



GENERAL INFORMATION

Former Use: Tobacco Processing/ Distribution

Sales: \$1,940,000

Lease: Negotiable

Available SF: +/-160,000SF warehouse
+/-2,200 SF Office

Acreage: 2 parcels totaling +/- 28 Acres

Ceiling Height: 16' min. - 24' max. **Sprinkler System:** Yes

Dock Doors: 5 Dock High/4 Drive In

Location: Stand Alone

In City Limits: Yes

Shell/Spec: No

Building Type: Industrial/Metal

Sub-dividable: Yes

DESCRIPTION

Excellent warehouse facility with recently updated office space. Facility is equipped with dock high loading and drive in loading, security/fire system, and truck scales. Easy access to Hwy 70, Hwy 117, and I-795.

INFRASTRUCTURE

Electricity: Duke Energy

- (2) 3000 amp 440V 3ph

Natural Gas: Piedmont Natural Gas

Telecommunications: AT&T

Water: City of Goldsboro

Sewer: City of Goldsboro

HIGHWAYS

Interstate 40: 25 min. drive

Interstate 795: 5 min. drive

Interstate 95: 35 min. drive

Highway 70: 5 min. drive

Highway 117: 5 min. drive

AIRPORTS

Raleigh Durham International: 70 mins.

Mount Olive Municipal Airport: 24 mins.

Wayne County Executive Jetport: 13 mins.

Kinston Regional Jetport: 31 mins.

Pitt-Greenville Airport: 55 mins.

SHIPPING PORTS

Wilmington: 1 hour, 45 mins.

Morehead City: 2 hours