



AVAILABLE JANUARY 1ST 2022!

Station East

INDUSTRIAL WAREHOUSE FOR LEASE



FLOORS

TOTAL SF

YEAR BUILT

PROPERTY TYPE

INTERSECTEAST.COM
FOR MORE INFO

1

103,000

Varies

Industrial

1104 Clark Street, Greenville, NC 27834

Station East is part of Intersect East, a project centered to foster the dynamic interplay of business, academia, and downtown living in Greenville, NC. The site bridges East Carolina University and the bustling Dickinson Avenue Arts District with potential access to an adjacent CSX Railroad line. This potential Advanced Manufacturing/R&D/Pharma space totals +/- 103,000 SF and includes 4 buildings: 68,000 SF, 6,000 SF, 8,000 SF, 21,000 SF. An additional 12,000 SF historic building, The Hammock Factory, is adjacent and is also available to lease. Station East has walkable options to grab coffee, lunch or to sit and dine. It also has a green space to foster community and promote innovation exchange.

When you have big dreams and aggressive goals, it's great to have a university next door. ECU can combine its research brainpower & resources with yours, and exciting things happen. Take advantage of the University's R&D resources and talent, combine it with other neighboring Pacesetter champions, and you have a formula for growth with efficiency for your industrial manufacturing. Don't miss this opportunity to be a Pacesetter and join us in building a community filled with entrepreneurship, collaboration, and game-changing work!



For More Information Contact:

Jordan Reece, CCIM

Jordan@commercialrealtync.com
336.698.7545

Jeff Andrews, SIOR

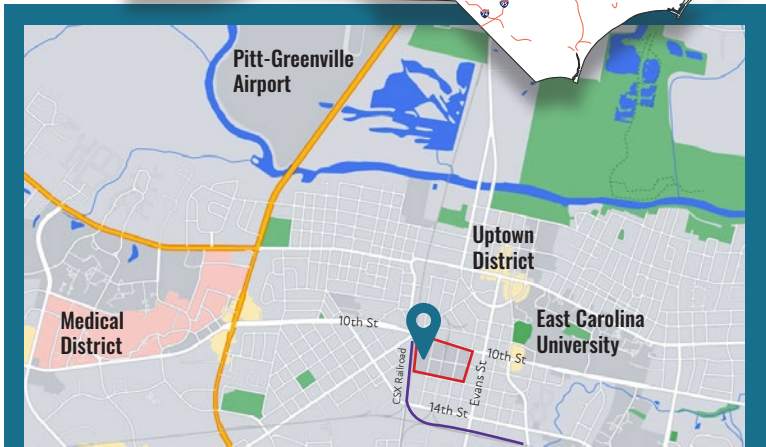
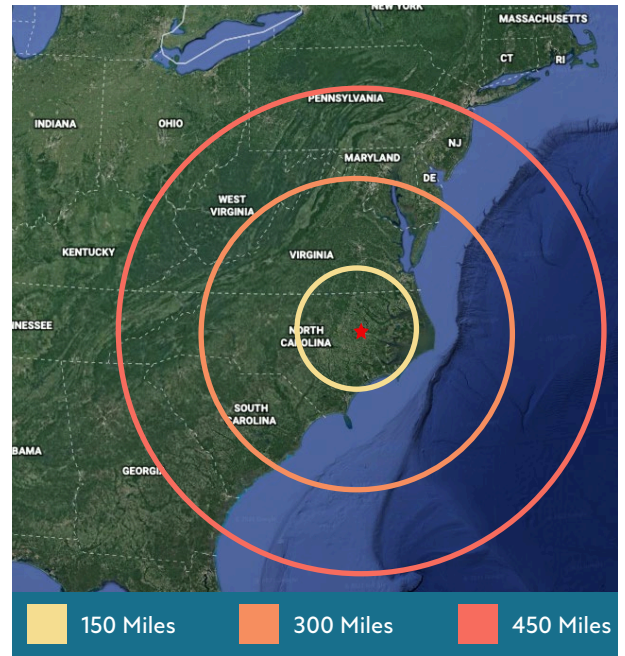
Jeff@commercialrealtync.com
336.793.0890



commercialrealtync.com



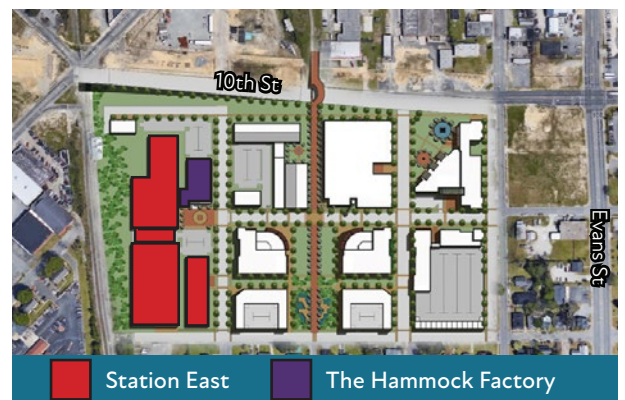
Existing Industrial Interior



GREENVILLE, NC

Station East is adjacent to East Carolina University and less than 10 minutes from Pitt-Greenville Airport. The Medical District, which houses a level-1 trauma center Vidant Health, is 5 minutes to the west. Potential CSX Railroad access.

The Tar River and Dickinson Avenue are two of many areas in Greenville to enjoy activities such as kayaking, shops, and dining.



