

Corporate Office Building

451 N. Winstead Avenue, Rocky Mount, Nash County, NC 27804



11,315 square foot masonry building
1.66 acres of land / Prime location
O&I zoning (office and institutional)
50 car paved parking area
Traffic Count: 22,500 vehicles/day
Former Autumn Corp. headquarters
Near UNC-Nash General Hospital & US-64/I-95

3-story steel-frame masonry building (single-tenant building), alarm system, camera security, 200K full-building generator, standing-seam metal roof, extensive landscaping with sprinkler system, fiber-optic internet, office furniture pkg available

Lower Level: 555sf - Exercise room, full bath with shower, electrical room, 2 storage areas, patio area

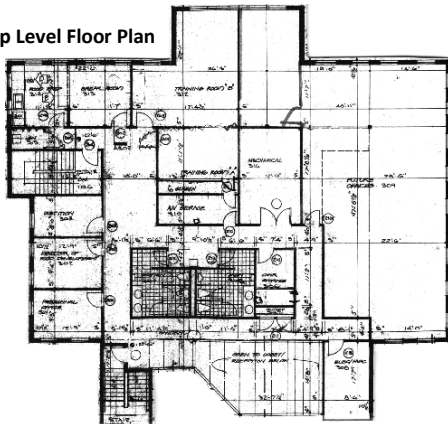
Ground Level: 5,380sf — Large reception room, 14 offices (1 exec. office with private toilet), 3 conference rooms (1 with wet bar and toilet), mail room, break room, 3 storage closets, 2 ceramic-tile bathrooms

Top Level: 5,380sf — 6 offices, large I.T. room with air, 1,300sf filing room, kitchen and break room, mechanical room, 3 storage closets, 2 ceramic tile bathrooms

Ground Level Floor Plan



Top Level Floor Plan



Lease: \$13,200/mt (\$14.00/sf) NNN

Tenant responsible for utilities, taxes, repairs, insurance, lawn, parking & maintenance.

Sale: \$1,130,000 (\$99.85/sf)



For more information contact **Phillip Rabil**,
Real Estate Broker, at (252) 382-8117 or
(252) 443-5115

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