

133 Blue Hawaiian Drive, Battleboro



SALE PRICE **\$1,550,000**

OFFERING SUMMARY

Lot Size: 13.63 Acres

Year Built: 1995

Building Size: 47,503 SF

Zoning: I-2, Heavy Industrial

Market: Rocky Mount Area

Price / SF: \$34.73

PROPERTY OVERVIEW

Modern Building with a multitude of uses. In great condition with the ability to be up-and-running for your business quickly.

PROPERTY HIGHLIGHTS

- Renovated and updated in 2014. Originally built for Blue Hawaiian Pools - Fiberglass Pool Manufacturing
- Tall Ceilings Throughout the Warehouse - 38' Center, 28' Eave Height
- Large Airplane-style Hangar Door at rear of building
- Heavy Duty Filtration system used for fiberglassing
- 11 Drive-In Doors - Nine 20'x16', One 8' x 12', and 50' x 20' Airplane Hangar
- Like-new Heat and Air-Conditioning units throughout most of warehouse. Warehouse units installed in 2014.
- I-2, Heavy Industrial Zoning allows for most Warehousing and Manufacturing Needs in a business friendly community
- Large Utility Capacity: 408v 3-Phase Power, 12" Water Main, 6" Natural Gas Main
- Approximately a Half-Acre Adjacent Gravel Lot can be used for a lay-down, or storage yard, with almost two more Acres on property that just needs gravel!

Andrew Simpson

Advisor

919.789.5215

andrew.simpson@svn.com

1001 Wade Avenue, Suite 111, Raleigh, NC 27605 | svnhpw.com/



All SVN® offices are independently owned and operated.

