

1315 Outlet Center Drive, Smithfield, NC 27577

Warehouse Space Available **For Lease**

±120,000 SF - ±210,000 SF in Smithfield Business Park

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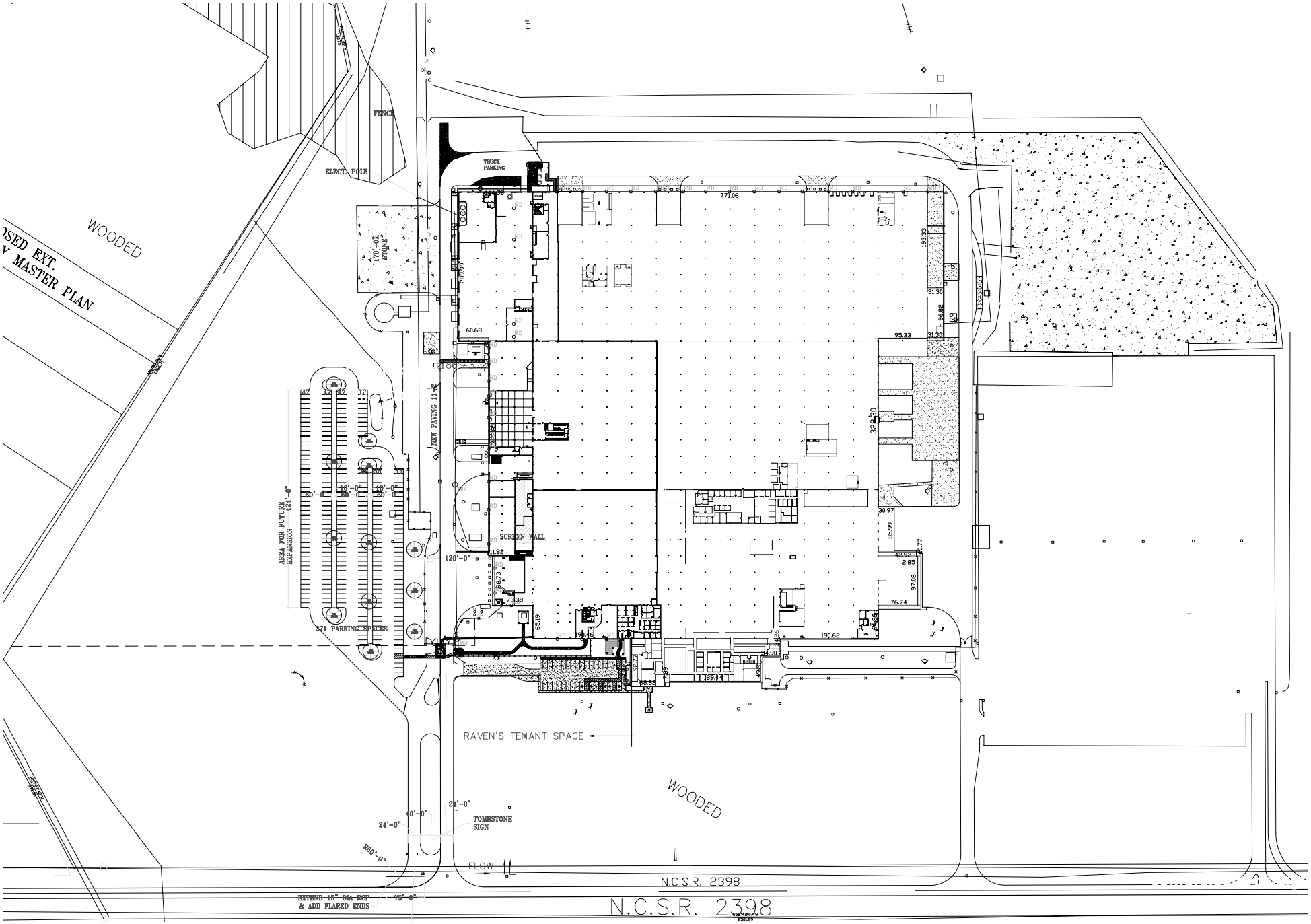
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Property Overview

