

100514623 Comm Sale or Lease		161 Tcom Drive , Elizabeth City, NC 27909 Listing Office: Rich Company		Active Current Price: \$1,725,000	
		City Limits: No County: Pasquotank Location Type: Mainland Subdivision: Not In Subdivision Secondary Subdivision: N/A New Construction: No Garage: N/A # of Parking Spaces: 30 Lot Acres: 3.57 Lot SqFt: 155,509		SqFt - Heated (Primary): 19,950 SqFt - Office: 4,560 SqFt - Warehouse: 15,390 Lot Dimensions: 317.58' x 488.11' x 319.32' x 487.82' Year Built: 2001 Zoning: I-1	
		C & I Features: Delivery Door; Drive In Door; Overhead Doors; Skylights Construction: Steel Frame; Metal Fab Cooling: Central Air Exterior Finish: Aluminum Siding Foundation: Slab Terms: 1031 Exchange; Cash; Conventional; See Remarks Fuel Tank: Propane Above Ground Flooring: Carpet; Concrete; Vinyl Financial Info: Real Estate Taxes: 4,617.14 Current Use: Commercial		Fuel Tank Ownership: Leased HOA and Neigh Amenities: Heating/Cooling Heating: Heat Pump Heating System Fuel Source: Propane Location: Industrial Park Lot Description: Level	
				Parking Features: Additional Parking; Concrete; Parking Lot; Private Possession: Negotiable; Subject To Tenant Rights; See Remarks Roof: Metal Road Type/Frontage: 2 - 3 Lanes; Easement Showing Instructions: Appt Required; Call Listing Agent; Listing Agent Present; Restricted Hours; Tenants; See Remarks Sale/Lease Includes: Buildings; Land Business Type: Industrial; Manufacturing; Storage; Transportation; Warehouse; Building Supply; Commercial; Wholesale Water Heater: Electric Utilities: Electricity Connected; Water Available Sewer: Septic Tank Water Source: Municipal Water	
Cobra Zone: No		Deed Book: 685 Deed Page: 525 Federal Flood Ins Avlbl: Yes PID: 894103441895 Tax Identifier: 894103441895		Plat Book: 28 Plat Page: 15 Total Real Estate Property Taxes: \$4,617.14 Special Assessments: N/A Tax Assessed Value: \$744,700 Tax Year: 2022	
Marketing/Public Remarks: Industrial opportunity to purchase this 19,950 sq ft building on a 3.57 acre lot zoned I-1 next to TCOM in Pasquotank County NC minutes from the City Limits of Elizabeth City. The main building was built in 2001 and it is 120' wide by 144' deep with 4,560 sq ft of office space, a 12,720 sq ft open warehouse with a service shop on the side measuring 36' by 72'. Ceiling heights are an impressive 25'7" at the ridge and 16' at the eaves. 3 automatic overhead doors range from 12'w x 12'h, 20'w x 14'h, and 20'w x 23'h. Fully heated (propane) and central air conditioned although warehouse AC has not been used in years. Large 30+ vehicle parking lot with a 20' wide concrete band bordering the property which is over 25,000 sq ft of concrete for parking and exterior storage. 5 offices in the 10' x 10'-12' range, 3 larger offices, 2 kitchenettes, 4 restrooms, large 16' x 24' conference room, and a 35' x 35' workspace room. Seller desires a leaseback of up to 18 months following closing but he is willing to pay \$12,000 per month to rent it back during that period. Metal roof has just been completely reconditioned and cleaned. Agent Remarks: Call Broker to schedule showings several days in advance. Seller's employees are not there every day but showings can be scheduled a few days in advance. Legal: Fee Simple Sign on Property: Yes Showing Instructions: Call Broker for Appointment Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: From Weeksville Road heading South once you pass Coast Guard base turn left a mile or so past USCG on Toxey Road continue straight until it becomes TCOM Drive and the building will be on the left just before you reach TCOM.					
Agreement Service: Full Service Agreement Type: Exclusive Right To Sell Owner: Rankin Realty LLC Broker Owner: No Seller Rep.: Has owned the property for at least one year Cumulative DOM: 2 Days on Market: 2 Definition: RE W/O Business Expiration Date: 06/30/2026 Listing/Lease Price: \$1,725,000 List Price/SqFt: \$86.47		Effective Date: 06/19/2025 Listing/Lease Price: \$1,725,000 Original List Price: \$1,725,000 Prospect Exempt: Yes Sale/Lease: Sale Stipulation of Sale: Standard EMD Trust Account: No		Status: Active Status Change Date: 06/19/2025	
Listing Member: Alex Rich 261159		Office: Listing Office: Rich Company Primary: 252-256-1279 Other Office: 252-338-5432		E-mail: alexanderbrich@gmail.com Other Email:	

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