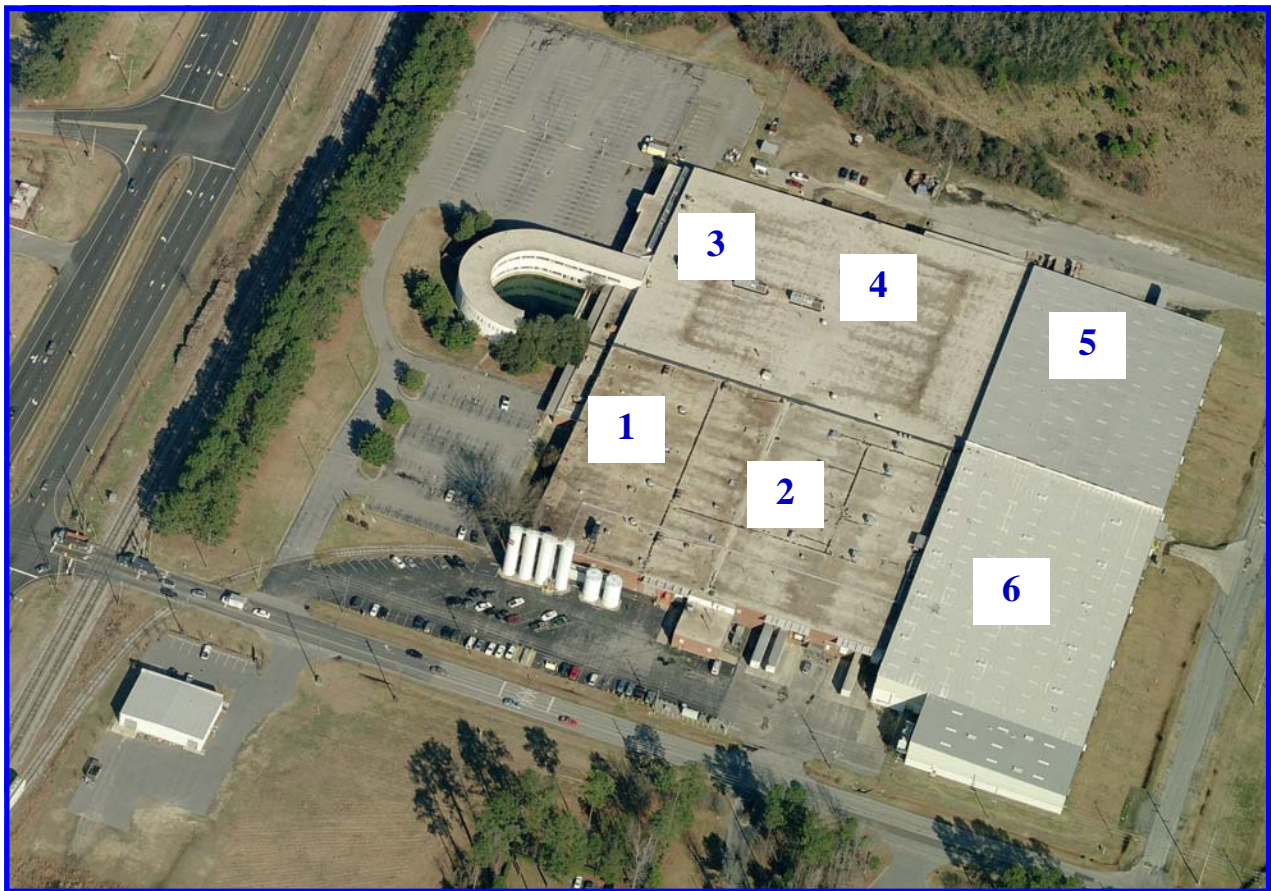


# Harper Brush Works

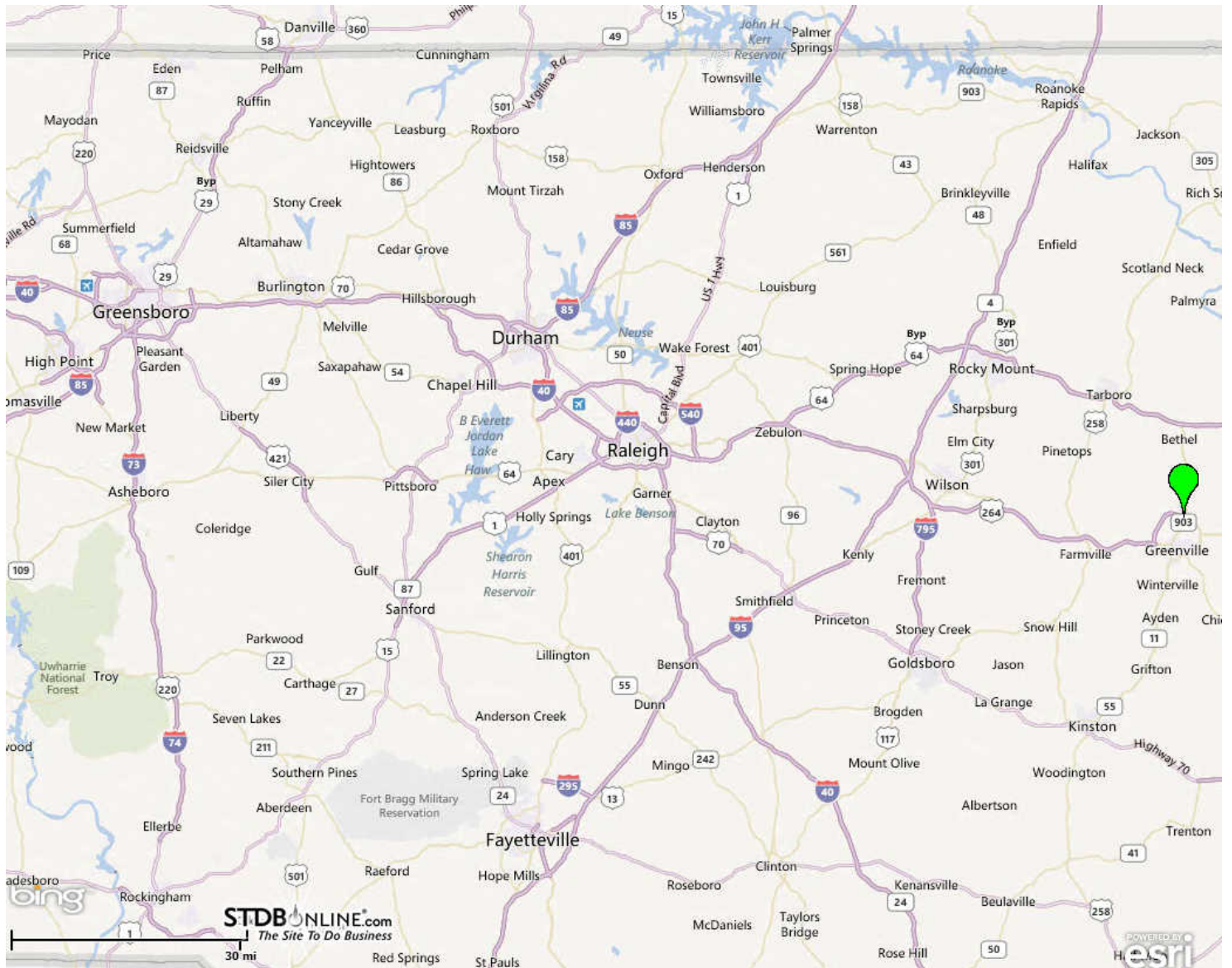
2400 North Memorial Drive  
Greenville, North Carolina

- 371,434 +/- sf
- Manufacturing, Warehouse and Office space
- CSX rail service
- Modern resin delivery system in place
- Tractor Trailer parking available
- 50 +/- acres (20+/- acres available for expansion)
- Wet sprinklered
- 40 miles from I-95 via Interstate quality highway-US 264



ADDRESS	2400 North Memorial Drive Greenville, North Carolina 27834
SQUARE FOOTAGE	371,434 square feet
YEAR BUILT	1964-1979
OFFICE SPACE	25,434
CEILING HEIGHT	17' - 29'
COLUMN SPACING	Sections 1,2,3 and 4: 30' x 60' Sections 5 & 6: 27' x 60'
CRANE	7.5 ton crane
DOCK HIGH DOORS	30
DRIVE IN DOORS	2
PARKING	250
TRAILER STORAGE	20
POWER	2,000 amps Primary voltage: 480/277 3 phase Secondary voltage: 208/120 3 phase
SWITCH GEAR CAPACITY	8,500 amps
TRANSFORMERS	4
KVA RATING	6800 kva: 1500, 2500, 2500, 300
CHILLER	250 ton Trane unit Backup 100 ton Carrier unit
ZONING	IU Unoffensive Industry
LEASE RATE	\$1.95 per square foot
SALE PRICE	\$3,750,000

GENERAL INFORMATION	Small package, semi-automated picking, material Handling and sorting system in place. Modern resin delivery system
SECTION 1	54,000 sf (180' x 300') Built in 1964 / Block construction 2 Docks Clear height 17' Infrastructure in place for injection molding Heated and cooled
SECTION 2	54,000 sf (180' x 300') Built in 1967 / Block construction 6 Docks Clear height 17' Heated and cooled
