

PROPERTY SUMMARY

Property Address: 3540 Diamond Drive
Greenville, N.C.

County: Pitt

Property Type: Industrial: Office/Warehouse Facility

Building SF: 21,800 SF Building:
- 20,000 SF Warehouse
- 1,800 SF Office
- 3,850 SF Additional Covered Receiving Area Attached
Total = 25,550 SF

Land: 3.74+/- Acres

Construction/Building Highlights:
Building Material: Pre-Engineered Metal Building
Sprinkler System: No
Ceiling Heights: 22' Eaves
23' Center
Exterior Column Spacing: 25' Length, 20' Width
Interior Column Spacing: Clear Span
Roof: Standing Seam Metal
Warehouse Heat: None

Other Building Highlights and Site Improvements:

- Ample Customer/Employee Parking Area
- Truck Turn-Around
- 3 Drive-In Doors (One 18'W x 16'H & Two 16'W x 16'H)
- Lay Down Yard
- Office Area Includes: 4 offices, sales/warehouse manager office, breakroom, ADA men's and women's restrooms, and supply room.
- Retail Sales Showroom/Display Area
- Office space is heated and cooled with 5 ton Trane unit.

Office Construction: Brick Exterior with Glass Storefront

Utilities: All Available

Zoning: Industrial

Year Built: 2001