



2650 ARLINGTON ST

ROCKY MOUNT, NC 27801

48,440 SF BUILDING

**FOR
LEASE/SALE**

LISTING BROKERS:

DAN MCCLOY

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WALLACE GREEN

919.573.1392 (O) | 919.795.1944 (M)

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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

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PROPERTY DESCRIPTION

- › 1.5 acres laydown yard
- › Ceiling Hight: 23' - 33'
- › Truck Doors: 8 grade level, most 18'x18'
- › Columns: Varies, 75' Max
- › Overhead Cranes: Multiple Bridge Cranes 2-5 Ton
- › Zoning - I-2 - Heavy industrial
 - › Property is zoned I-2.
 - › Permitted uses include Manufacturing, Heavy equipment, Rail-related services, Material handling, etc.
 - › Rail access available from CSX

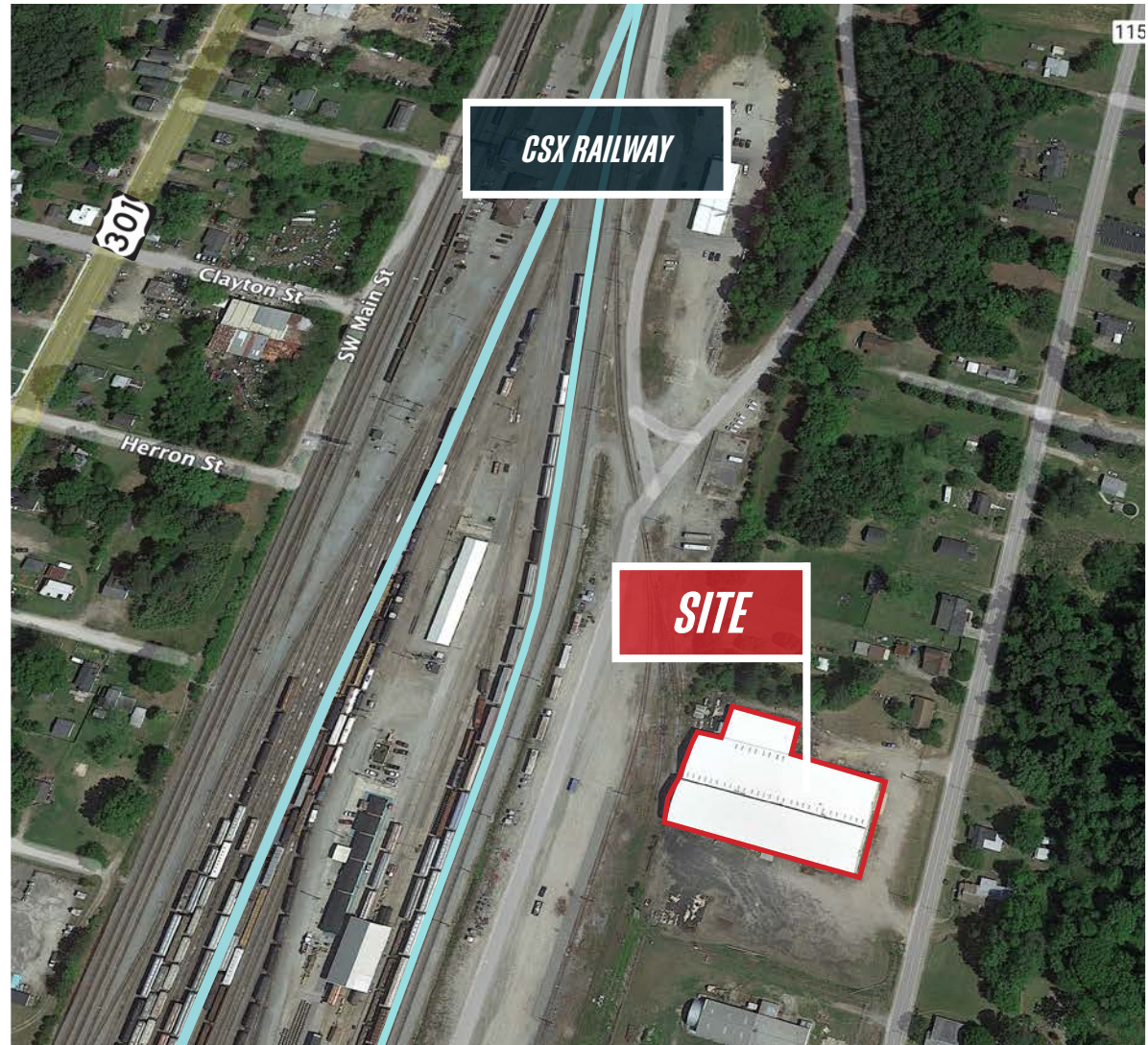
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|---------------|--|
| ADDRESS | 2650 Arlington Street |
| COUNTY | Edgecombe |
| BUILDING SIZE | 48,440 SF |
| ACERAGE | 4.08 |
| UTILITIES | Public Water & Sewer, Duke Progress, Dominion |
| PIN | 3758-38-8628-00 |



