

PARKEAST

THE WAYNE COUNTY INDUSTRIAL AND BUSINESS PARK

Fact Sheet

History

- In 1990, the citizens of Wayne County passed a bond referendum for the County to purchase approximately 232 acres. The remaining acreage is owned privately.
- The entire park is 500 acres, and was master planned by O'Brien Atkins, a land planning and engineering firm, located in Raleigh, North Carolina.
- Infrastructure construction began in 1993, which constructed Gateway Drive, the main boulevard, and Commerce Court, which accesses Lots 1-4.
- The first company to locate in the park was Pate Dawson Company, on Lot 3, in 1994.
- In 1999, Phase II infrastructure was completed, which extended Gateway Drive throughout the park, and constructed a second cul-de-sac, which opened up Lots 5-8 and several interior lots.
- In 2002, ParkEast was designated as a Certified Industrial Site by North Carolina's Eastern Region.

Location

- US Highway 70 East, Goldsboro, North Carolina.
- Surrounding properties:
 - North - Norfolk Southern Railroad and residential.
 - South - US Highway 70.
 - East - Available land and general business.
 - West - Light industry and general business.

Sites Characteristics

- Terrain - Relatively flat; only a 10 foot grade difference exists across the entire parcel.
- Right of Ways and/or Easements – Progress Energy currently has an overhead line, which extends north to south on the east side of the property. This line could be relocated.

Miscellaneous

- Lot size - Minimum lot size is 10 acres.
- Price - Range is \$40,000-\$200,000 per acre.
- Acreage available - Approximately 385 acres.
- Zoning - Industrial and Business Park I and Industrial and Business Park II

Existing Tenants

- Lot 1 - Mission Foods, a tortilla manufacturing company, was established at ParkEast in 1999.
- Lot 2 - Nordic Group, a freezer warehouse company, was established at ParkEast in 1995.
- Lot 3 & 6 - Pate Dawson Company, a wholesale foods distributor, was established at ParkEast in 1994.
- Lot 4 - Strickland Insurance Group, headquarters of an insurance company, was established at ParkEast in 1998.
- Lot 5 - Park Designs, a home furnishings distributor, was established at ParkEast in 2000.
- Lot 19 - AAR Corporation, an aviation cargo systems manufacturer, was established at ParkEast in 2006.

Amenities

- Water - 18" water line existing on site, serviced by City of Goldsboro.
- Sewer - 12" sewer line existing on site, serviced by City of Goldsboro.
- Electricity - Progress Energy services this site.
- Natural Gas - 10" line existing on site, serviced by Piedmont Natural Gas.
- Communications
 - AT&T services this site, providing telephone and internet
 - Time Warner Cable services this site, providing 5MB data capability
- Rail - Norfolk Southern Railroad borders this site to the north. Rail spurs have been designed to access the site.

Additional Information Available

- Protective covenants
- Geotechnical exploration and preliminary Environmental site assessment
- Subsurface drainage study
- Soil borings