



# BANK OPERATIONS FACILITY

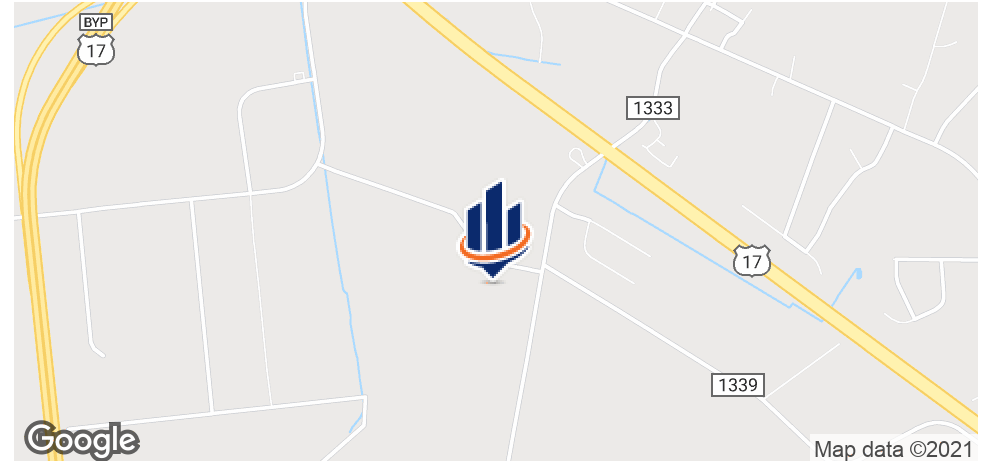
112 CORPORATE DR.  
ELIZABETH CITY, NC 27909

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Tim Dudley, CAI, AARE  
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# Property Summary



## OFFERING SUMMARY

Price:	Subject To Offer
Building Size:	24,506 SF
Year Built:	2005
Tax Assessment:	\$2,125,400
Lot Size:	8.58 AC
Zoning:	I-1

## PROPERTY OVERVIEW

SVN/Motleys is proud to present the bank operations facility located at 112 Corporate Dr., Elizabeth City, NC 27909. This 24,506 square foot, single-story facility is located on a 8.58 acre lot, including 4.5 acres for future development. The building was constructed in 2005 in the Pasquotank Commerce Park, which includes Pepsi Bottling Venture Equipment & Repair, ABC Supply Co., Inc., Pasquotank Correctional Institute, and more. The building is currently in very good condition, is fully furnished, and features a bank vault, wet sprinkler system, computer lab, corporate boardroom, training room with projector, and a kitchen with dining area. The property is assessed at \$2,125,400 and is located approximately 7 ± miles north of downtown Elizabeth City, NC.

## PROPERTY HIGHLIGHTS

- 24,506 SF Single-Story Operations Facility Built In 2005 - Assessed @ \$2,125,400
- Located In Pasquotank Commerce Park - Economic Incentives Available!
- Building In Very Good Condition - No Deferred Maintenance Required
- Fully Furnished, Bank Vault, Wet Sprinkler System
- Computer Lab, Corporate Boardroom, Training Room, Kitchen With Dining Area, 105 Parking Spaces,



