

For Sale

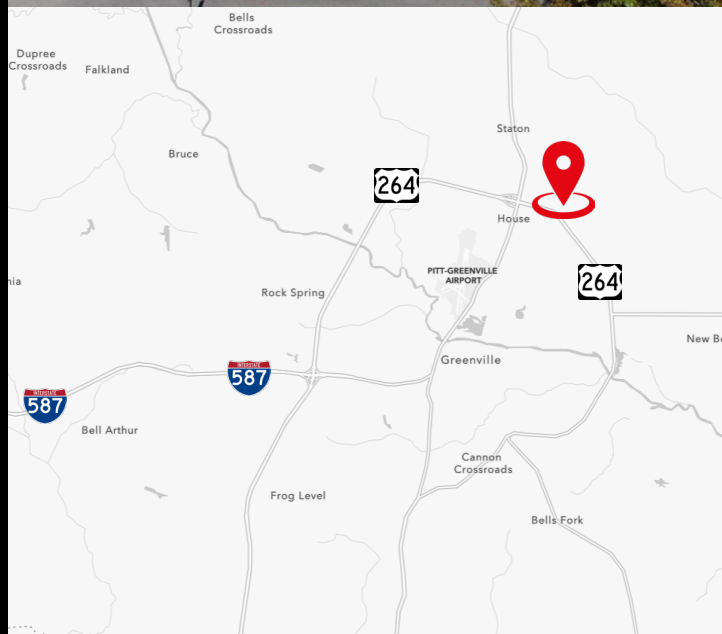
1125 Sugg Pkwy Greenville, NC



Indigreen Corporate Park

Owner-User or Investor Opportunity

Manufacturing or Distribution Facility with Heavy Infrastructure



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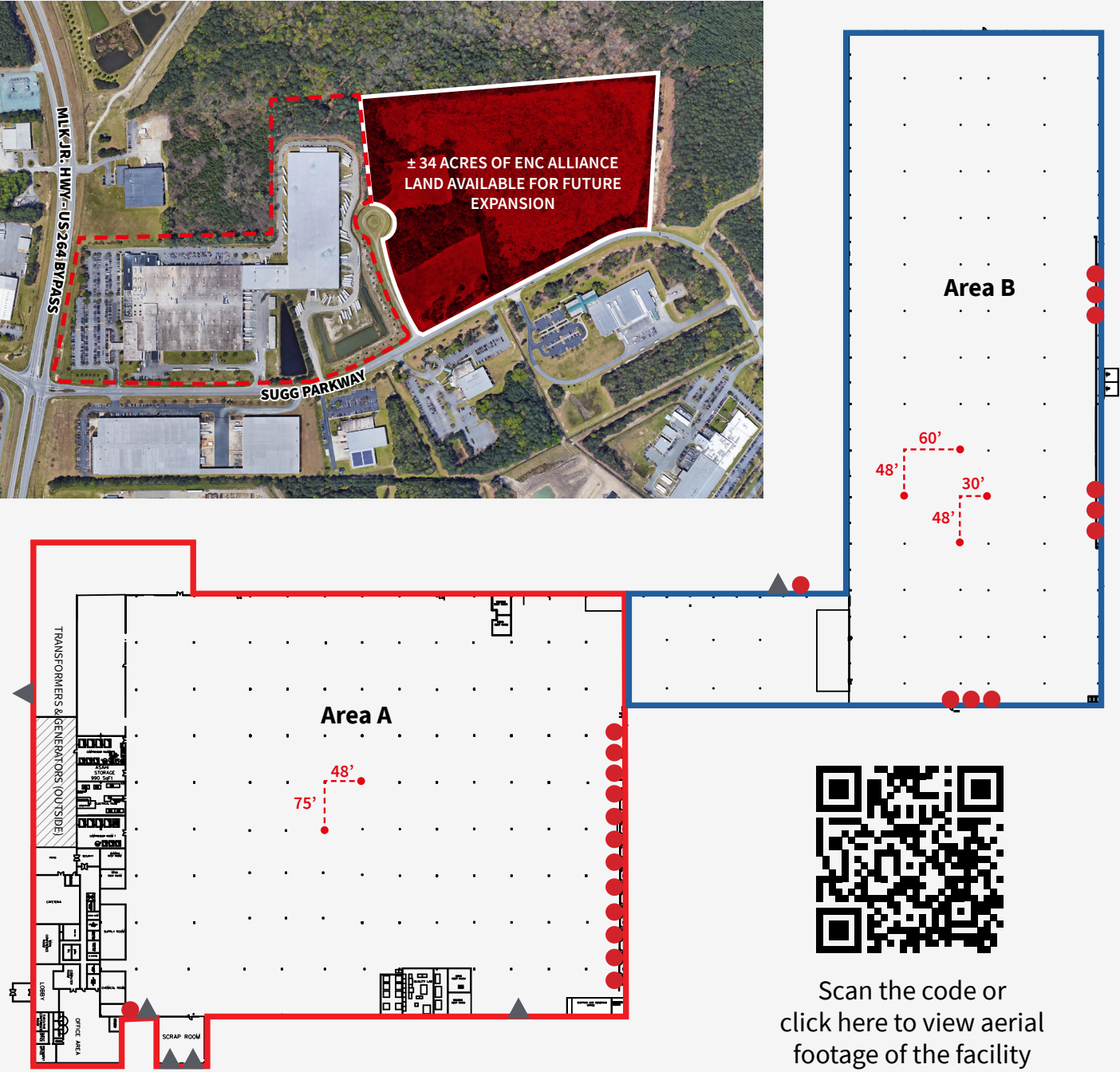
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Property specifications