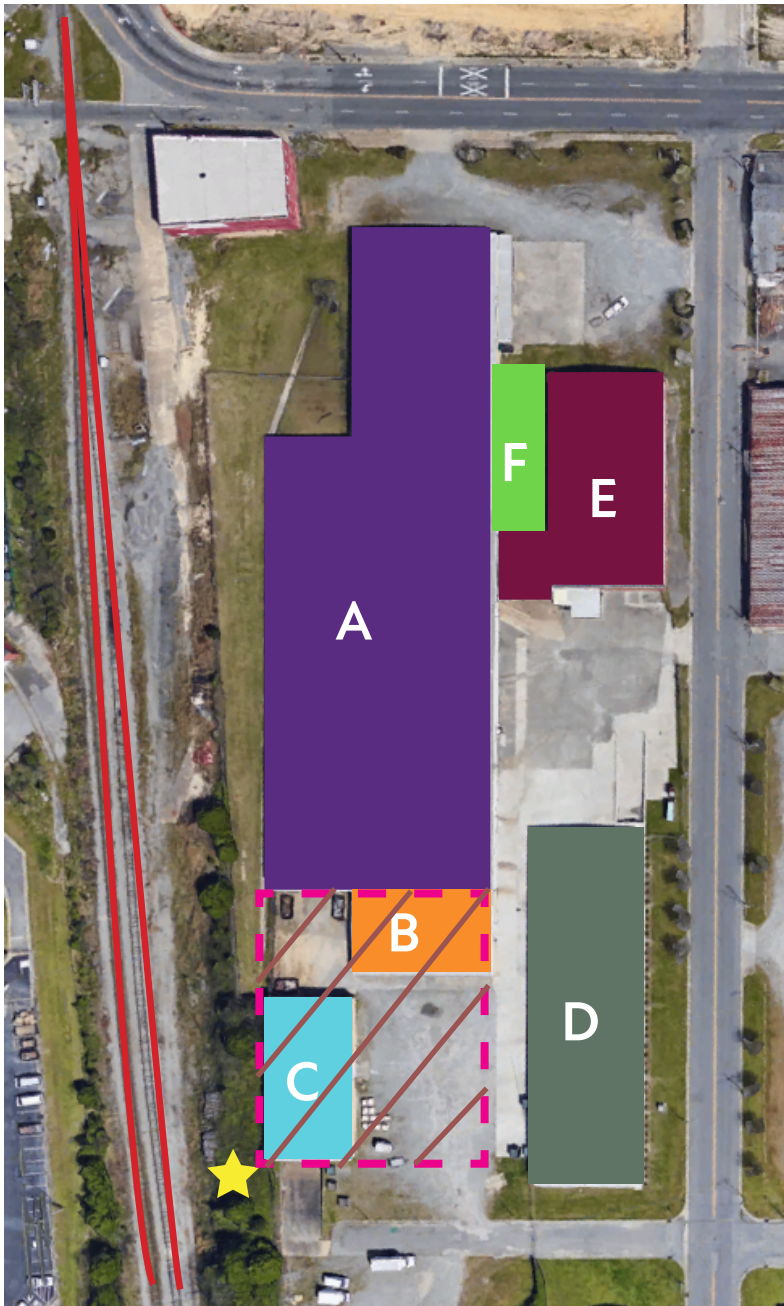
Master Developed By:

Elliott Sidewalk Communities
 info@elliottsidewalk.com
 elliottsidewalk.com
 443.391.8420





F: Employee Courtyard



1104 Clark Street, Greenville, NC 27834

Zoning: MUI (Mixed-Use Institutional)

Rail Access: Potential CSX access

Ceiling Height: 18' to 24'

Dock(s): 10 dock doors & 3 drive-in doors

HVAC: Partial

Heat: None

Building Key

A: 68,000 SF

B: 6,000 SF

C: 8,000 SF

D: 21,000 SF

} Station East Industrial
103,000 SF

E: 12,000 SF office (The Hammock Factory)

F: Employee Outdoor Courtyard

▨: 32,000 SF

New building expansion to be built (extra cost)

— CSX Railroad access

★ Rail Dock to be built





Pacesetter

INNOVATION HUB

Access to Olympic-caliber innovation for champion businesses

A Pacesetter is defined as a person or organization that takes the lead and sets the standards of achievement for others. Imagine a community filled with Pacesetters all looking to change the game. Intersect East provides an Olympic-caliber training facility for innovative businesses complete with the resources to help you WIN.

A hub of innovation, Intersect East welcomes Pacesetters to join us in building a community filled with entrepreneurship, collaboration, and game-changing work. Whether a company in early stages of growth or one looking to take things to the next level this campus includes innovation, collaboration, and a center built on helping you succeed. Whether you are a Pacesetter working in technology, science, or a manufacturing business you can find a home here at Intersect East.

A university campus as your next-door neighbor

When you have big dreams and aggressive goals, it's great to have a university next door. Combine its research brainpower & resources with yours, and exciting things happen. Take advantage of the university's R&D resources and talent, combine it with other neighbor Pacesetter champions, and you have a formula for growth with efficiency!

Proximity to the university offers top talent to help grow and attract your next generation of Pacesetters.

The innovation and growth that will be unleashed at Intersect East is the direct result of the remarkable vision and commitment of East Carolina University. In addition to its mission of providing outstanding higher education, ECU sees another of its most important roles as being a vital community partner and a force for helping raise the quality of life for the entire eastern region of North Carolina.

ECU is partnering with Elliott Sidewalk Communities to expand collaborative research, health sciences, and grow champion businesses for community development in Greenville and the east region of North Carolina. Their partnership seeks to produce and expand innovation, address local and regional workforce development and let this project vision be a magnet to attract talent and investment.



An environment built for growth

This place is a remarkable growth engine for champion companies. Great businesses locate here to become even greater. To accelerate change, to press your advantages, to put more distance between yourselves and your competitors, to grab the future with both hands, Intersect East helps you push the boundaries of success.