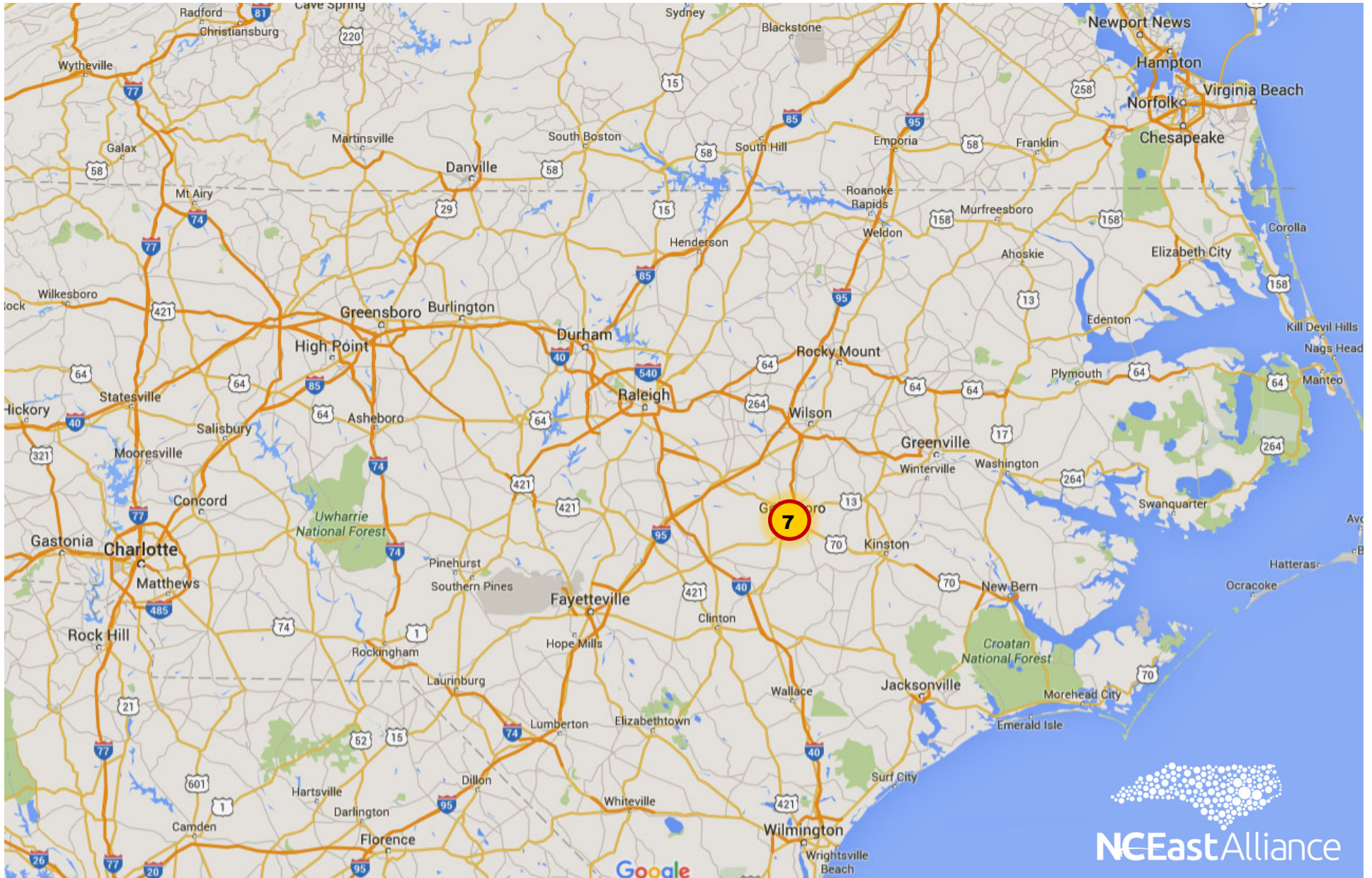


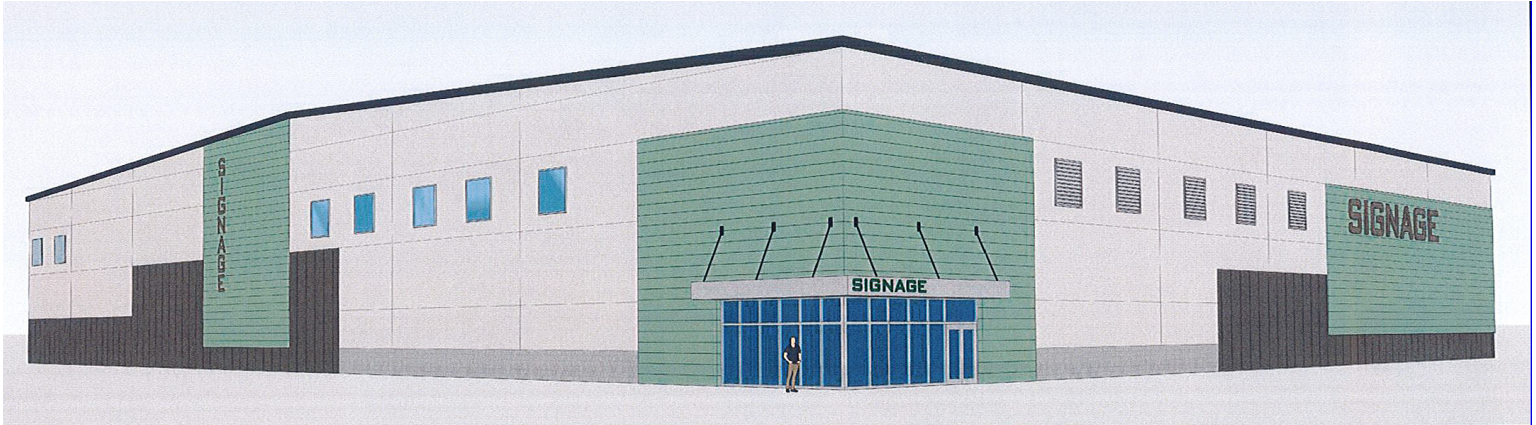
HOFFER PLASTICS





Lot 8 Shell Building - 50,000 SF

Gateway Drive/Challen Court, Goldsboro, NC 27534



NOTE: IMAGES OF BUILDING ARE SAMPLE IMAGES ONLY!

GENERAL INFORMATION

Former Use: New Construction

Sales: TBD **Lease:** N/A

Available SF: 50,000 SF; Expand to 100,000 SF

Acreage: 18.94 AC w/adjacent lot for expansion

Ceiling Height: 35'

Dock Doors: 4 Knock out Panels/can be customized to accommodate clients needs.

Type of Location: Stand Alone

In City Limits: Within City's ETJ

Shell/Spec: YES

Building Type: Light Industrial

INFRASTRUCTURE

Electricity: Duke Energy-3ph/115kV

Natural Gas: Piedmont Natural Gas

Telecom: AT&T - Certified Fiber Park

Water: City of Goldsboro

Sewer: City of Goldsboro

HIGHWAYS

Interstate 40: 15 min.

Interstate 795: 20 min.

Interstate 95: 40 min.

Highway 70: 5 min.

Highway 117: 5 min.

AIRPORTS

Raleigh Durham International: 70 mins.

Mount Olive Municipal Airport: 24 mins.

Wayne County Executive Jetport: 10 mins.

Kinston Regional Jetport: 31 mins.

Pitt-Greenville Airport: 55 mins.

SHIPPING PORTS

Wilmington: 1 hour 45 mins.

Morehead City: 2 hours

DESCRIPTION

Site work to accommodate a 50,000 SF insulated metal building is in progress. Building construction to begin 4th quarter of 2018. Building can be customized during construction for potential buyer. The lot size can accommodate a 100,000 SF building with available additional acreage adjacent to the lot for further expansion.