Total SF	± 521,468 SF (first floor only)
Office SF	± 16,468 SF (two floors)
Loading	23 Dock High Doors (8' X 9') 6 Drive In Doors (13' X 15')
Clear Height	Area A: 22'; and 32' under the 3-Ton bridge cranes bay Area B: 28'
Sprinkler System	ESFR
Column Spacing	Area A: 30' X 48' & 60' X 48' Area B: 48' X 75'
Auto Parking	Apprx. 430
Year Built	Area A: 1995 Area B: Expanded in 2010
Acres	37.383 Acres
Zoning	PIU (Planned Unoffensive Industry)
County	Pitt
HVAC	Area A: Fully Conditioned, 71 units totalling 1,700 tons of cooling. Units vary in age
Generator	2MW Generator remains. Current user has power sharing agreement that provides for substantial electrical credits.
Utilities	Electrical: 79 MVA total; 8 total transformers (2) 2500 KVA; (3) 1000 KVA; (2) 750 KVA; (1) 500 KVA; currently 10 MVA Transformer Capacity
	Water: Greenville Utilities; 12" mains on 2 sides of the property can supply any perceivable water demands. (GUC System Capacity - 32.5 mgd Natural Gas: Greenville Utilities; 4" main and a 2" feeder for 540 linear ft
Additional features	Cranes to remain with building; (3) 3-Ton bridge cranes, (2) 1-Ton bridge cranes, (1) half-ton bridge crane, (4) 1.5-ton fixed position cranes
	Adjacent land parcels available for sale (±34 Acres) owned separately by ENC Alliance
Asking Price	\$25,500,000 (\$49/SF)
Data Room	For Data Room access, Please Click Here

Floor Plan & Excess Land for Sale



Corporate Neighbors




Greenville, NC Demographics




2.3M
60-minute commuters labor shed




850K
45-minute commuters labor shed



3.7%
September 2022 unemployment




25,141
Worker Inflow to Pitt County from other counties



Greenville
NORTH CAROLINA

Click Here to learn more!

Greenville is widely recognized as the thriving cultural, educational, economic, and medical hub of Eastern North Carolina. Enjoy world-class events and East Carolina University and the Greenville Convention Center.



Greenville Utilities Commission (GUC)

Greenville Utilities is the second largest public power provider in North Carolina and is the 43rd largest in the US. GUC operates an electric distribution system serving the City of Greenville and approximately 75% of the rural portion of the County, more than 67,000 connections with 455 square miles of service territory.

