

500 E GANNON AVE

INDUSTRIAL BUILDING

ZEBULON, NC 27597

+/- 66,150 Sq Ft Building For Sale





EXECUTIVE SUMMARY

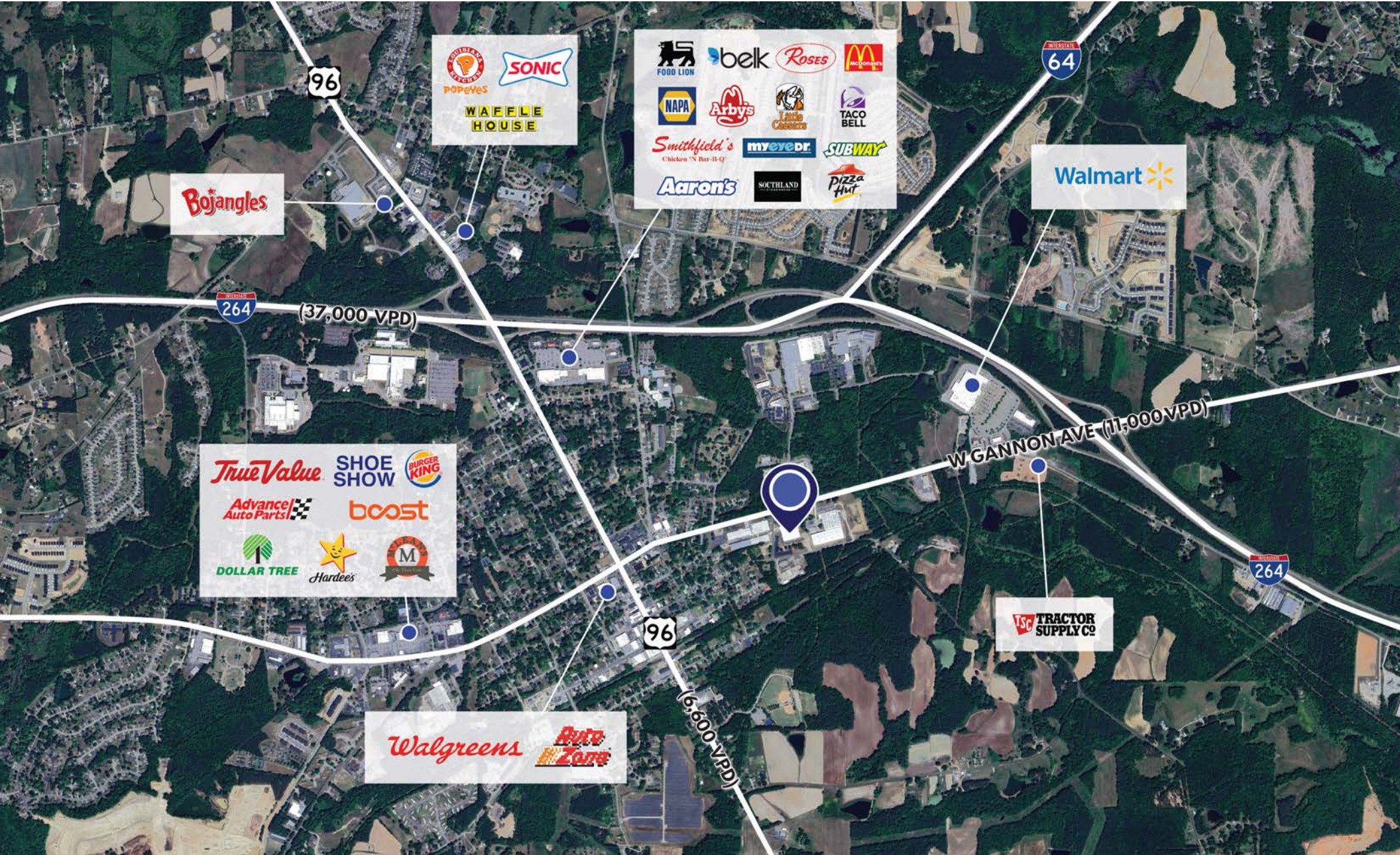
Located in the heart of Zebulon's industrial corridor, 500 E Gannon Avenue presents a rare opportunity to acquire a ±1.98-acre industrial property with direct frontage along US-264 Alternate. Zoned Heavy Industrial (HI), the site is ideally suited for manufacturing, warehousing, or logistics users seeking immediate access to major regional highways and the growing economic base of Eastern Wake County. As one of the fastest-growing towns in the Raleigh MSA, Zebulon offers a business-friendly environment with convenient access to I-87, I-540, and the Research Triangle region.

