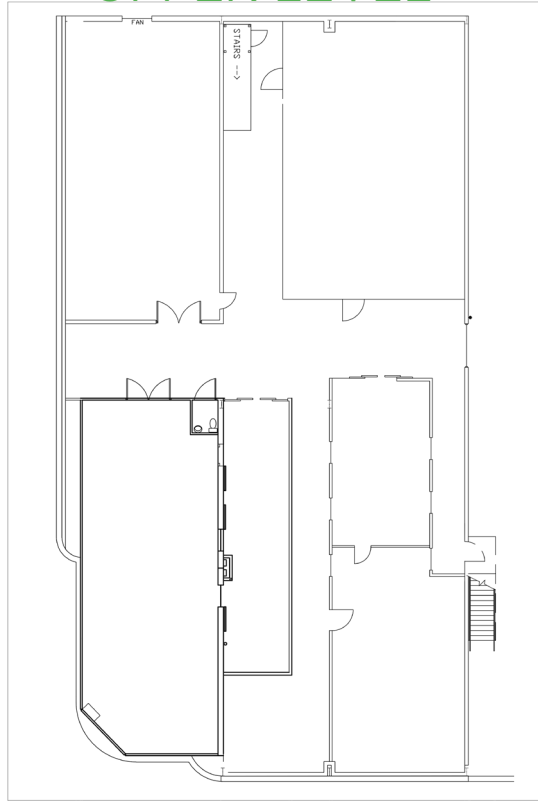
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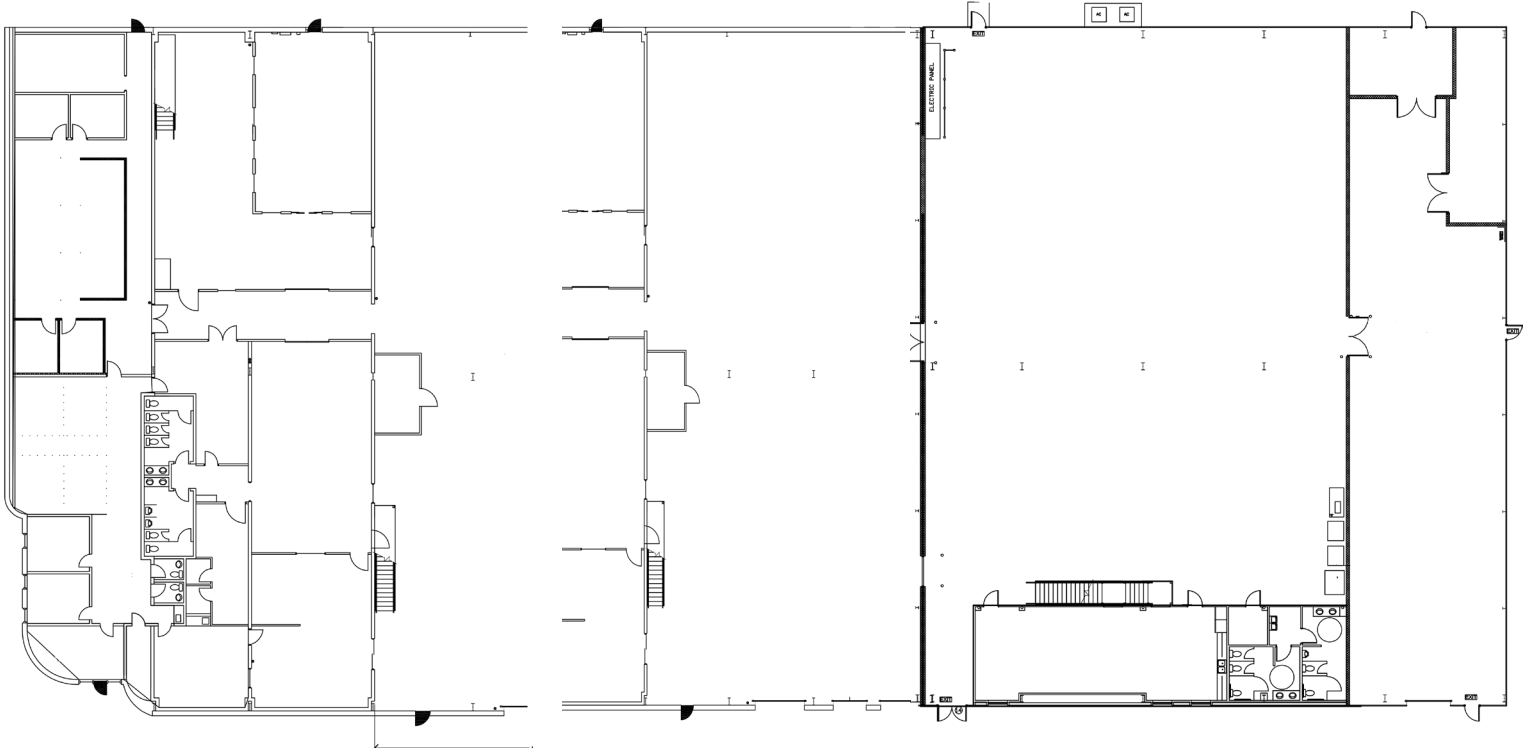
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FLOOR PLAN