SECTION 3	54,000 sf (180' x 300') Built in 1974 / Block construction Drive in Door Clear height 17' Heated and cooled
SECTION 4	54,000 sf (180' x 300') Built in 1974 / Block construction 6 Docks Clear height 17' Racking in place Small office space Heated
SECTION 5	60,000 SF (200' x 300') Built in 1977 / Block and Metal Butler construction 12 Docks Clear height 25' Has racking and mezzanine with small office Heated
SECTION 6	70,000 sf (200' x 350') 30,000 sf manufacturing, 40,000 sf warehouse Built in 1979 / Block and metal construction 4 Docks Clear height 29' Infrastructure in place for injection molding Heated
OFFICE	25,434 sf Built in 1980 / Block, metal studs, steel frame construction



**Highways and Interstates**  
 US Highway 264  
 Interstate I 95

**Airports**  
 Raleigh-Durham International  
 Pitt Greenville Airport

**Rail**  
 CSX Transportation



*Commercial Real Estate Services*

[www.KittrellandArmstrong.com](http://www.KittrellandArmstrong.com)

**GREENVILLE**  
 2815 B Charles Boulevard      Office: 252-355-0088  
 Greenville, NC 27858

**J. Bryant Kittrell III, Realtor SIOR**  
 Bryant@kittrellandarmstrong.com

**Stanley H. Armstrong, CCIM, CIPS, SIOR**  
 Stan@kittrellandarmstrong.com

Note: Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions. Any projects of future rents or investment returns contained herein are estimates based on assumptions and therefore not warranted; all figures and assumptions should be independently verified.