ADDRESS	500 E Gannon Ave., Zebulon, NC 27597
ACREAGE	±8.38 Acres
ZONING	Heavy Industrial (HI)
PIN NUMBER	2705567290
PRICING	Call for Pricing

PROPERTY HIGHLIGHTS

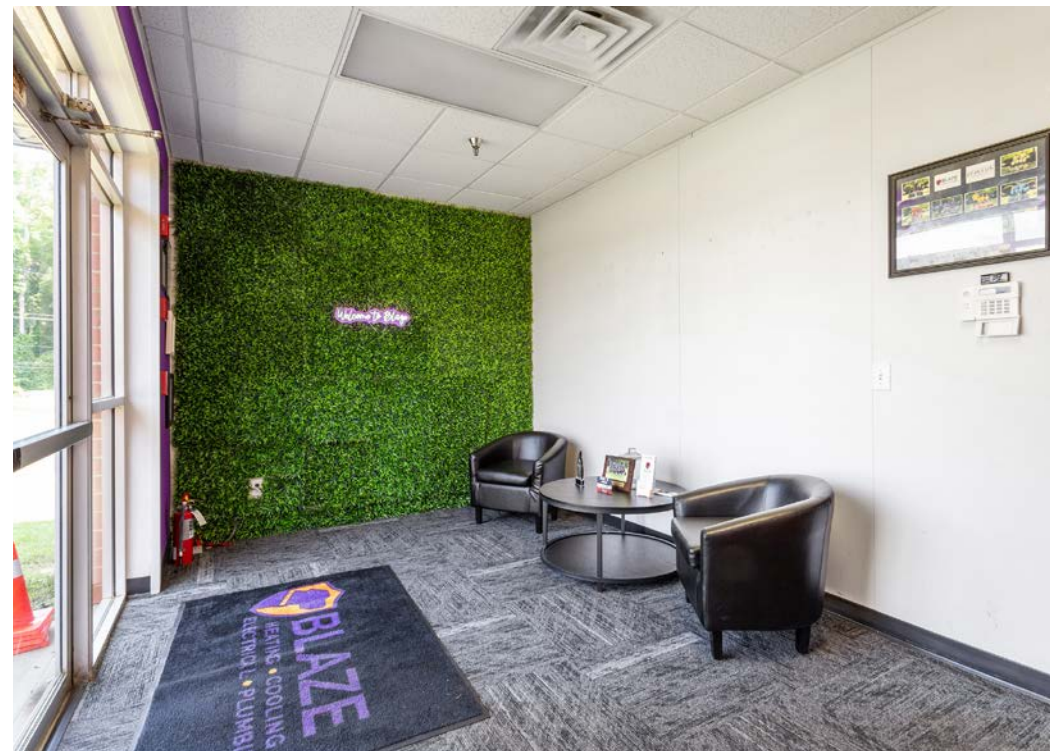
- Strategic location along E Gannon Avenue (US-264 ALT), a key commercial and commuter corridor in Eastern Wake County.
- Zoned Heavy Industrial, allowing for a wide range of manufacturing, logistics, warehousing, and flex-use opportunities.
- Immediate proximity to US-264 Bypass, I-87, and I-540 enables convenient regional access to Raleigh, Rocky Mount, and the Research Triangle.