# Additional Photos





# Additional Photos





# Additional Photos



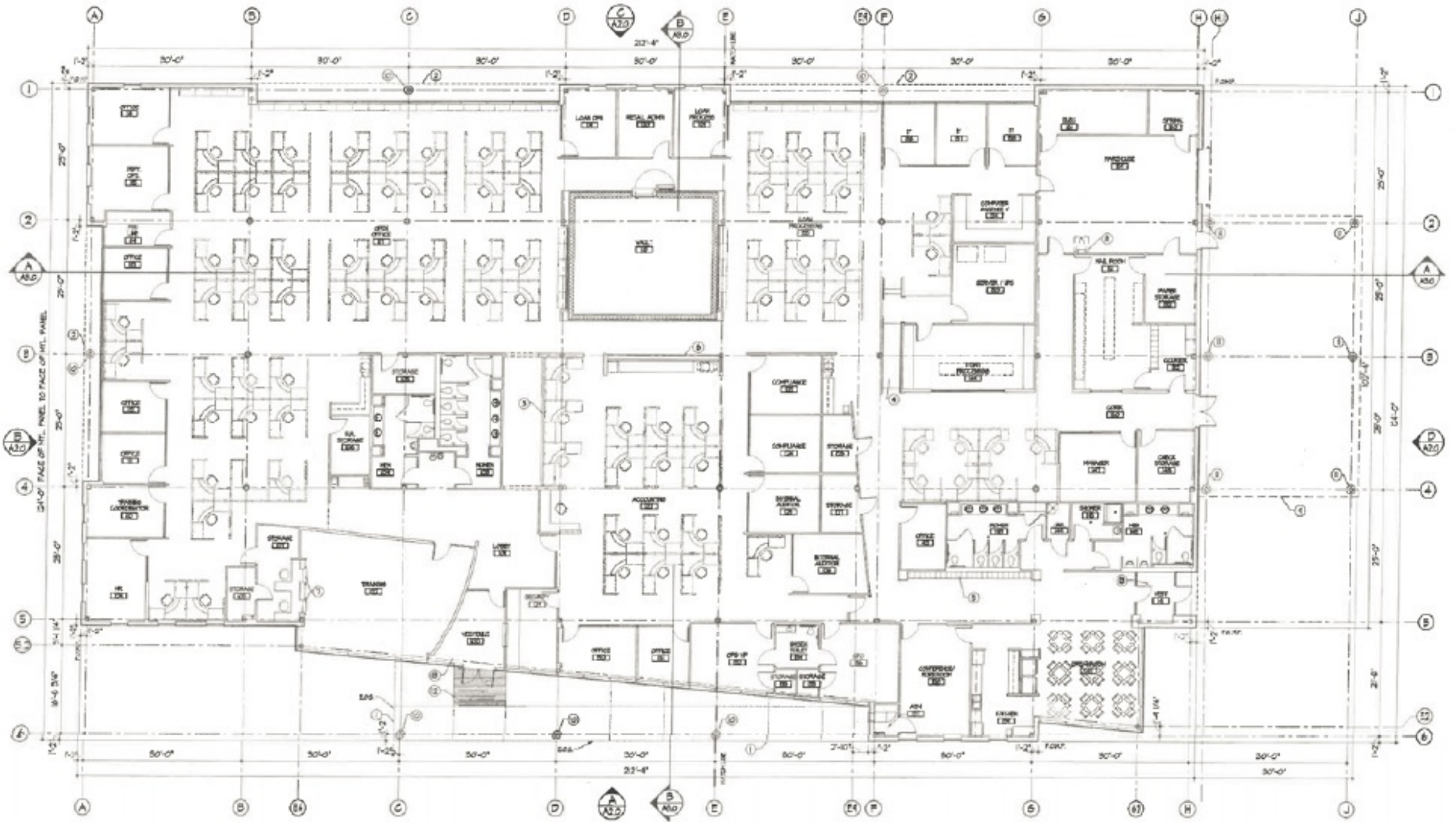


# Additional Photos



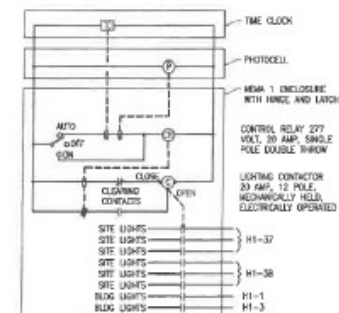
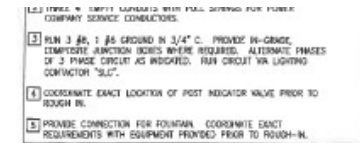