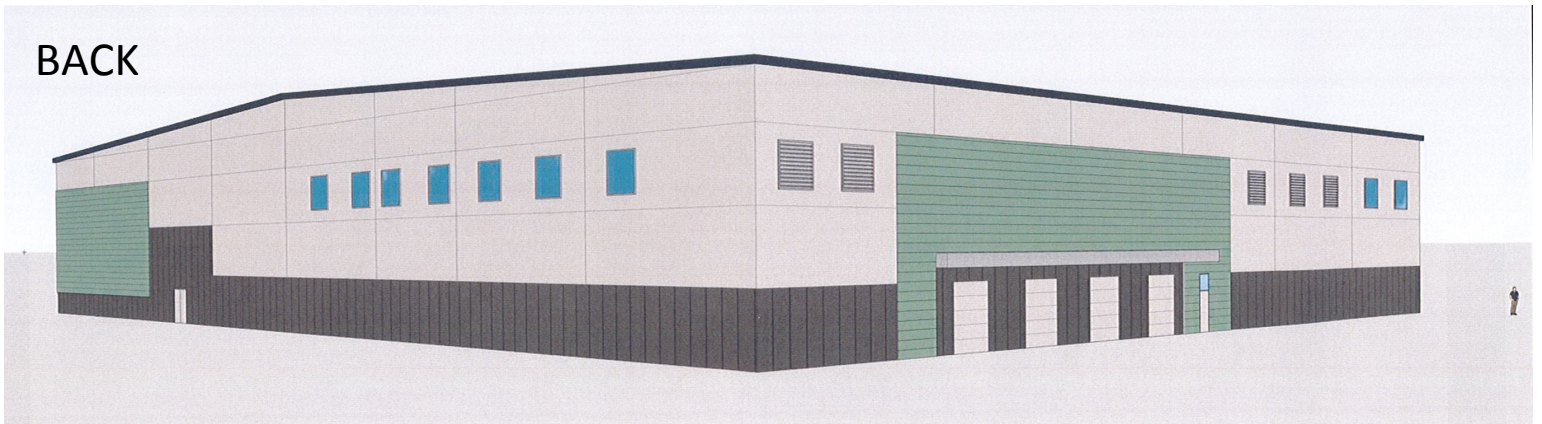
Lot 8 Shell Building - 50,000 SF

Gateway Drive/Challen Court, Goldsboro, NC 27534

FRONT



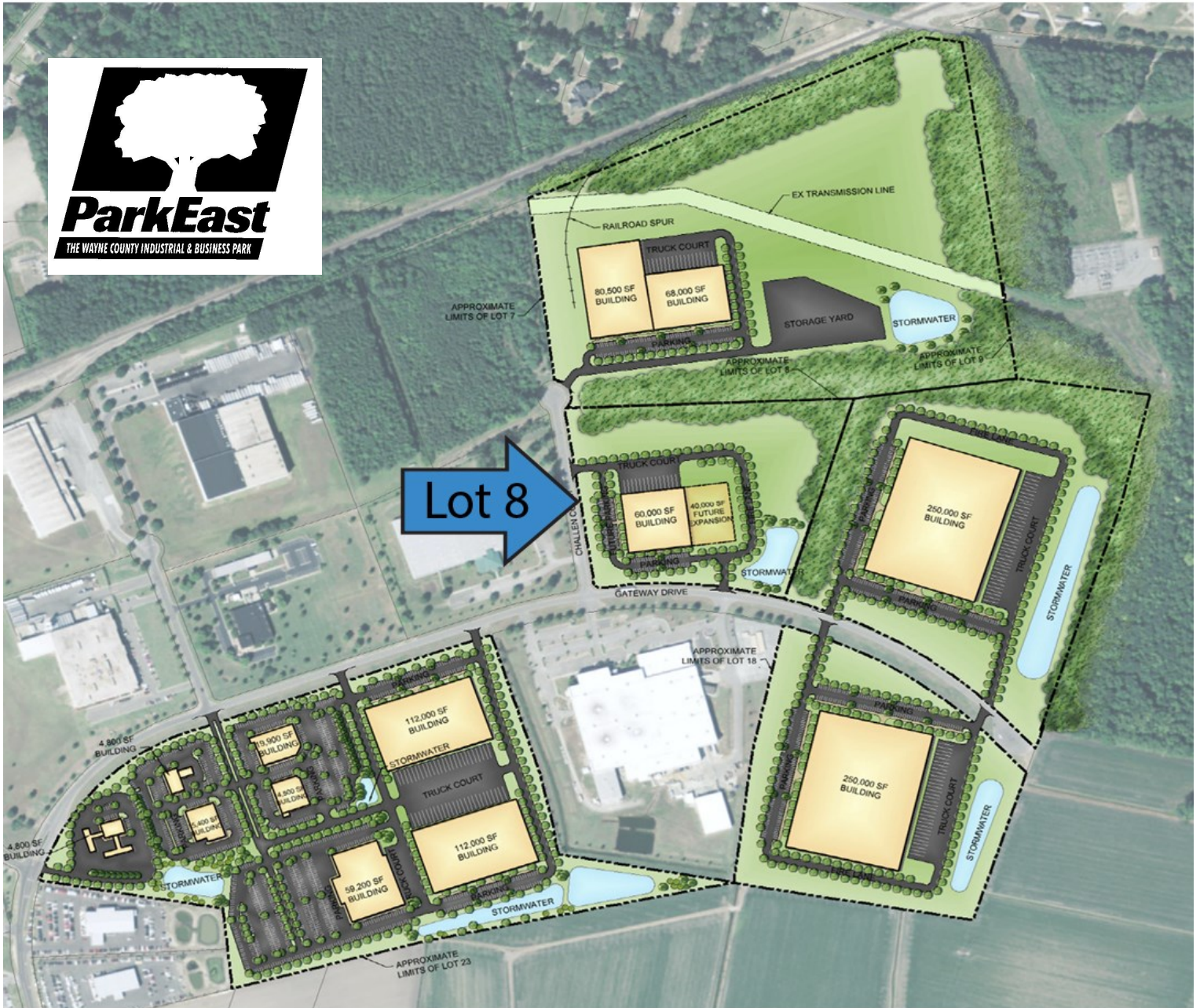
BACK





Lot 8 Shell Building - 50,000 ^{SF}

