

GENERAL

Acreage: 90 total acres (55 available)

Price: Negotiable

Lot Sizes: 2 or more acres

Location: Elliott Dixon Rd.
Ayden, North Carolina
Greenville, NC MSA, USA

Zoning: Industrial

Park Tenants: Anderson Truss, Charm-Tex, RSB Tobacco

PHYSICAL

Elevation: 49.1' above MSL

Appearance: Partially developed site; Partially wooded

Soils: Sandy loam; Preliminary soil boring report available; Soils suitable for light manufacturing

Drainage: High, well-drained, non-wetlands; Above 500 year flood level

Environmental: Phase I Report found no evidence of contamination

TRANSPORTATION

Access: Direct access to NC 11-four lane

Interstate: Designated I-587 (US 264) | Distance: 10 miles (15 minutes) via NC 11 and I-95 is 48 miles (55 minutes)

Commercial Air: PGV Airport | Distance: 10 miles (20 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: 6" 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)

1
28.47 Acres

11
4.35 Acres

RSB
Tobacco

8
3.76 Acres

Levi Drive

SW Bypass Service Road

Pitt County
2.65 Acres

16
1.25 Acres

9
3.76 Acres

17
1.25 Acres

13
3.08 Acres

Charm-Tex

18
1.24 Acres

10
3.78 Acres

(12,000 sf)
Available
Building

19

2.16 Acres

SW Bypass Service Road

Elliott Dixon Road

12
3 Acres

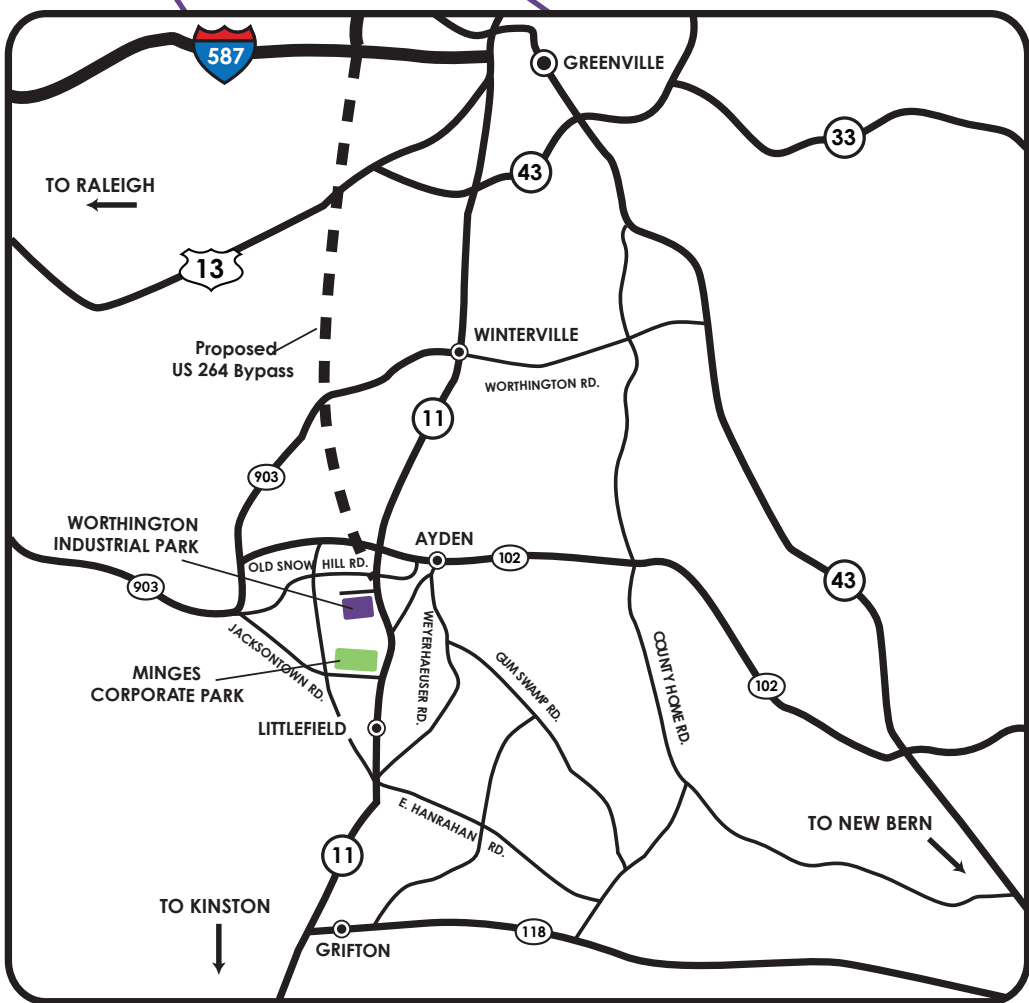
Charm-Tex

Anderson Truss

NC HWY-11

SW Bypass





PITT COUNTY
DEVELOPMENT
COMMISSION

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