# Floor Plan





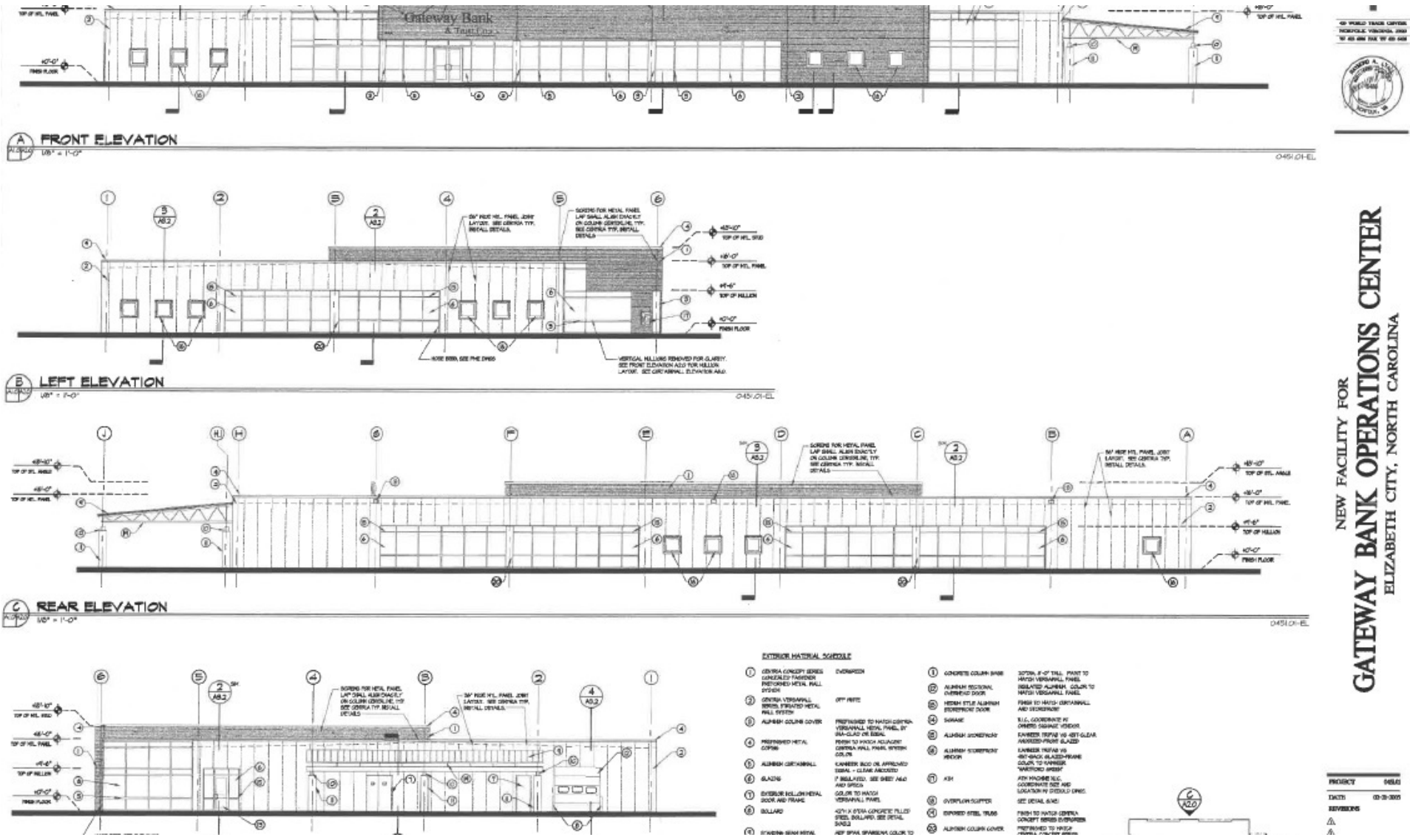
# Electrical Site Plan



NEW FACILITY FOR  