Gateway Drive/Challen Court, Goldsboro, NC 27534

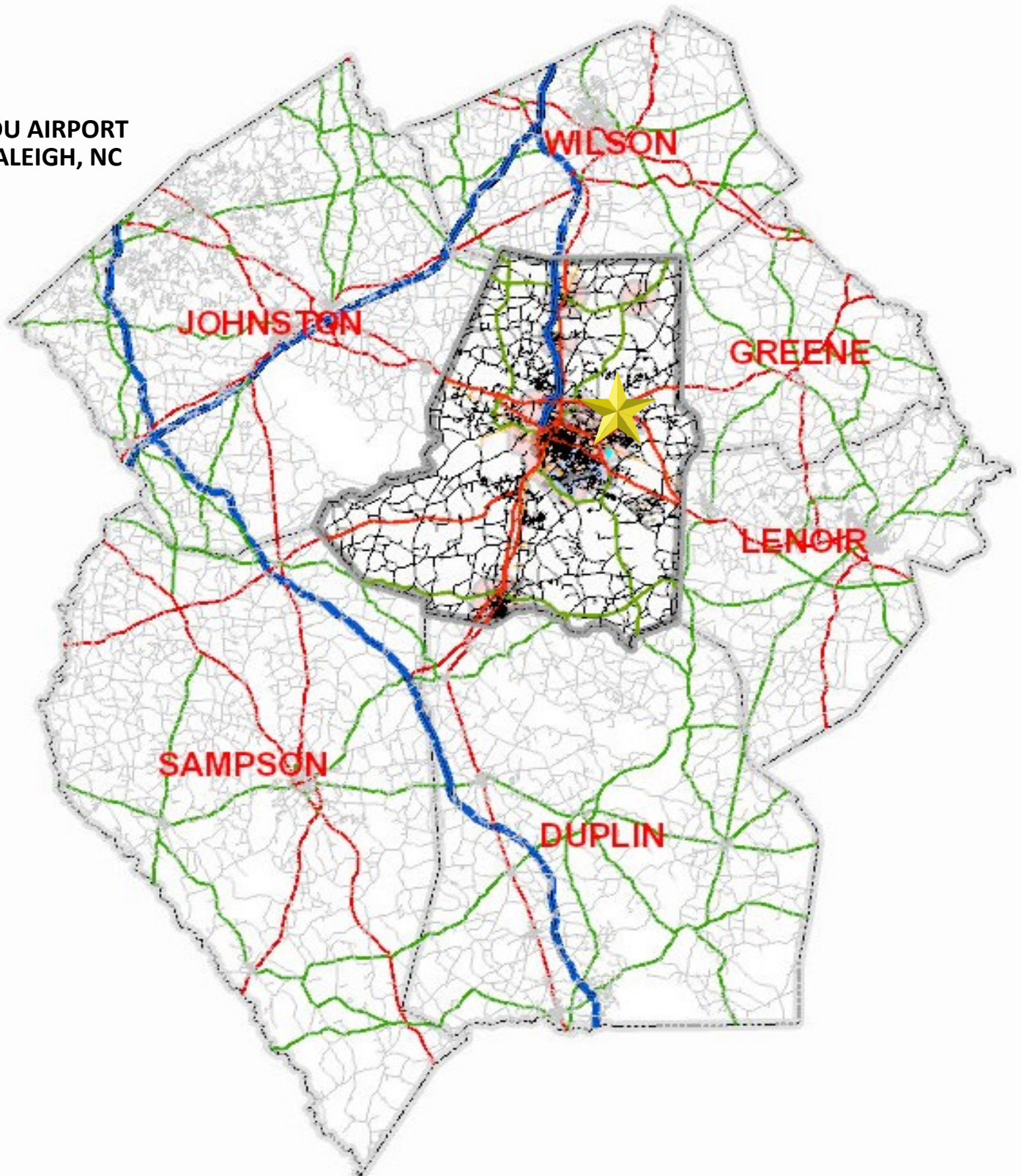




Lot 8 Shell Building - 50,000 ^{SF}

Gateway Drive/Challen Court, Goldsboro, NC 27534

RDU AIRPORT
RALEIGH, NC



WAYNE COUNTY
DEVELOPMENT ALLIANCE