



## WAREHOUSE FOR SALE OR LEASE

301 JEFFREY'S LANE  
GOLDSBORO, NC 27530

### LEASED

**LOCATION:** Along Interstate 795, approximately 1.5 miles south of Hwy 70.

**IMPROVEMENTS:** +/-160,000 square foot storage warehouse including truck scale. Approximately 2,200 feet of office. Building is fully sprinkled with dry system and has security and fire alarm. One large loading dock in rear, 5 docks on one side, 7 drive-in on other side.

**LAND:** +/-28 acres, two parcels. Topography is level, slight slope to rear of property.

**ZONING:** I-2, General Industry

**UTILITIES:** Electrical, Public water and sewer, Natural gas

**ROAD FRONTAGE:** +/-565 feet along Jeffrey's Lane

**SALES PRICE:** \$1,495,000.00

Information provided herein is secured from sources presumed to be reliable. However, all information is subject to verification. White Oak Commercial, Inc. does not independently verify nor warrant the accuracy of the information.

### SPECIFICATIONS:

**CONSTRUCTION:** Pre-engineered frame

**EXTERIOR WALLS:** Modular Metal Panels

**ROOF:** Frame with metal cover

**CEILING HEIGHT:** 16' clear at eaves, 24' in middle

**LIGHTING:** Strip Fluorescent

**FLOORS:** Reinforced concrete slab

**YEAR BUILT:** 1979

**LEASE RATE:** Negotiable



**Bill White, Broker**

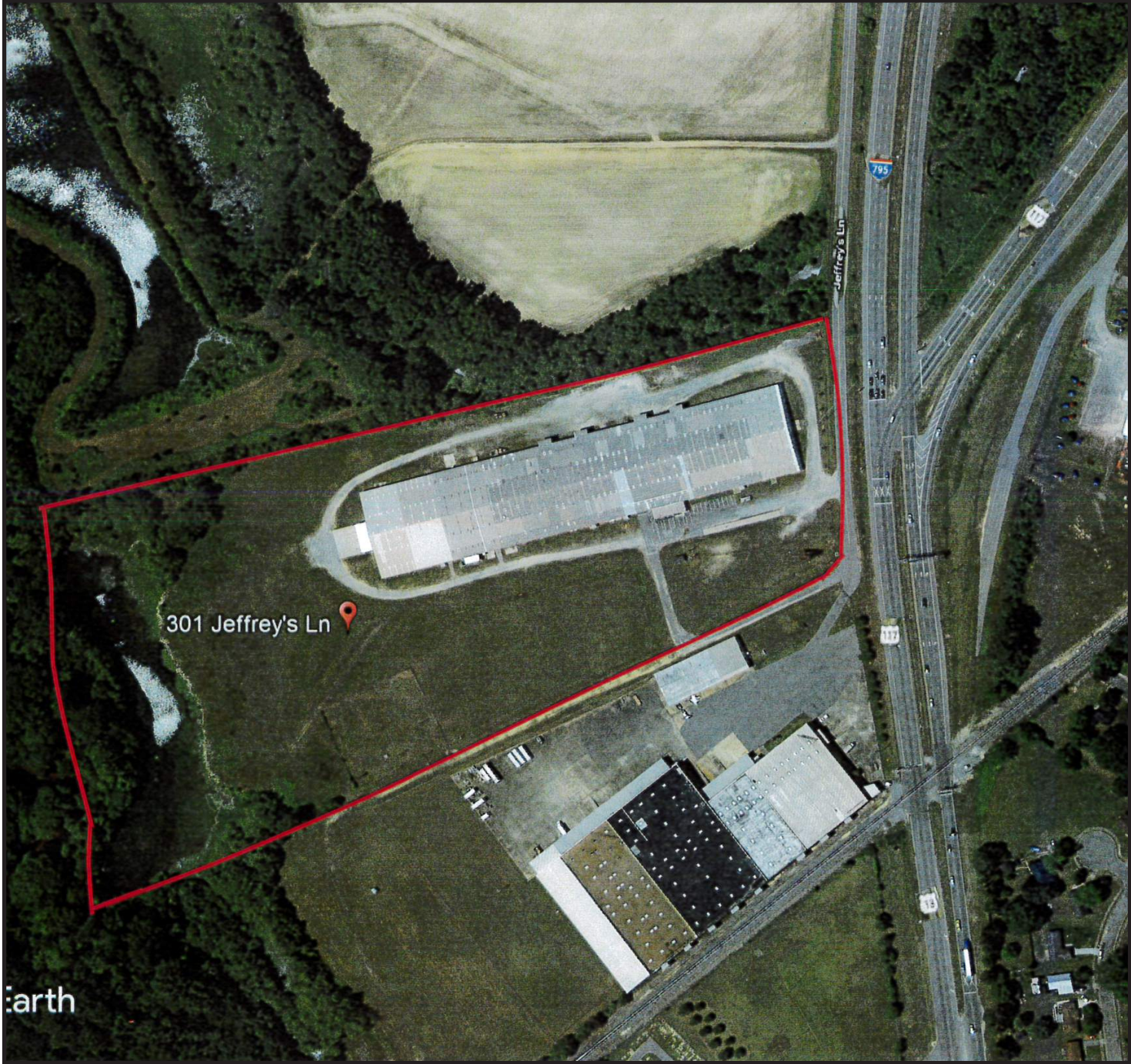
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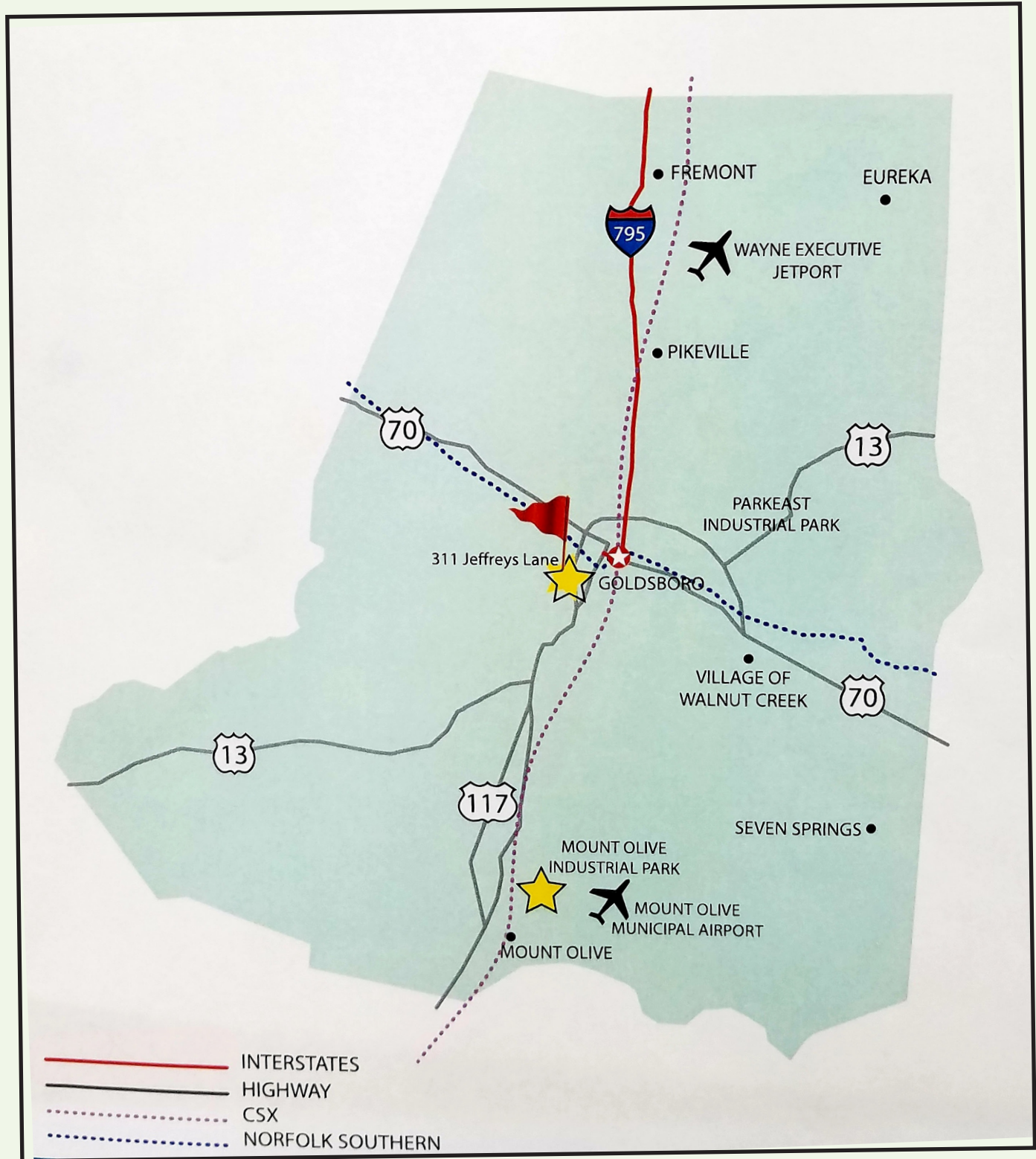


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