



## General Information

**Former Use:** Distribution & Warehouse  
**Sales:** \$475,000  
**Lease:** \$3.00/ SF—Terms Negotiable  
**Available SF:** 28,000 (14,000 SF warehouse and 6,000 SF office, 8,000 SF overhead loft)  
**Ceiling Height:** 25'  
**Dock Doors:** 1 Dock High / 1 Drive up  
**Type of Location:** Stand Alone  
**In City Limits:** Yes  
**Shell/Spec:** No  
**Building Type:** Industrial  
**Sub-dividable:** No

## Description

Gated property with easy access to major highways. Plenty of office space with warehouse providing high ceilings. Metal exterior, with fencing surrounding the building.

## Infrastructure

**Electricity:** Duke Energy  
**Natural Gas:** Piedmont Natural Gas  
**Telecommunications:** AT&T  
**Water:** City of Goldsboro  
**Sewer:** City of Goldsboro

## Access

**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

**Raleigh Durham International:** 70 mins  
**Mount Olive Municipal Airport:** 20 mins  
**Wayne County Executive Jetport:** 10 mins  
**Kinston Regional Jetport:** 31 mins  
**Pitt-Greenville Airport:** 55 mins

**Port of Wilmington:** 1 hour 45 mins  
**Port of Morehead City:** 2 hours



# SPORTSMAN WORLD

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