I PROPERTY AERIAL



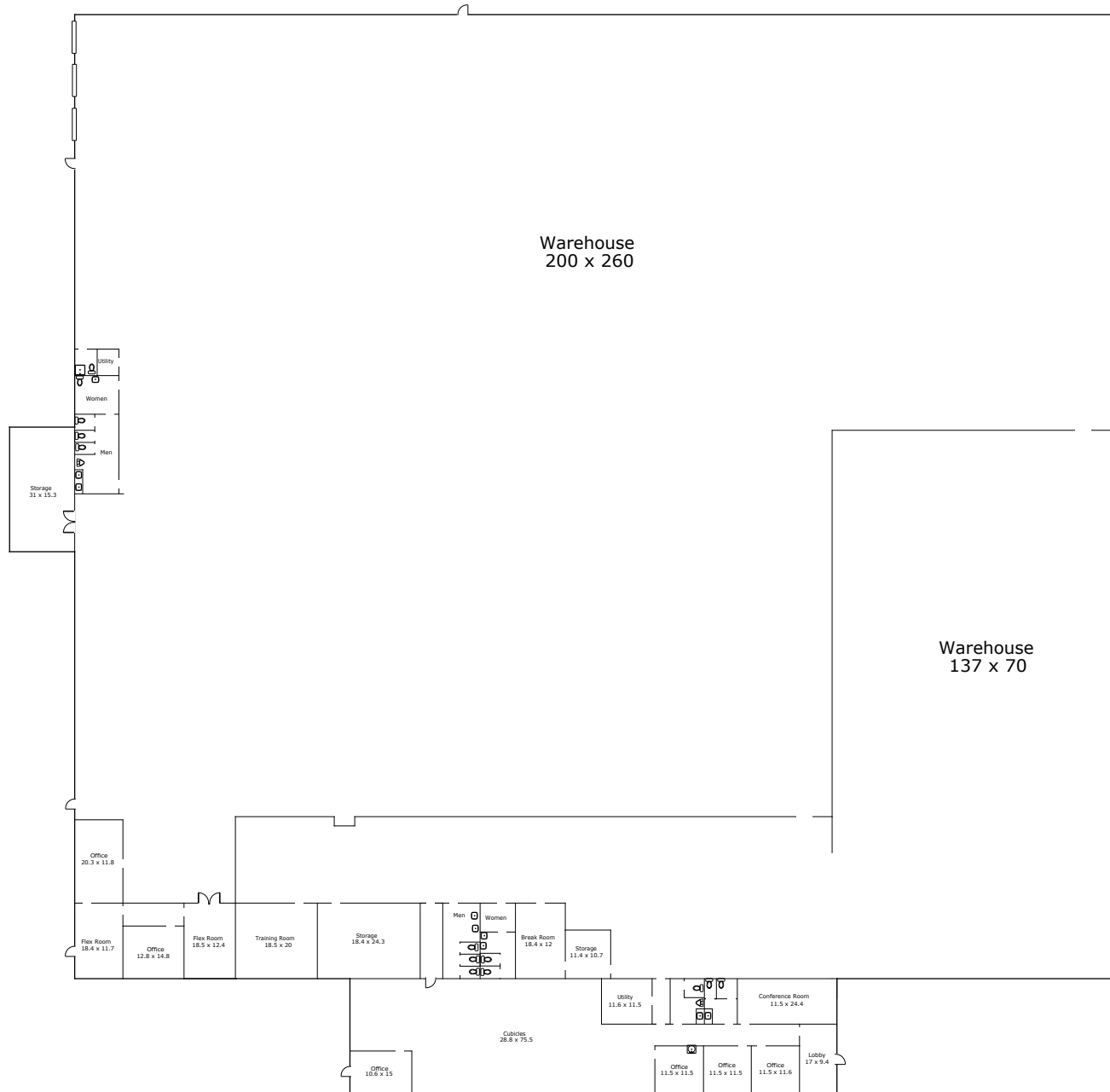


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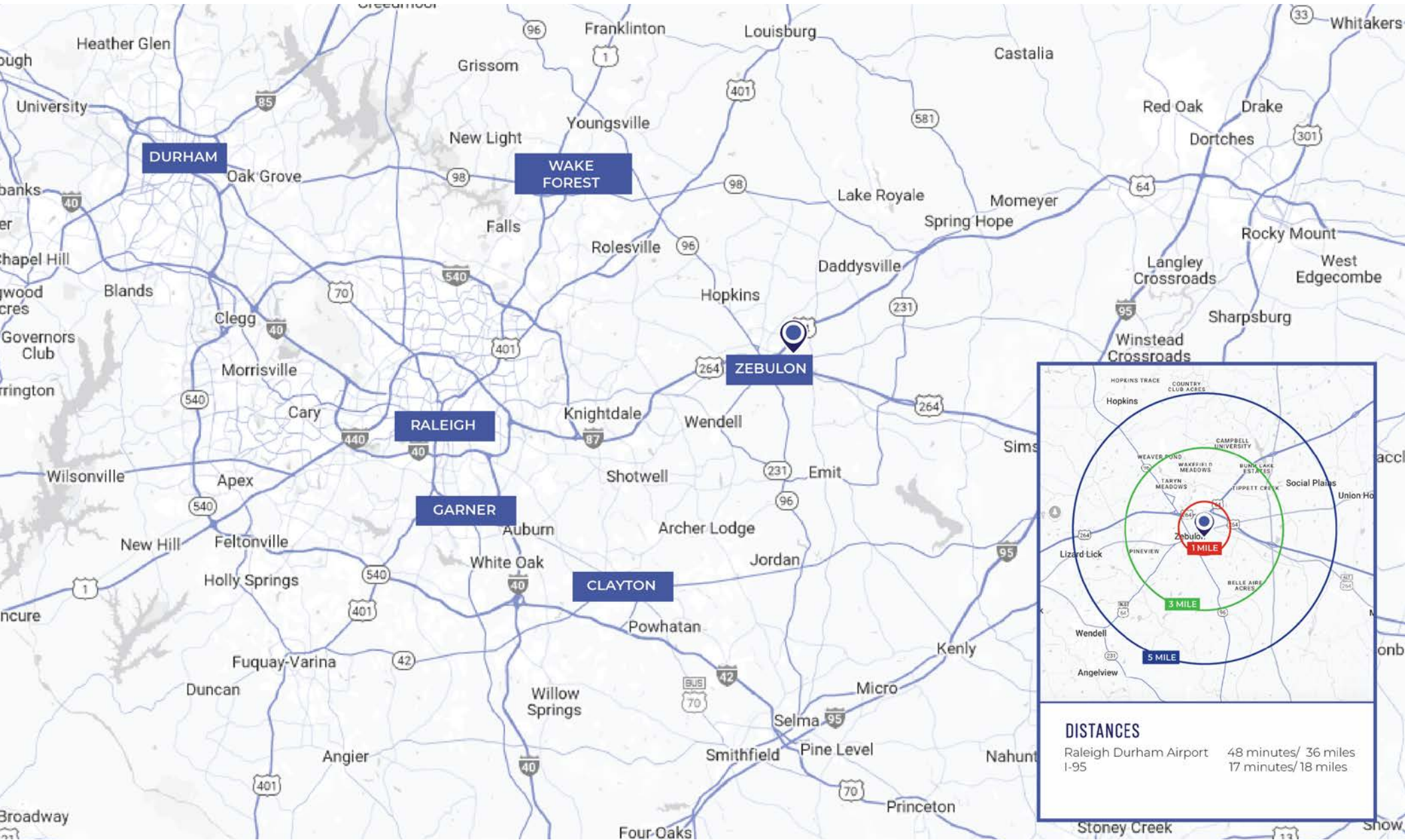




I SITE PLAN



I AREA MAP



I MARKET OVERVIEW

Zebulon, located in Eastern Wake County, is one of the fastest-growing communities in North Carolina and a key gateway to the Research Triangle region. Known for its small-town charm and strategic access to major highways, Zebulon is rapidly transforming into a hub for industrial growth, logistics, and advanced manufacturing. Anchored by a pro-business environment, access to skilled labor, and regional connectivity, the town is attracting sustained public and private investment.



Rapid Population Growth: Zebulon's population has grown by over 30% in the past decade and continues to expand as part of the broader Raleigh MSA. With residential and commercial development accelerating, the town offers strong long-term fundamentals for industrial users and investors.



