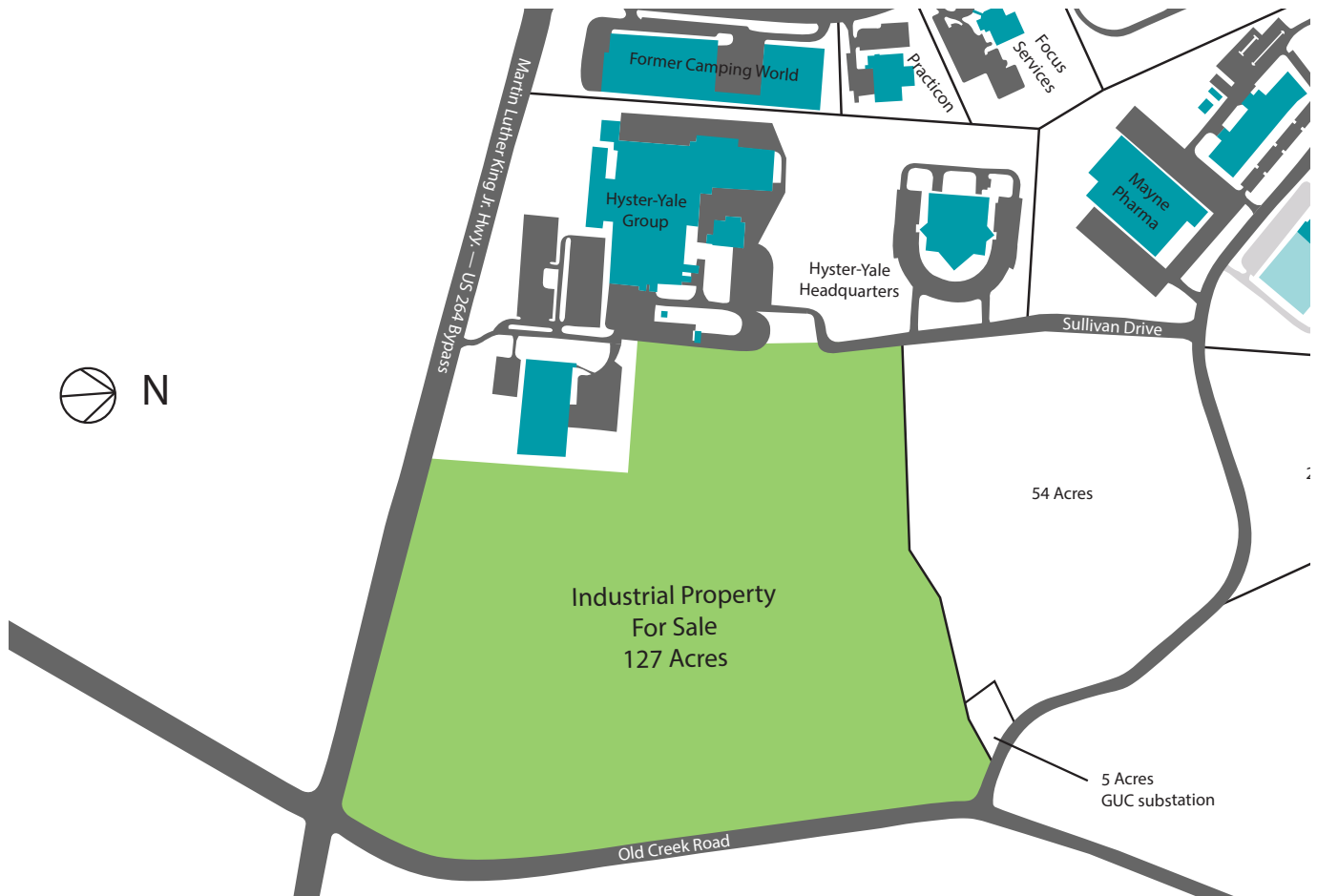


# PITT COUNTY INDUSTRIAL SITE

1911 Old Creek Road  
Greenville, NC 27834



## LOCATION

This property is located in Greenville, NC, between Raleigh and the Outer Banks and just a short 5 minute drive to East Carolina University (ECU), Pitt-Greenville Airport (PGV), and the Uptown District. With visibility from the highway bypass in the heart of the industrial district, this property is a prime site location in eastern North Carolina!

The Greenville, NC MSA is a growing metro area with a population of approximately 180,000. The laborshed, representing a 30 minute commute, totals approximately 250,000. East Carolina University and Pitt Community College both participate and collaborate to deliver free customized industrial training, part of the State's typical incentives package.

The property is less than a mile from US Highway 264, Future I-587, connecting Greenville to Raleigh, RTP, RDU International Airport, I-95 and I-40. Located in the Greenville ETJ, the property only pays County taxes. Neighbors include Grady-White Boats, Hyster-Yale, DSM Dyneema, and Thermo Fisher Scientific, among others in the Greenville Industrial Park district. The Greenville, NC MSA is in the top 20% of the **Milken Institute's Best Performing Small Cities in the US.**



## BUILDING SPECIFICATIONS

<b>Size:</b> 127 acres, can be subdivided	<b>Environmental:</b> Phase 1 Environmental, Geotech Report, and Wetland Survey (2018) available upon request
<b>Ownership:</b> Pitt County	<b>Utilities:</b> Greenville Utilities Commission (water, sewer, gas electric)
<b>Zoning:</b> Industrial	<b>Electric:</b> 480 MW system capacity/120 MW reserve capacity
<b>County:</b> Pitt (Tier 2)	<b>Water:</b> 24.5 mgd total capacity/11.6 mgd available
<b>Taxes:</b> Pitt County only   0.6891/\$100	<b>Wastewater:</b> 17.5 mgd total capacity/8.2 mgd available
<b>Access:</b> US Hwy 264 Bypass & Old Creek Road	<b>Natural Gas:</b> More than 13,800 DT available capacity
<b>Highway:</b> US Hwy 264 (Future I-587)	<b>Data:</b> Up to 1G speeds

## TRANSPORTATION

- Access:** Sugg Parkway (28' pavement on 80' R/W) to US 264 Bypass & Old Creek Rd.
- Interstate:** Designated I-587 (US 264) controlled access, interstate quality highway  
Distance: 1 mile west of site, I-95 | Distance: 40 miles via US 264 (40 minutes)
- Regional Air:** PGV Airport | Distance: 2 miles (2 minutes)
- International Air:** RDU Airport | Distance: 90 miles (90 minutes)
- Closest Port:** Morehead City | Distance: 80 miles (80 minutes); FTZ 214 within 200 miles of Wilmington, NC and Port of Norfolk