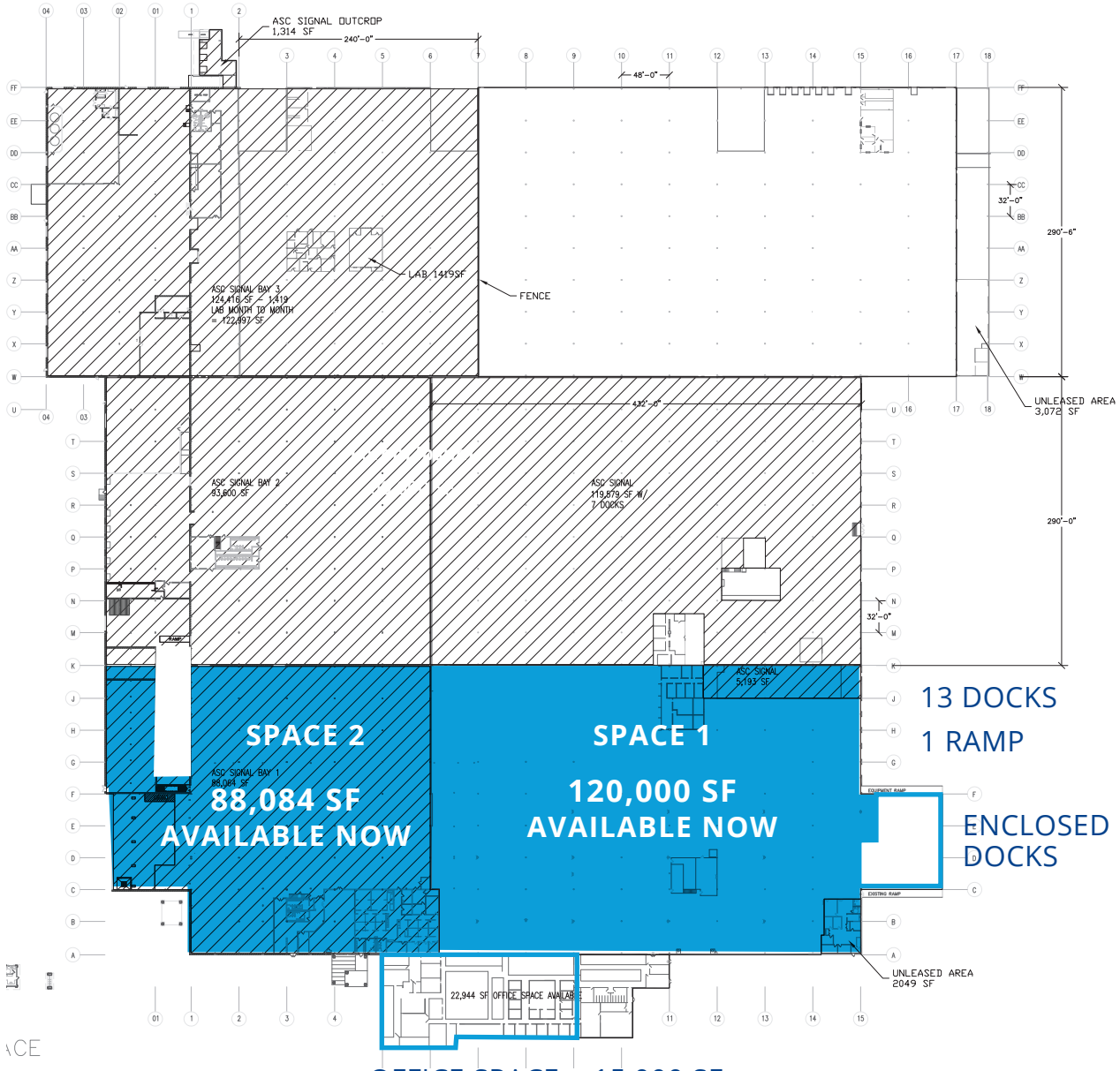
Address	1315 Outlet Center Drive Smithfield, NC 27577
Timing	Availalble now
Zoning	IND
Year Built	1966 / 1994
Building Size	730,881
Lot Size	127.84 Acres
Available	±120,000 SF - ±210,000 SF
Office Space	±15,000 SF, additional available
Ceiling Height	20’ - 24’
Column Spacing	32’ x 48’
Truck Court Size	120’ Plus
Loading	13 ext docks 1 ramp
Power	3 phase
Sprinklers	ESFR
Rail to Site	Available (CSX)
Heavy Power	15 MW
Outside Storage	Available
Current use	In Place Heavy “Metal” Stamping Operation (Full spec sheet available upon request) Existing equipment for Sale. List available upon request



Site Plan


FENCE
ELECT. POLE
TRUCK PARKING
WOODED
SED EXT.
MASTER PLAN
NEW PAVING 11+2
AREA FOR FUTURE EXPANSION
424'-0"
271 PARKING SPACES
SCREEN WALL
120'-0"
RAVEN'S TENANT SPACE
WOODED
TOMBSTONE SIGN
24'-0"
40'-0"
R60'-0"
FLOW
N.C.S.R. 2398
EXTEND 15" DIA RCP & ADD FLARED ENDS
75'-0"
N.C.S.R. 2398

Floorplan



Highlights

- ±120,000 - 210,000 SF warehouse available
- Located off I-95 where it intersects with US Hwy 70
- ±5,000 SF of office space, additional available