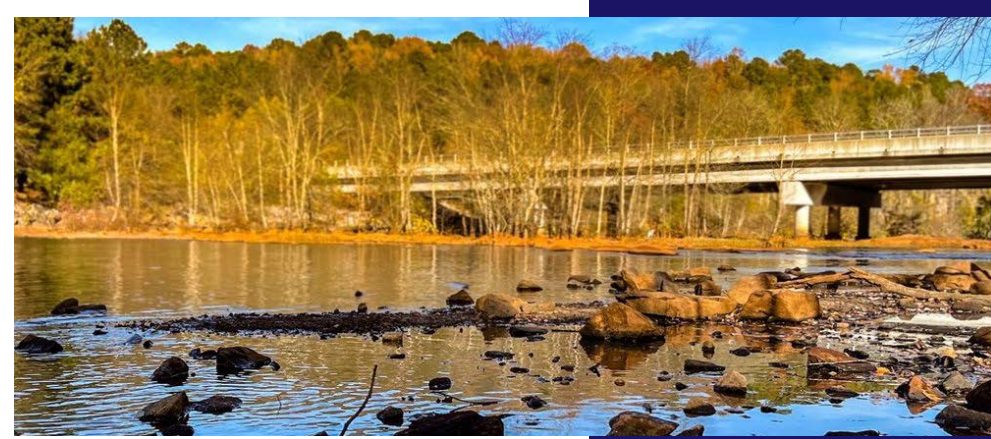
Strategic Infrastructure Access: The property benefits from immediate access to US-264 ALT and is minutes from I-87 and I-540, providing seamless connectivity to Raleigh, Wilson, Rocky Mount, and the Research Triangle Park. Zebulon's infrastructure and highway system make it an ideal location for last-mile logistics and regional distribution.



Affordable and Accessible: Compared to other Wake County municipalities, Zebulon offers competitively priced land and labor, while still delivering excellent access to urban amenities. This balance of affordability and accessibility continues to drive industrial interest in the area.



Pro-Business Climate: Zebulon has cultivated a reputation for being development-friendly, with streamlined permitting, available utilities, and economic development support. The town is home to major employers such as GSK, US Foods, and Nomaco, underscoring its industrial momentum.

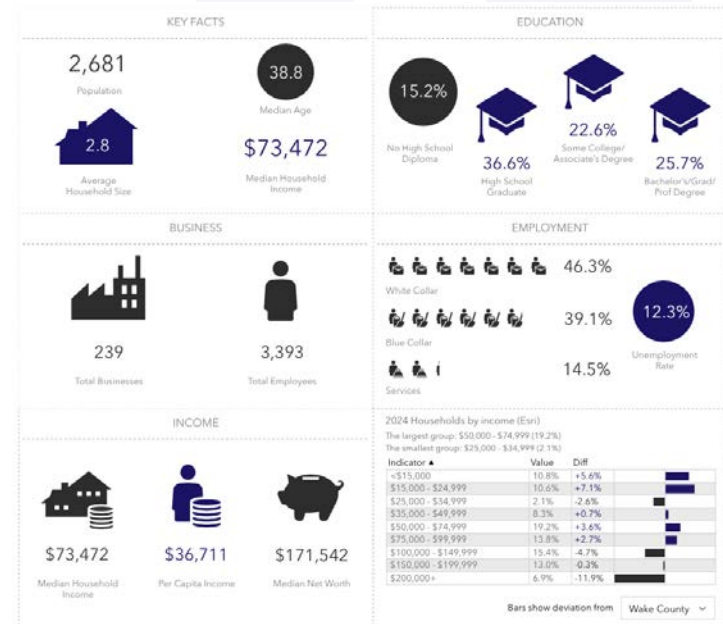


I DEMOGRAPHICS & EMPLOYERS

2024 Summary	1 MILE	3 MILE	5 MILE
Population	2,681	15,310	29,977
Households	966	5,562	11,174
Families	676	3,984	7,962
Average HH Size	2.77	2.73	2.66
Owner Occupied Housing Units	667	4,214	8,630
Renter Occupied Housing Units	299	1,348	2,544
Median Age	38.8	39.2	38.9
Median HH Income	\$73,472	\$81,570	\$78,347
Average HH Income	\$95,896	\$106,487	\$101,121

2028 Summary	1 MILE	3 MILE	5 MILE
Population	3,746	18,432	34,454
Households	1,386	6,771	12,959
Families	963	4,815	9,200
Average HH Size	2.70	2.70	2.64
Owner Occupied Housing Units	1,088	5,421	10,442
Renter Occupied Housing Units	298	1,350	2,517
Median Age	39.7	40.1	39.6
Median HH Income	\$88,907	\$99,671	\$94,384
Average HH Income	\$122,345	\$129,724	\$122,682

TOP 5 EMPLOYERS



CONTACT

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