133 Blue Hawaiian Drive, Battleboro

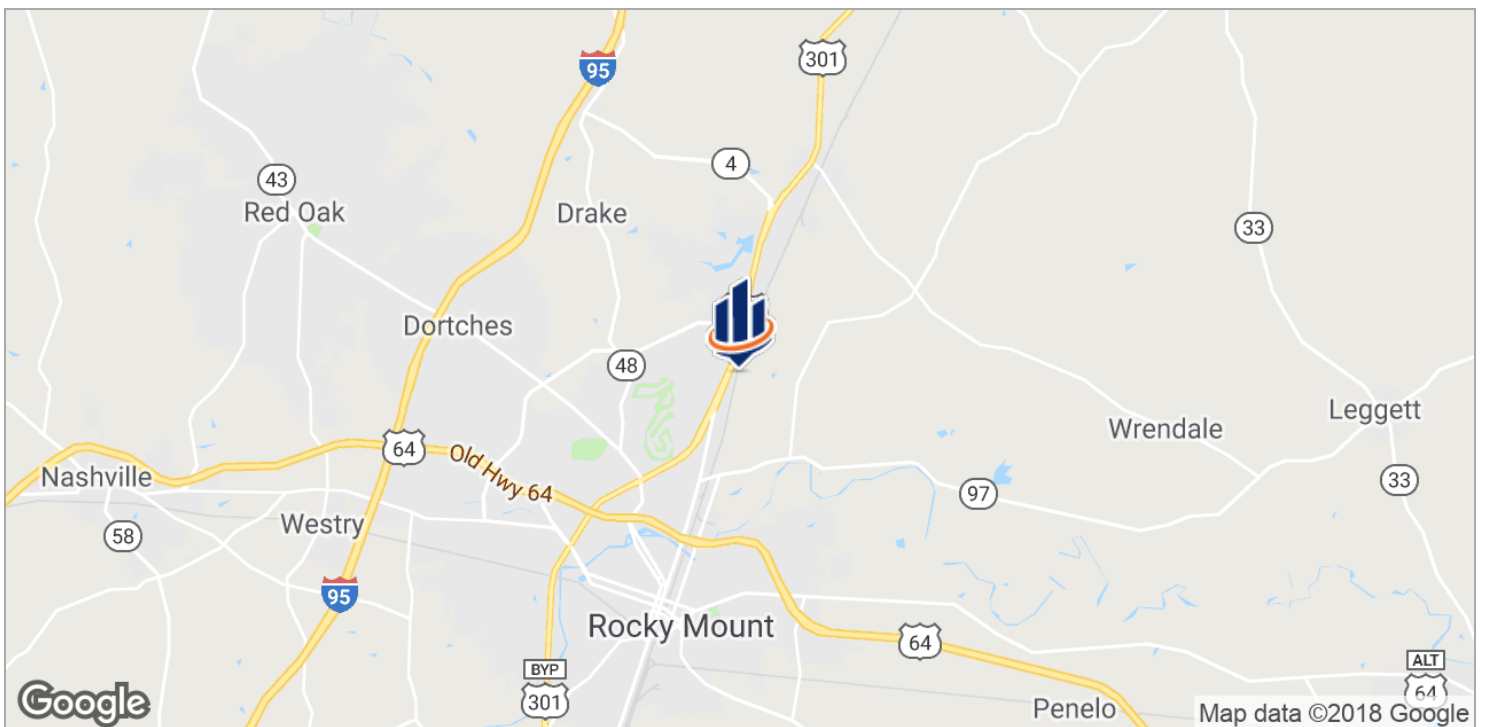
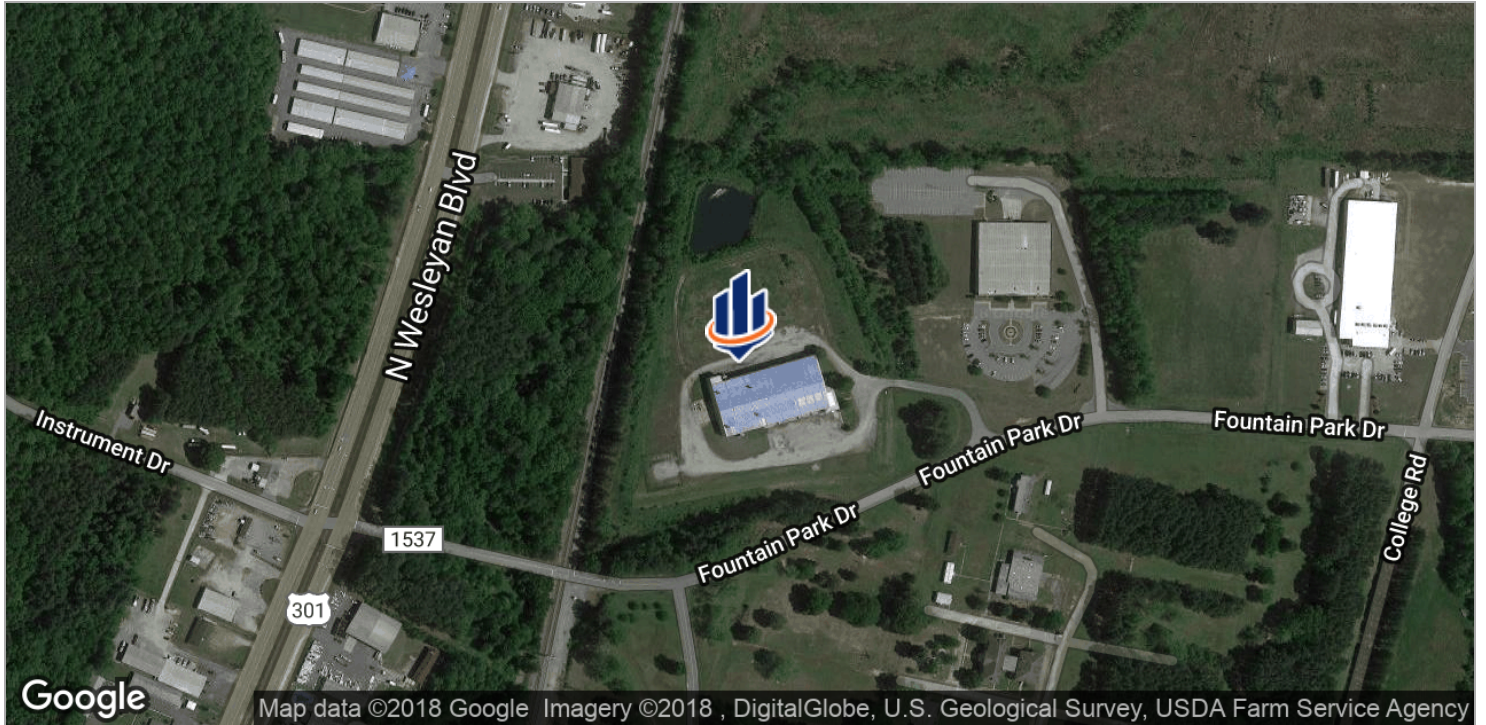


Andrew Simpson
Advisor
919.789.5215
andrew.simpson@svn.com
1001 Wade Avenue, Suite 111, Raleigh, NC 27605 | svnhpw.com/



All SVN® offices are independently owned and operated.

