

GENERAL

Acreage: 73.95 total acres (36.8 available)

Price: \$30,000 / acre and up

Lot Sizes: 5 – 10 acres (lots may be combined to form larger parcels)

Location: Pepsi Way & Jacksontown Rd.
Ayden, North Carolina
Greenville, NC MSA, USA

Zoning: Light industrial, warehouse, distribution

Park Tenants: Minges Bottling Group, Inc., CMI Plastics, Inc., Sieber, LLC

PHYSICAL

Elevation: 65' to 72' above MSL

Appearance: Partially developed; Cleared lots

Soils: Lynchburg, Coxville, and Exum fine sandy loam; Preliminary soil boring report available; Soils suitable for light manufacturing

Drainage: High, well-drained, non-wetlands; Above 100 year flood plain

Environmental: Phase I Report found no evidence of contamination

TRANSPORTATION

Access: Direct access to NC 11-four lane, SW Bypass

Interstate: Designated I-587 (US 264) | Distance: 10 miles (15 minutes) via NC 11 and I-95 is 49 miles (55 minutes)

Commercial Air: PGV Airport | Distance: 12 miles (25 minutes)

International Air: RDU Airport | Distance: 100 miles (less than 2 hours)

Closest Port: Morehead City | Distance: 76 miles (85 minutes); FTZ 214

UTILITIES

Water: 10" (Town of Ayden)