Your Electrical Benefits:

Single Point of Contact

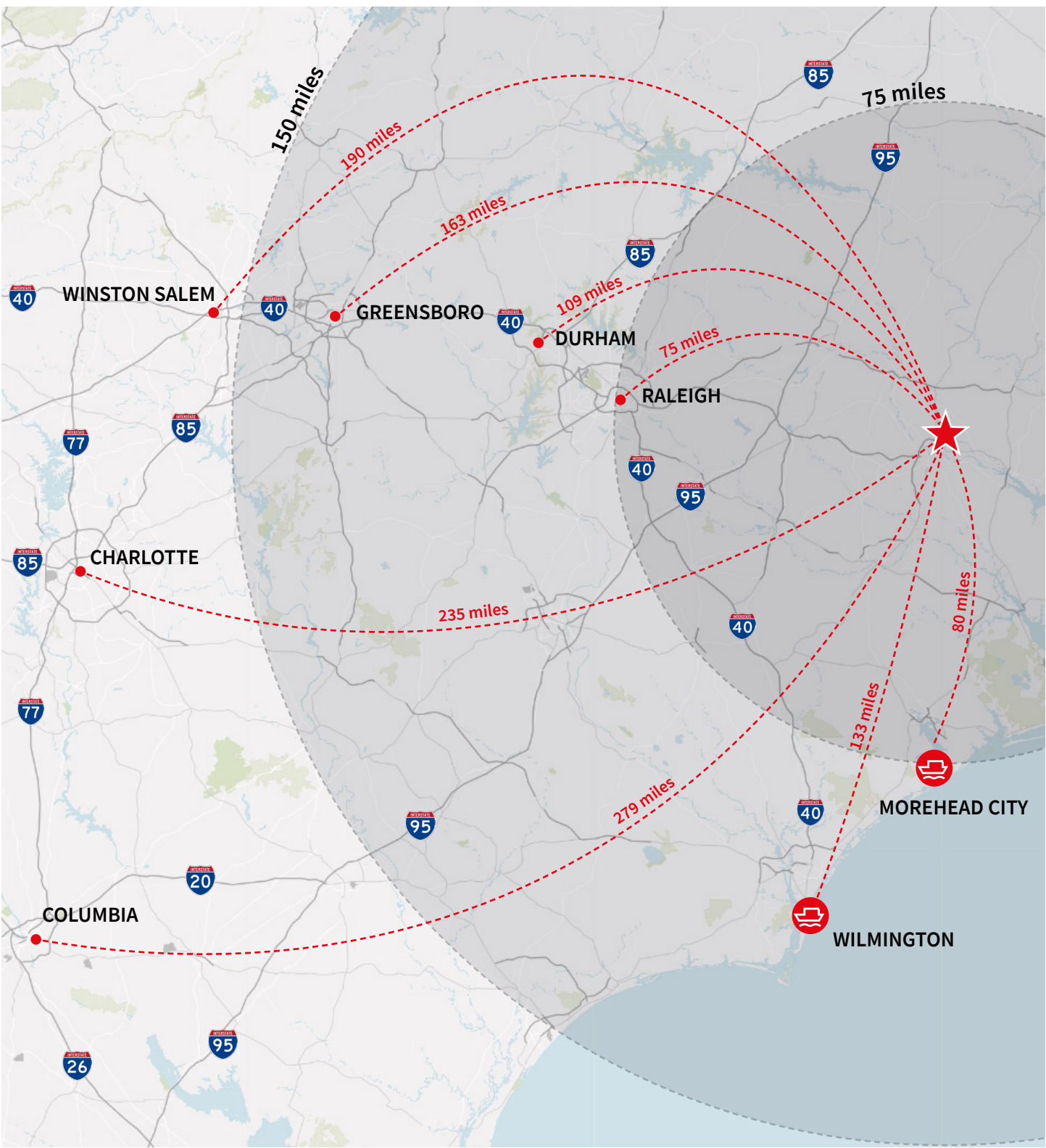
Reliability

Ready for Growth

Lower Rates

720MW Total Capacity

Regional Connectivity



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