UPPER LEVEL



LOWER LEVEL



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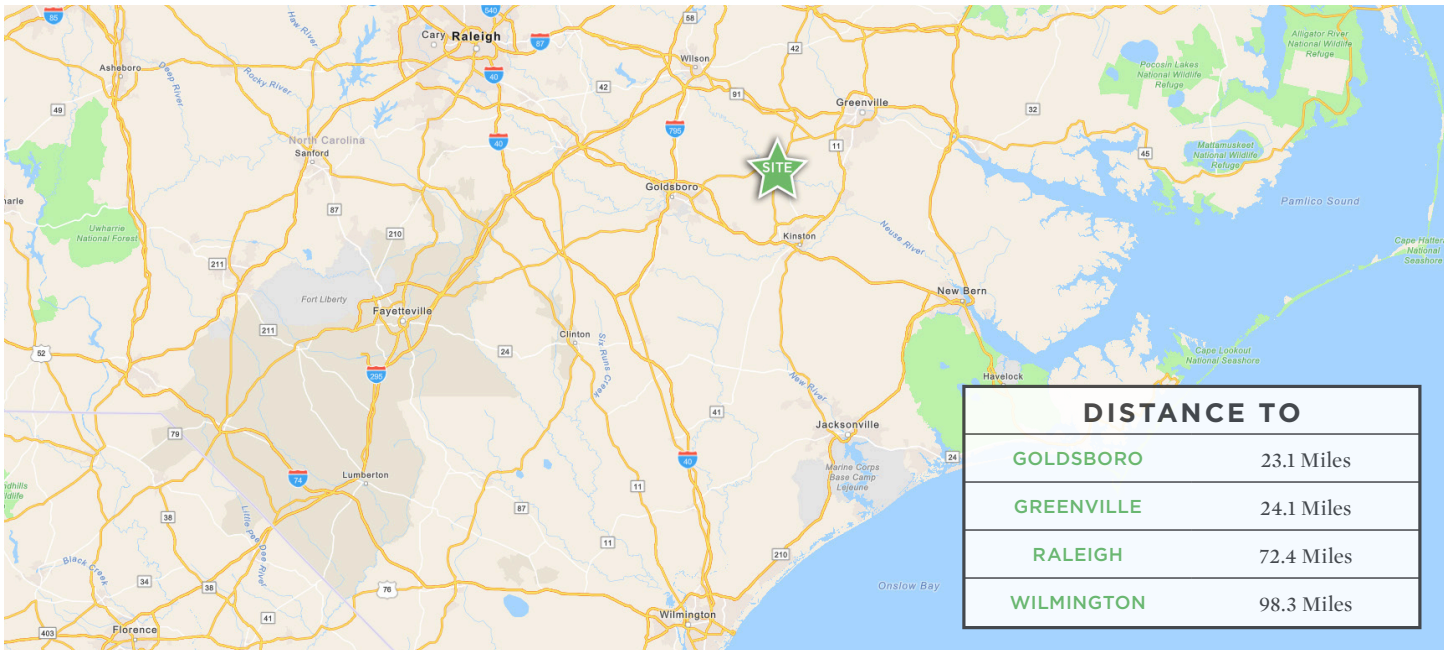
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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	YEAR BUILT	1992
PROPERTY SUBTYPE	Warehouse	YEAR EXPANDED	2005
WAREHOUSE SF ±	45,000	LOADING DOCKS	2
OFFICE SF ±	5,000	ROLL UP DOORS	2
ACRES	5.57	CLEAR HEIGHT	18'-20'

PRICING & TERMS

LEASE RATE	\$3.95 psf NNN	SALE PRICE	\$2,500,000
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