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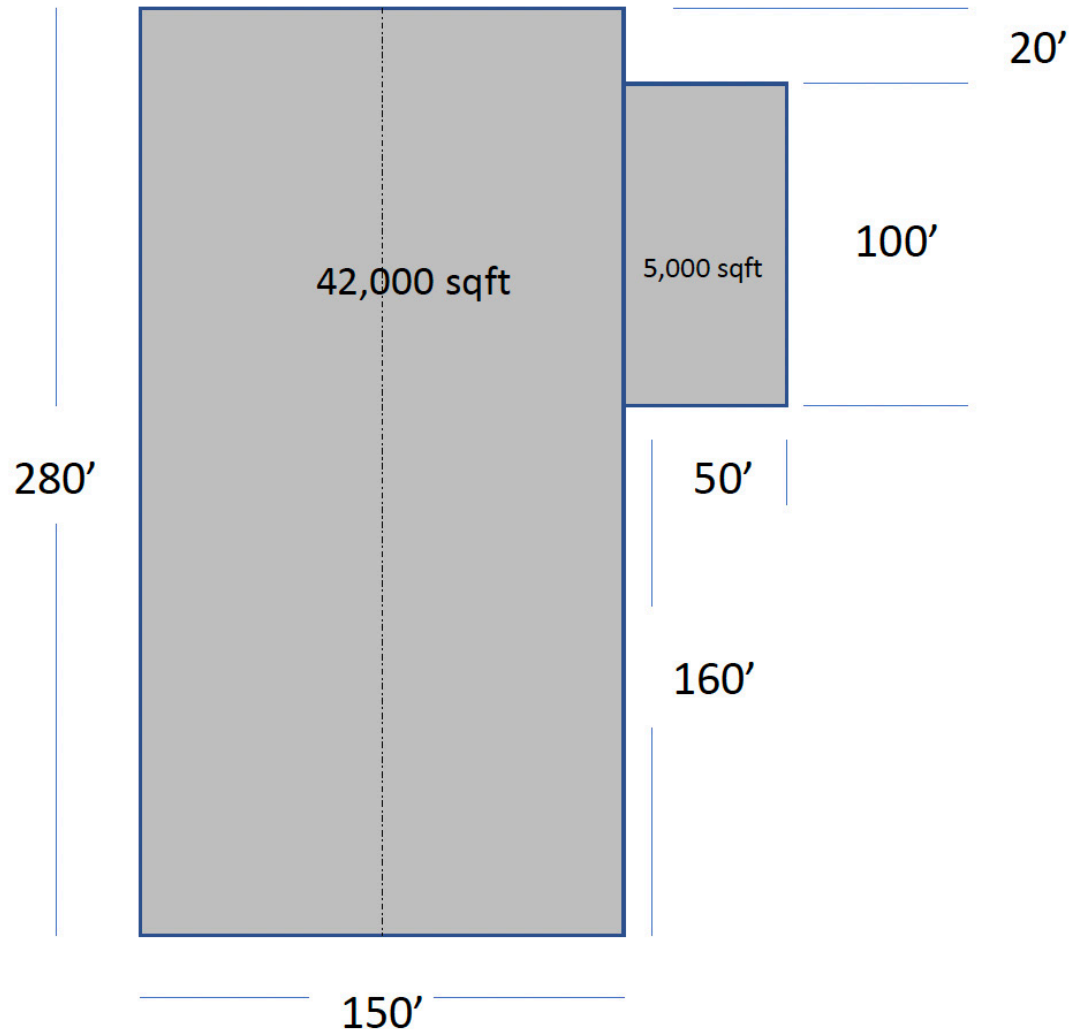
LOCATION OVERVIEW

- › Borders the CSX rail yard with spur (inactive).
- › Located along the US 301 Bus Route, with easy access to US 64, I 95 and US 258.
- › Just minutes from Downtown Rocky Mount and surrounding retail.
- › US 64 connects Rocky Mount to the coastal beaches, and the triangle.
- › Many local industries are drawn to this area due to rail access and proximity to major ports in Wilmington, Morehead City and Norfolk, VA.



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FLOOR PLAN



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TRADEMARK
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