



JACKSONVILLE ONSLOW
ECONOMIC DEVELOPMENT

30,000 SF INDUSTRIAL SHELL BUILDING EXPANDABLE TO 60,000 SF



Burton Business and Industrial Park 723 Luther Midgett Rd. Jacksonville, NC

Dimensions: 120 x 250 (Expandable to 240 x 250) **Lot Size:** 18.80 acres (Additional acres available)

Ceiling Height: 30 feet

Telecommunications: Fiberoptics available

Column Spacing: None

Nearest Interstate: I-40 (31 miles)

Walls: Insulated Metal

Nearest Highway: US 258/NC24 (1 mile)

Power: Duke Energy Progress

Nearest Commercial Airport: Albert J. Ellis (OAJ) (9 miles)

Water/Sewer: Onslow Water & Sewer Authority

Nearest Int'l Airport: Raleigh Durham Int'l (RDU) (129 miles)

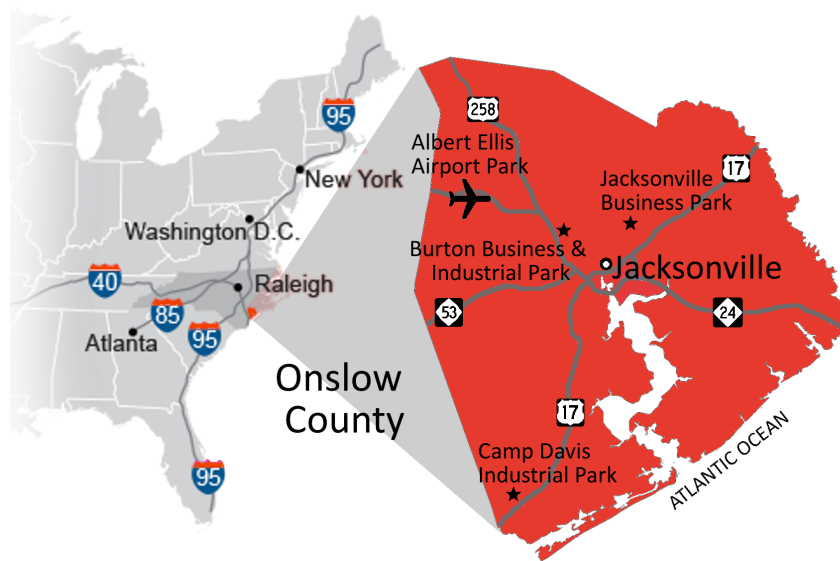
Gas: Piedmont Natural Gas

Nearest Port: Port of Wilmington (62 miles)

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Onslow County, North Carolina's local economy thrives on the connectivity of the mid-Atlantic states, a young and flexible workforce, and a strong and supportive relationship with the military and local employers. Our stable economy is growing-- as are our population and workforce!



Location: Jacksonville is 2 hours southeast of Raleigh via I-40, and 1 hour to either of two NC deep-water port cities Wilmington and Morehead City.

Labor and Work Force: With a population of 735,000 within a one hour commute, employers are sure to find qualified and skilled employees. Additionally, a major strength of Onslow County's workforce is the exiting military personnel from the United States Marine Corps bases located here, averaging 7,500 personnel annually. These individuals are highly trainable, demonstrate a strong work ethic and initiative, understand and execute directions, lead others effectively and excel at working in team environments. The combination of these talented, work ready candidates and the North Carolina Community College System's Customized Industry Training Program is a significant value to any existing or new industry considering expansion in Onslow County, NC.

Available Sites and Buildings: Onslow County offers three developed business and industrial parks with available sites, a 30,000 SF shell building (pictured on the reverse) and development sites at OAJ airport.

Albert J Ellis (OAJ) Airport Park boasts a new, two-story terminal with over 57,000 sq. ft. of passenger and operational spaces. Growth plans include site development adjacent to the runway.

Burton Business and Industrial Park is a cornerstone project in Onslow County's effort to welcome world-class companies to the area. The 735-acre Burton Industrial Park lies between Richlands and Jacksonville in Onslow County. A 30,000 SF shell building is available for occupancy.

Camp Davis Industrial Park is located on four-lane US Hwy 17 about 36 miles from the Port of Wilmington. CDIP is approximately half an hour travel time from two international airports and 25 minutes from Interstate Highway I-40 via four-lane highway.

Jacksonville Business Park is located near the intersection of the vibrant retail area of Western Boulevard and the residential corridor of Gum Branch Road. Jacksonville Business Park provides easy access to major corridors and residential areas. The 55-acre park is fully developed with infrastructure and utilities.