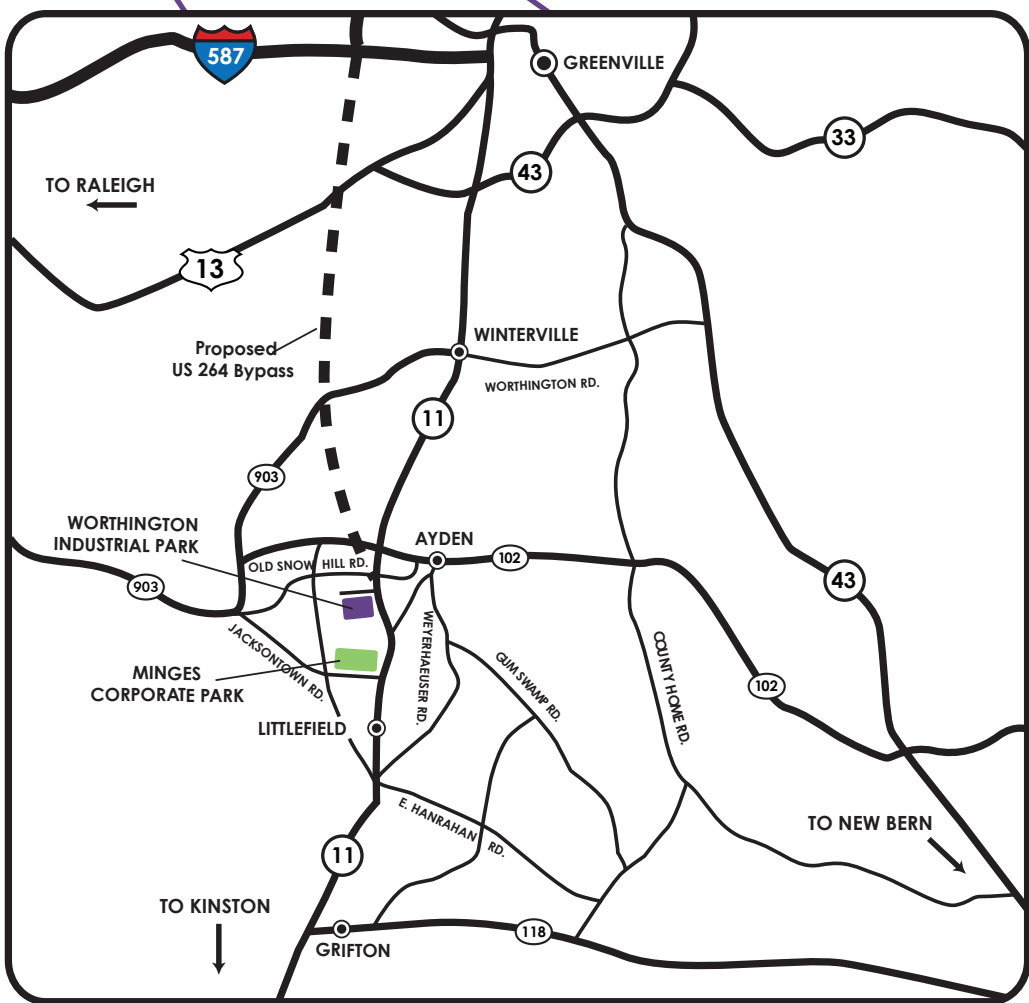
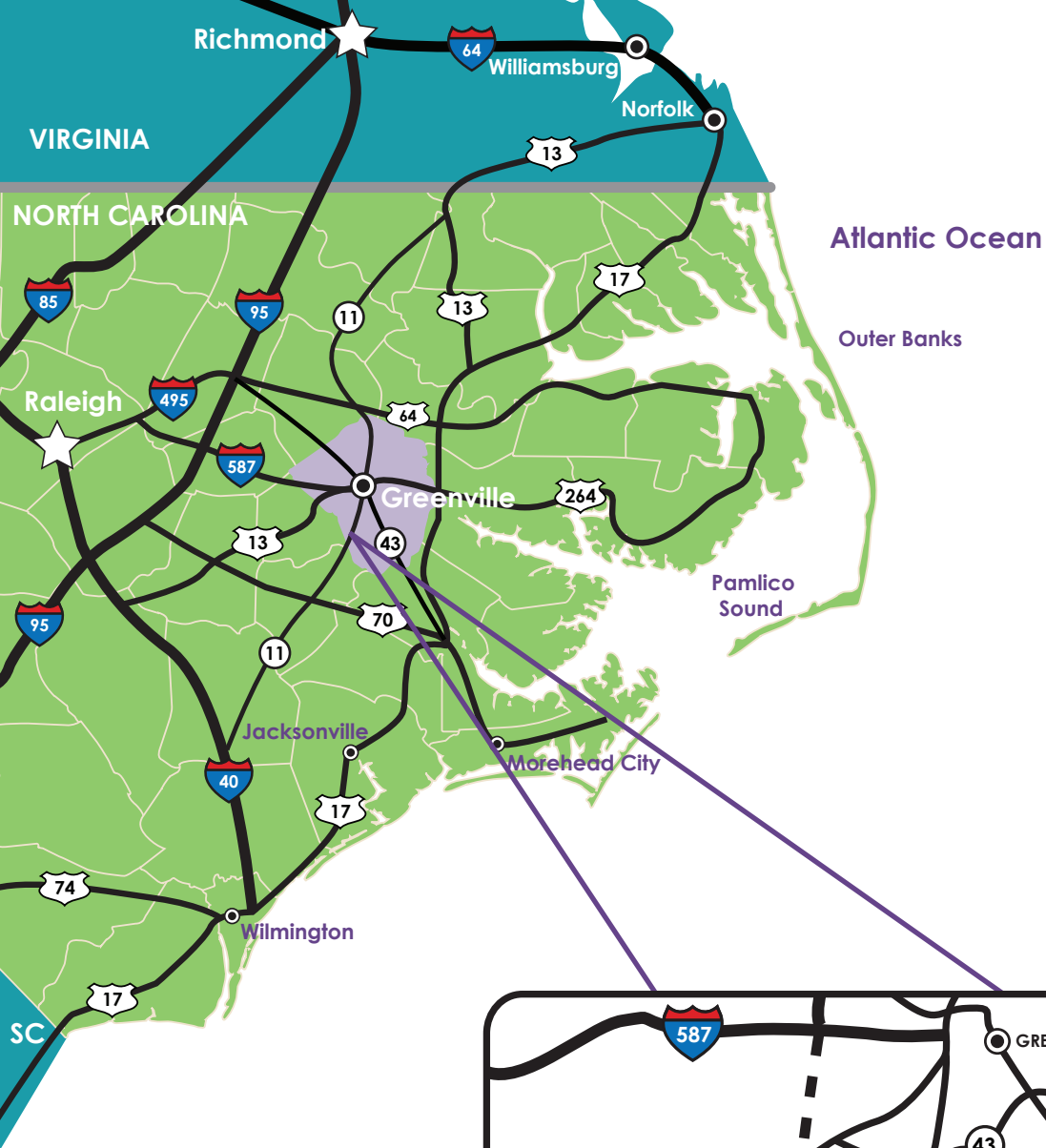
Sewer: 12" RCP Gravity Main (Contentnea Metropolitan Sewerage District)

Gas: 8" line (Greenville Utilities Commission)

Electric: 3 Phase, 60 Cycle, 12 KV Primary Distribution; 115 KV Transmission service available upon request (Town of Ayden)

Telecommunications: Fiber optic facilities, broadband internet available (CenturyLink)





PITT COUNTY
DEVELOPMENT
COMMISSION

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