



INDUSTRIAL PROPERTY FOR SALE

FORMER BLACK WATER INC BUILDING

100 CORPORATE DRIVE, ELIZABETH CITY, NC 27907



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$1,650,000
Price / SF:	\$41.25
Year Built:	2004
Building Size:	40,000 SF

PROPERTY OVERVIEW

36,500 square feet of manufacturing space, and 3,000 square feet of office space. Formerly occupied by Blackwater (Academi, Xi) American security services training company. Property comes with approx. 6 acres of land. All furniture, fixtures and equipment convey.

PROPERTY HIGHLIGHTS

- Within the Elizabeth City Corporate Dr.
- Inside Active FTZ Zone, city incentives available as well
- 3 Phase Power 480 volts @ 2000amps
- Room For expansion 6 acres

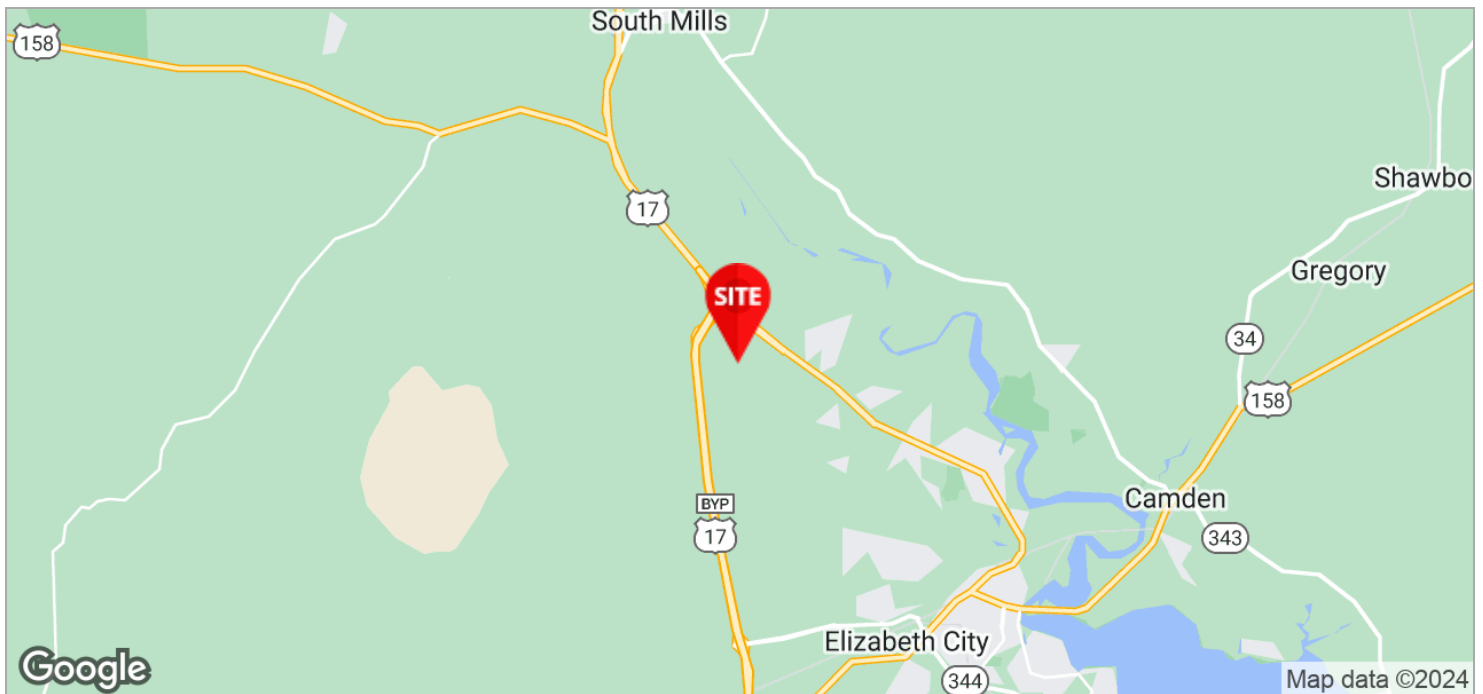
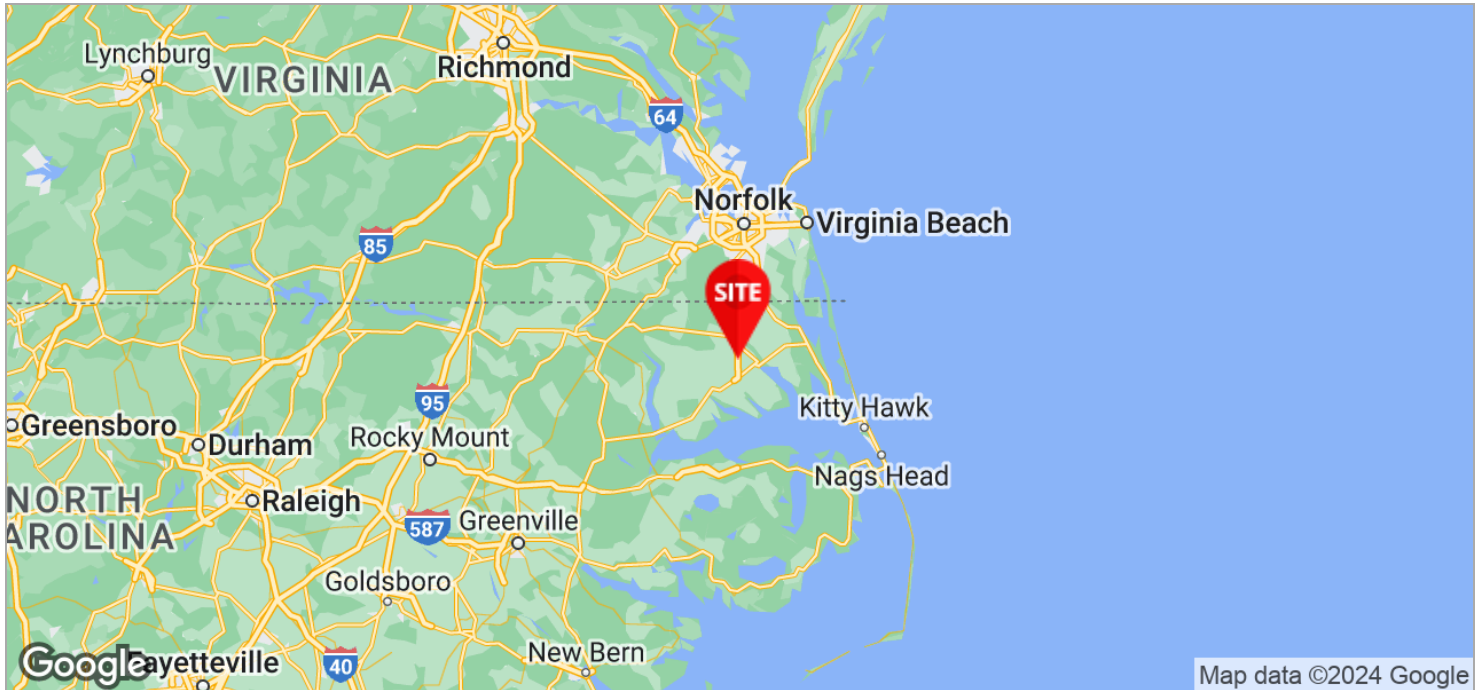
DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	312	3,786	16,173
Total Population:	976	11,133	44,716
Average HH Income:	\$64,651	\$63,397	\$56,370