**GATEWAY BANK OPERATIONS CENTER**  
ELIZABETH CITY, NORTH CAROLINA



# Elevation Drawing



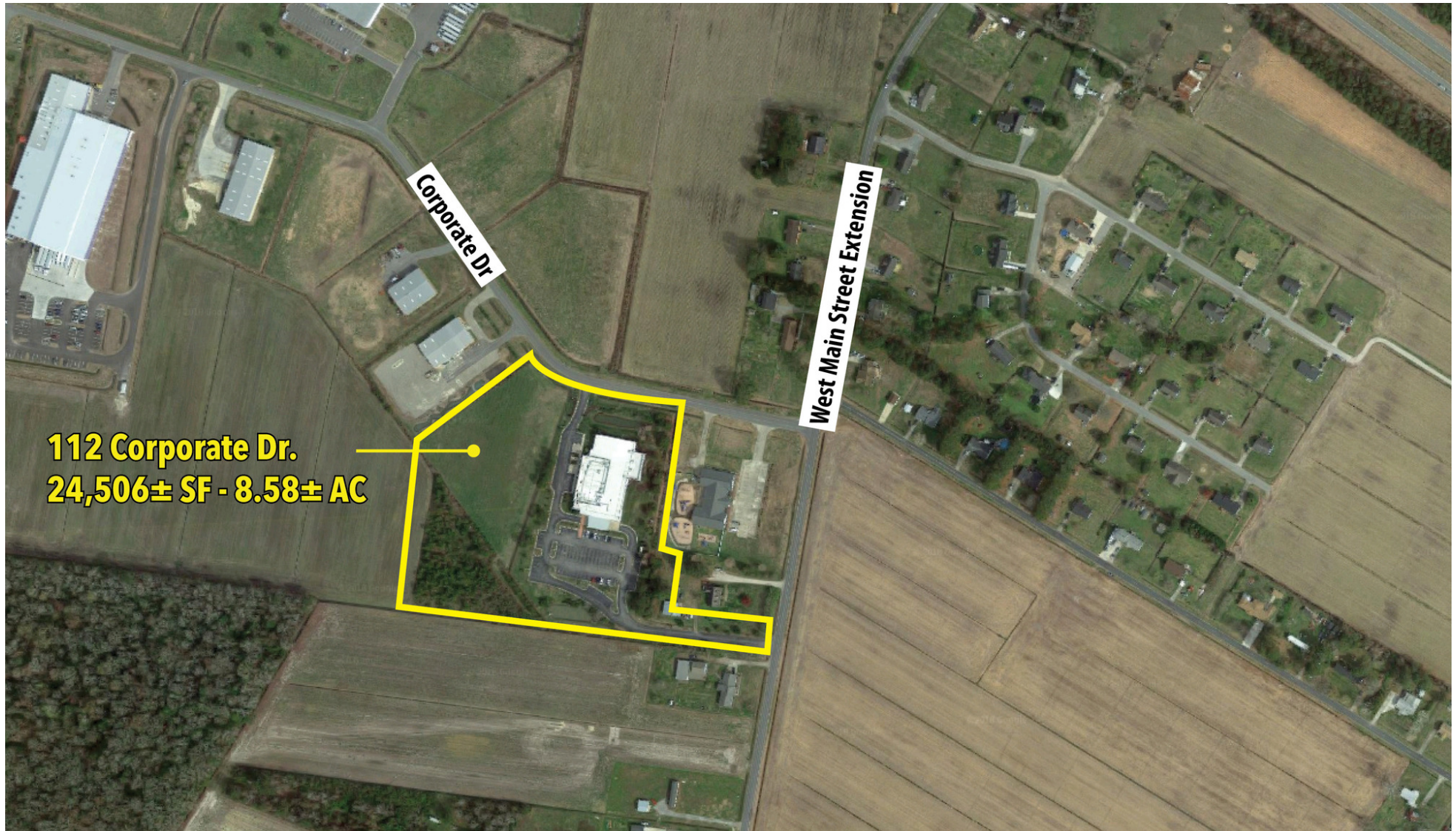


# Aerial Map



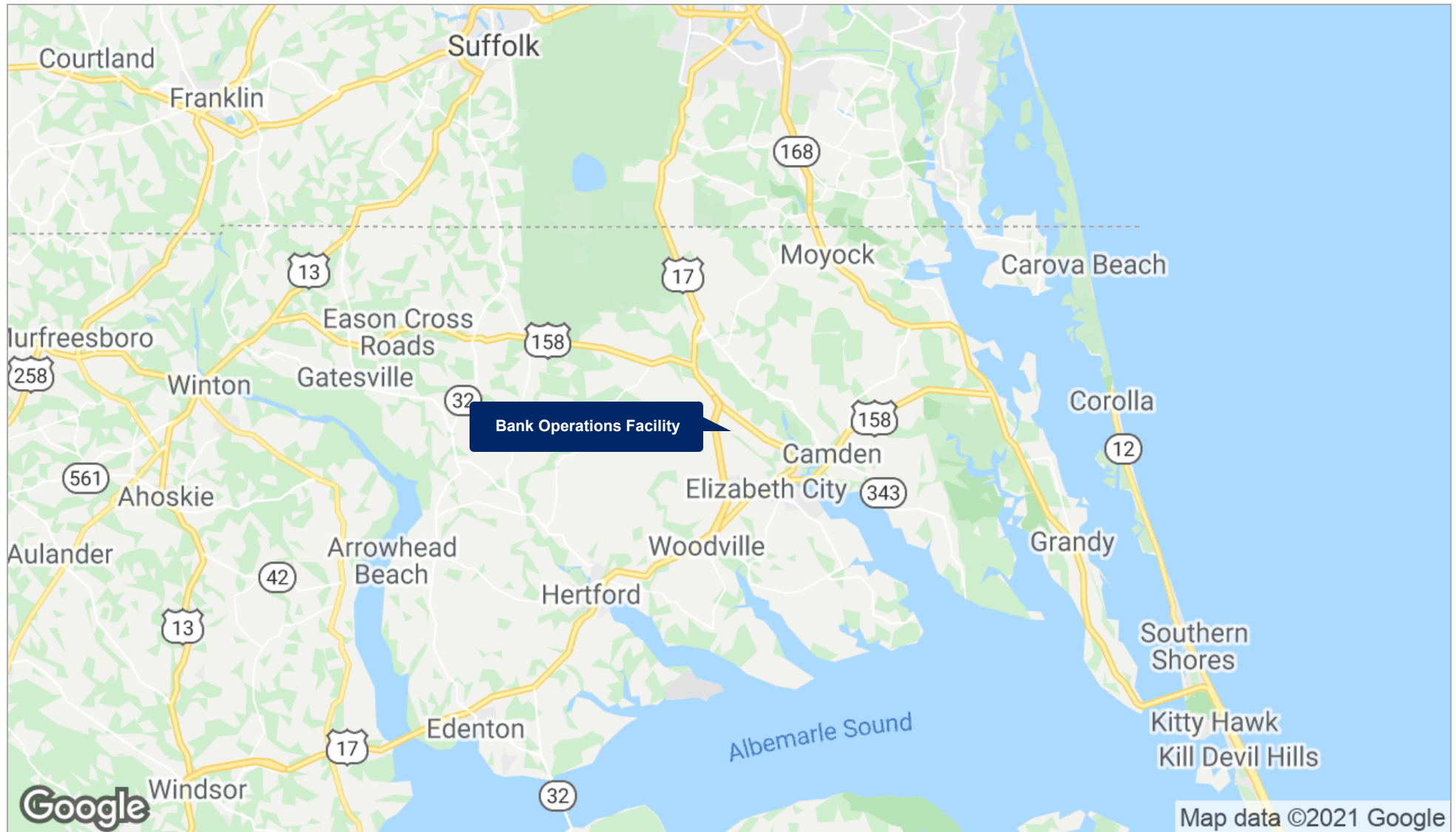