133 Blue Hawaiian Drive, Battleboro

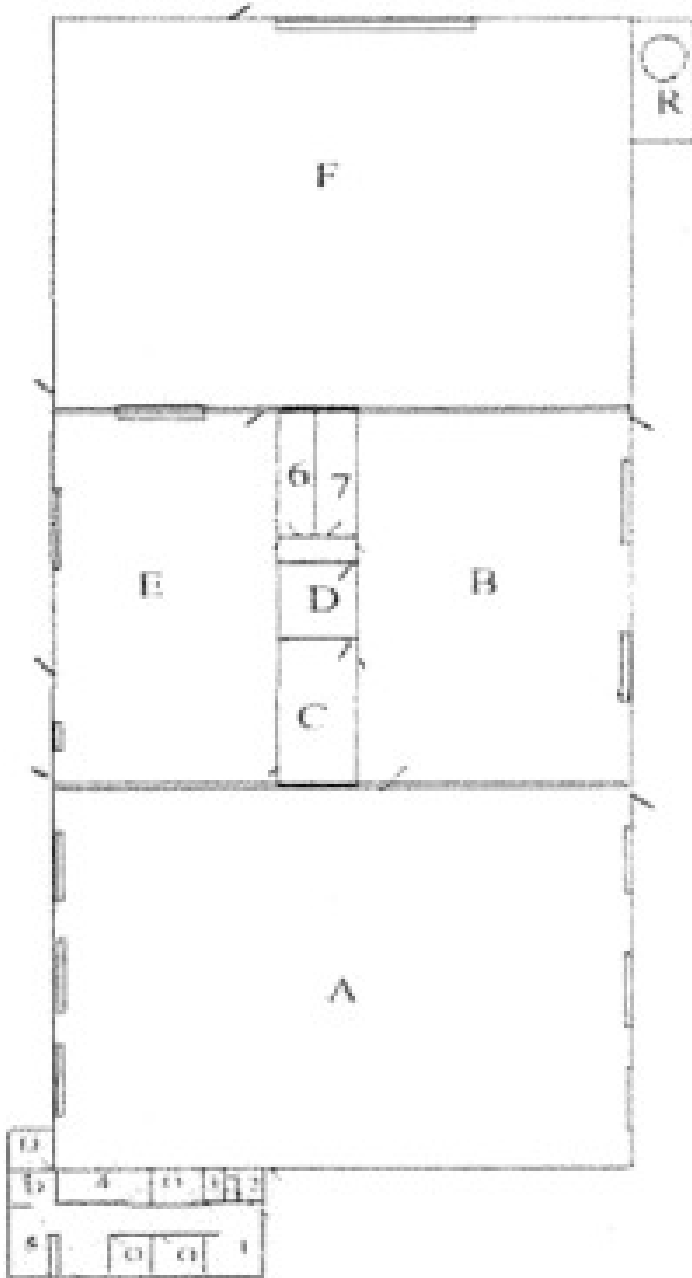


Andrew Simpson
Advisor
919.789.5215
andrew.simpson@svn.com
1001 Wade Avenue, Suite 111, Raleigh, NC 27605 | svnhpw.com/



All SVN® offices are independently owned and operated.

133 Blue Hawaiian Drive, Battleboro



Building Lay Out

42,600 +/- SF Warehouse
4,168 +/- SF Office/Whse. Upfit Area
535 +/- SF Resin Storage

Office Identification

- 0• Office
- 1• Break Area
- 2• Bathroom with shower
- 3• Bathroom with shower
- 4• Training Room
- 5• Receptionist and waiting area

Plant Identification

- A• Finishing area
- B• Mold repair area
- C• Employee break area
- D• Plant office
- 6• Men's bathroom
- 7• Women's bathroom
- E• Material storage and shop
- F• Fabrication area
- R• Bulk resin storage area
- /• Doors

Andrew Simpson

Advisor

919.789.5215

andrew.simpson@svn.com

1001 Wade Avenue, Suite 111, Raleigh, NC 27605 | svnhpw.com/



All SVN® offices are independently owned and operated.