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LOCATION MAPS



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ADDITIONAL PHOTOS



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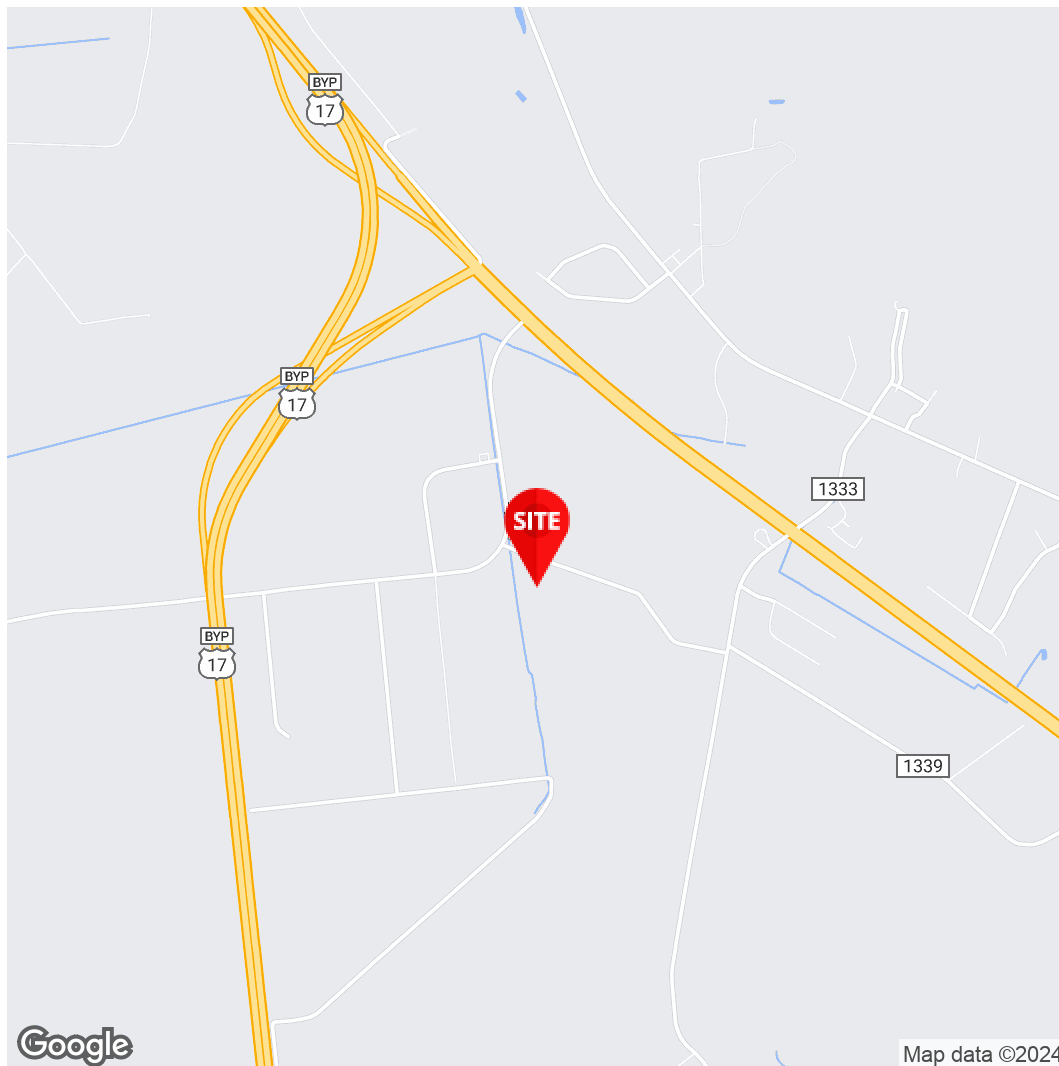
DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	976	11,133	44,716
MEDIAN AGE	37.3	38.5	35.4
MEDIAN AGE (MALE)	36.1	37.6	33.8
MEDIAN AGE (FEMALE)	41.4	41.2	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	312	3,786	16,173
# OF PERSONS PER HH	3.1	2.9	2.8
AVERAGE HH INCOME	\$64,651	\$63,397	\$56,370
AVERAGE HOUSE VALUE	\$190,324	\$187,283	\$186,590

* Demographic data derived from 2020 ACS - US Census

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