# Aerial Map With Parcel Outline



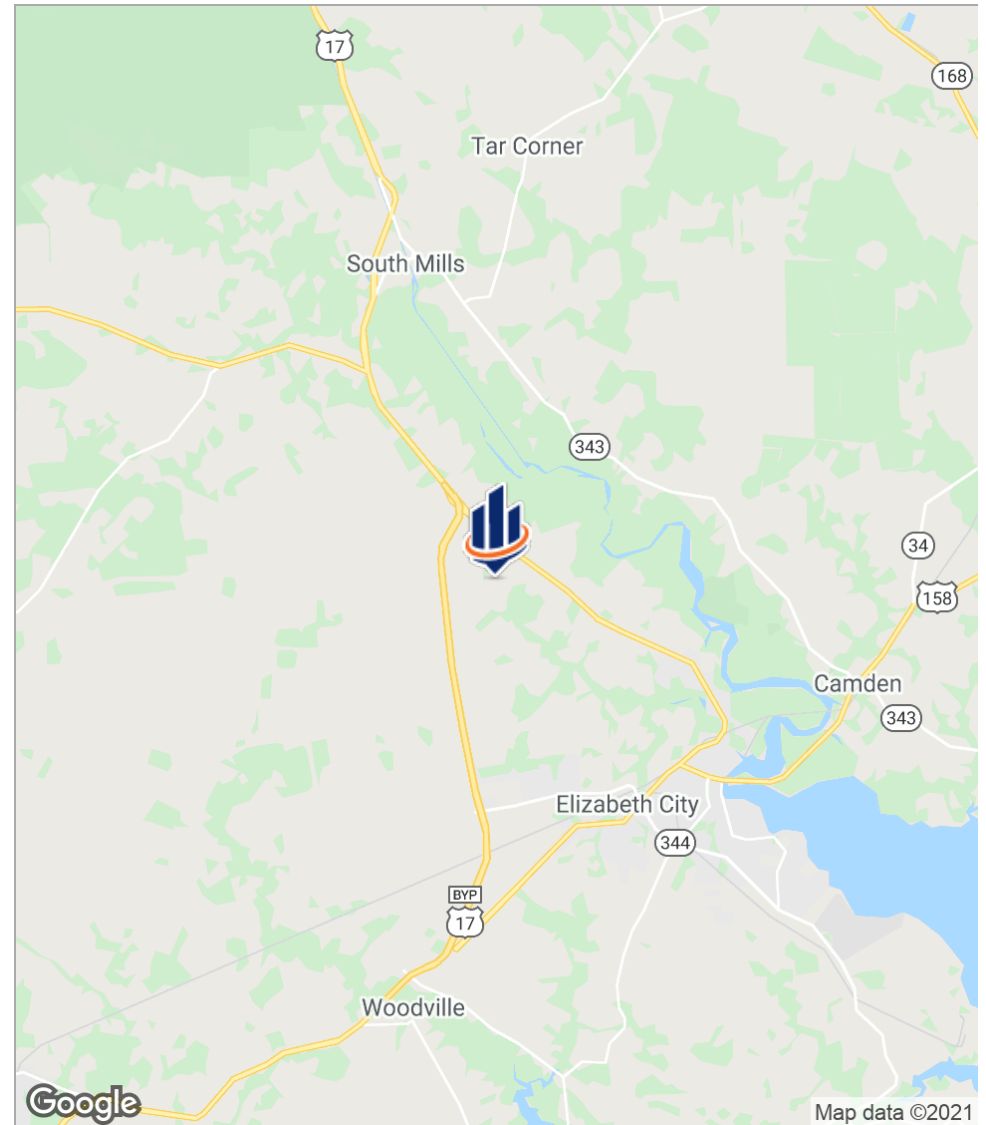
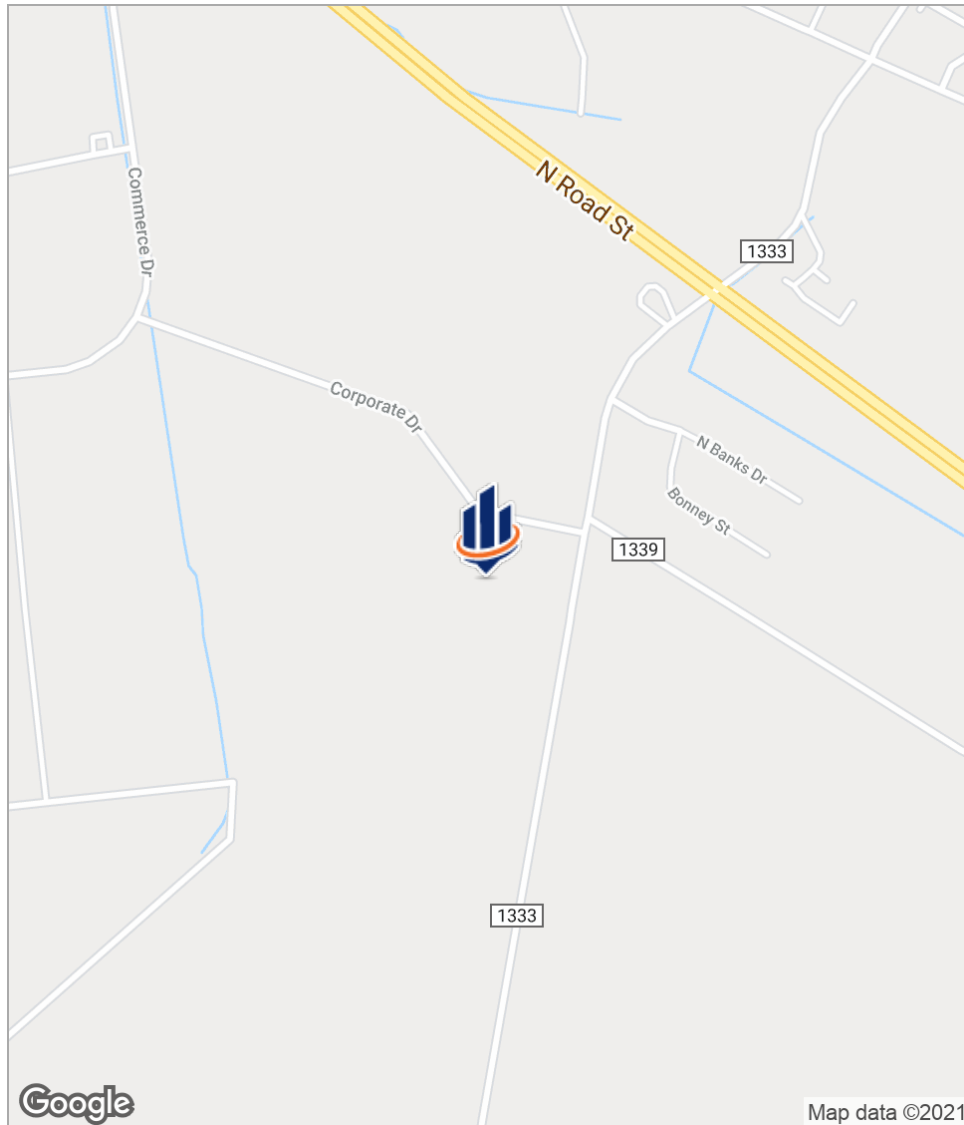


