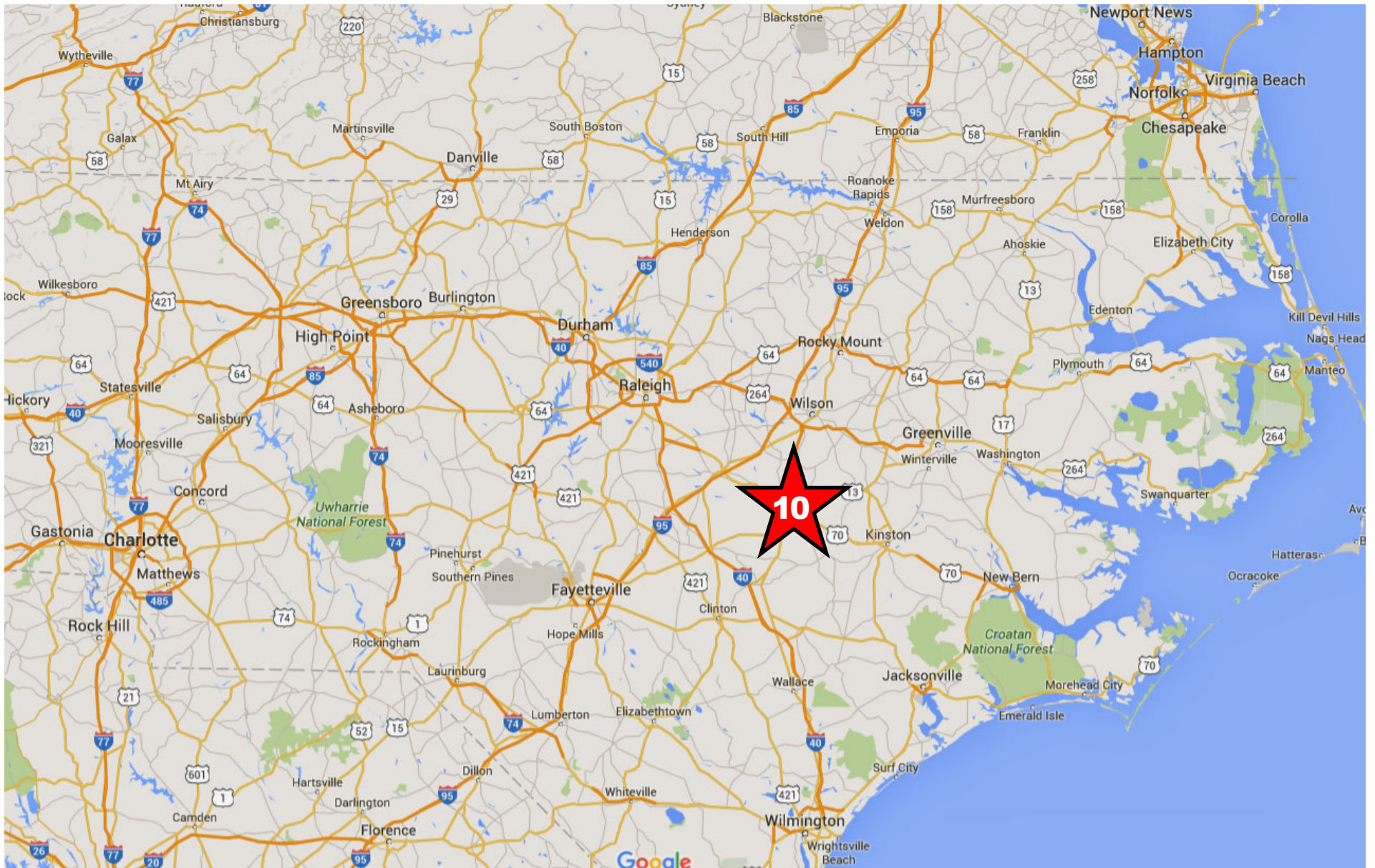


# POWERMAX - USA

*NCEast Project Max*





# ISAAC SMITH ROAD INDUSTRIAL BUILDING

584 Isaac Smith Road, Goldsboro, NC 27530



## GENERAL INFORMATION

**Sale:** \$725,000

**Available Square Feet:** 35,552 sf total

- 31,600 sf warehouse
- 3,952 sf office

**Acreage:** 6 acres

**Within City Limits:** No

**Parking:** Car, semi, and trailer parking

**Shell/Spec:** No

**Year Built:** 1986

**Sub-dividable:** Negotiable

**Type of Location:** Warehouse and office

**Former Use:** Distribution center

**Zoning:** CS - Community Shopping

**Parcel ID:** 0035937

## DESCRIPTION

Former distribution center for JJ Haines & Co. Inc., largest floor covering distribution company in the country. Warehouse and front office are in great condition and offer ease of access by being located right off of Hwy 70, outside of Goldsboro. This property has excellent visibility-road frontage. Easy access with 10 minutes from I-795 and 20 minutes off of I-95.

## INFRASTRUCTURE

**Electricity:** Duke Energy

**Natural Gas:** Piedmont Natural Gas

**Telecommunications:** AT&T

**Water:** Fork Water District

**Sewer:** Fork Water District

## FEATURES

- Ceiling height:
  - 25' Eaves and 31'4" Center
- Overhead dock high doors
  - (8) 8' x 10'
- Overhead drive-in door
  - (1) 7' x 10'
- Wall mounted exhaust fans (4)
- Metal roof with sky lights

## HIGHWAYS

**Interstate 40:** 25 min. drive

**Interstate 795:** 5 min. drive

**Interstate 95:** 35 min. drive

**Highway 70:** 1 min. drive

**Highway 117:** 5 min. drive

## AIRPORTS

**Raleigh Durham International:** 71 miles

**Mount Olive Municipal Airport:** 20 miles

**Wayne County Executive Jetport:** 10 miles

**Kinston Regional Jetport:** 29 miles

**Pitt-Greenville Airport:** 41 miles

## SHIPPING PORTS

**Wilmington:** 95 miles

**Morehead City:** 93 miles





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Road Front



31' 4"  
Ceiling  
Height



Office Area



Rack System



Office Area



Open Warehouse Space









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