±120,000 - 210,000

square feet available now

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Warehouse



Interior view of dock doors



Exterior entrance



Main entrance



Aerial view of property



Exterior view

Property Location

Airports

Raleigh-Durham International
48.4 miles | 50 minutes

Piedmont Triad International
124 miles | 1 hour 57 minutes

Charlotte Douglas International
204 miles | 3 hours 6 minutes

Ports

Norfolk, VA
176 miles | 2 hours 47 minutes

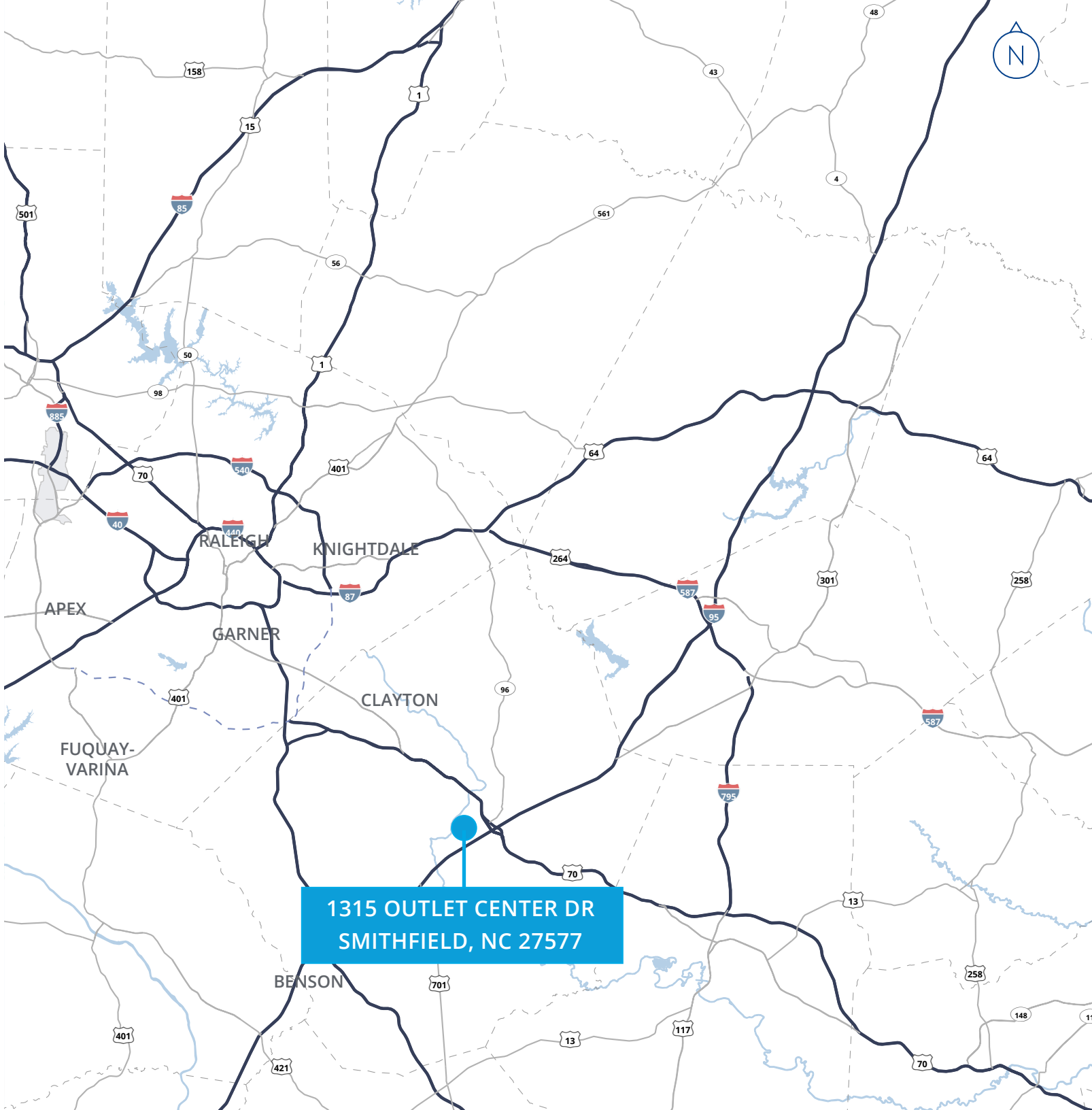
Morehead City, NC
119 miles | 2 hours 12 minutes

Wilmington, NC
105 miles | 1 hours 40 minutes

Charleston, SC
263 miles | 4 hours 2 minutes

Savannah, GA
306 miles | 4 hours 34 minutes

Jacksonville, FL
438 miles | 6 hours 19 minutes



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