# Regional Map

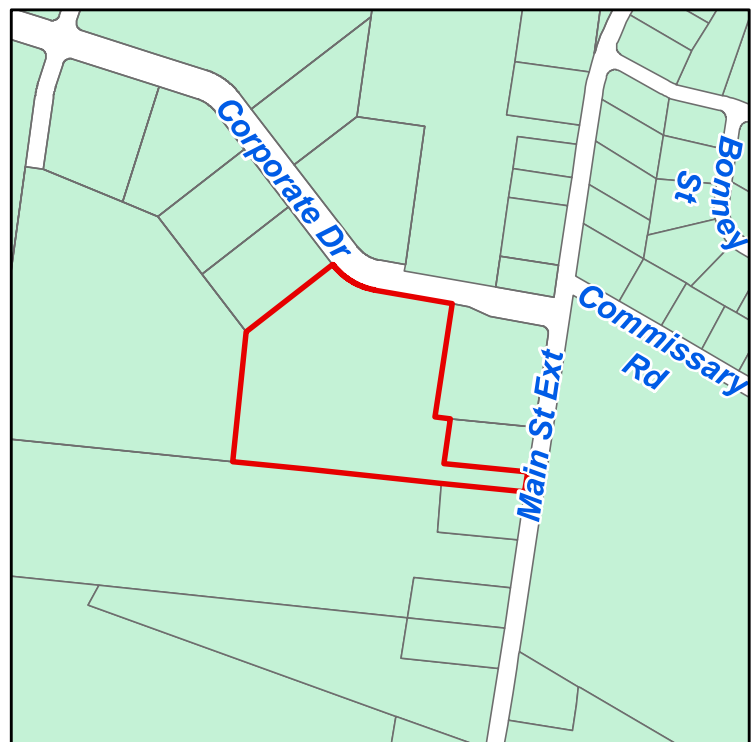




# Location Maps









# Advisor Bio & Contact 1

## TIM DUDLEY, CAI, AARE

### Senior Advisor

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## PROFESSIONAL BACKGROUND

Tim Dudley, a licensed Broker and Vice President of SVN/Motleys, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association [VAA] and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame [2014]. He is a graduate of the Certified Auctioneers Institute [CAI] and holds the Accredited Auctioneer of Real Estate [AARE] designation. Prior to joining SVN/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a SVN Partners Circle Award in 2013, 2014, 2015, and 2016. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

## MEMBERSHIPS & AFFILIATIONS

Certified Auctioneers Institute  
Accredited Auctioneer of Real Estate  
Virginia Auctioneers Association  
National Auctioneers Association  
Richmond Association of Realtors  
Turnaround Management Association



# Advisor Bio & Contact 2

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





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