

500 GATEWAY DRIVE

500 Gateway Drive, Goldsboro, NC

Over 125,000 SF of Conditioned Manufacturing/Warehousing For Lease



MEDALISTCAPITAL

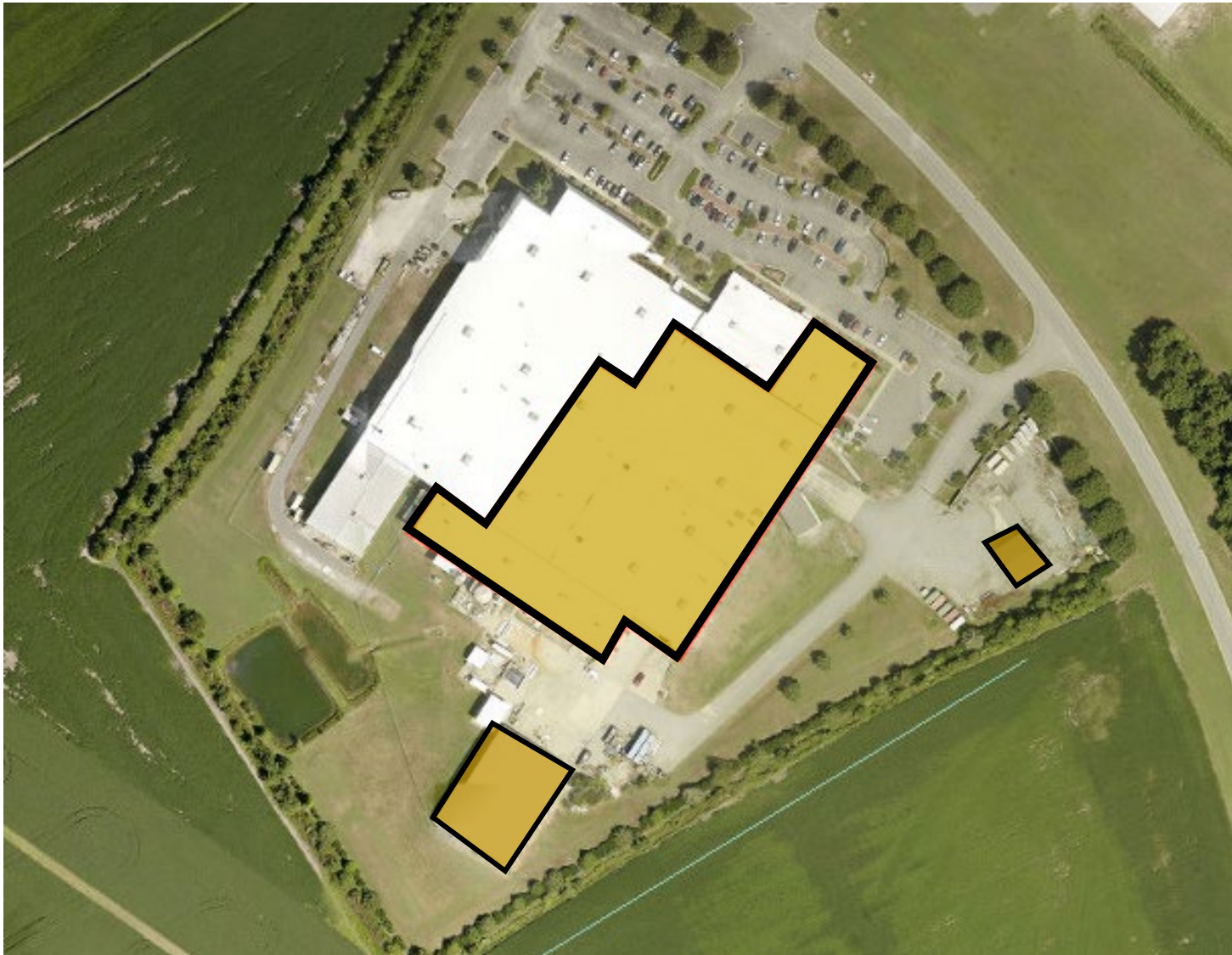
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FEATURES: 500 GATEWAY DRIVE

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GOLDSBORO, NC - WAYNE COUNTY - PARK EAST INDUSTRIAL PARK



FEATURES: 500 GATEWAY DRIVE

ZONING	IBP-1
YEAR BUILT	2001
BUILDING SIZE	226,334
SF AVAILABLE	116,000 with an additional 15,000 SF of unconditioned stand-alone warehouse
OFFICE AVAILABLE	~ 8,000 SF
PARKING	259 paved, marked and lighted spaces with 7 handicap spaces
CEILING HEIGHT	Metal - Steel Joist - 26'10" (Min) 29'4" (Max)
COLUMN SPACING	40 x 40
LOADING	Loading Dock: 5 - Ground Level Doors: 1, 26' x 14'
WALLS	6" insulated precast concrete panels with demising wall of insulated metal sandwich panel
FLOORS	6" concrete floor slab reinforced with 6x6:6/6 wwf over 6 mil polyethylene vapor barrier over 4" crushed stone base
ROOF	TPO white reflective roof membrane over 3" rigid insulation over 22-gauge metal deck
SPRINKLER	100% Wet system - 215 psi static pressure, 190 psi residual pressure at 1,200 gpm flow rate. 6" - 8" interior risers, 10" complete fire loop and on-site 300,000 gallons fire pond.
LIGHTING	Combination of metal halide fixtures and T-5 fixtures with tenant's portion of plant being a combination of metal halide fixtures and dropped T-8 fixtures for task lighting augmented by Clerestory windows throughout the production area. Perimeter wall-mounted mercury vapor fixtures for security lighting.
POWER	Supplied by: Duke Energy - Primary - 15 kV primary distribution line, Transformer - (2) 2,500 kVA ext. pad-mounted, Interior Switchgear, (2) 3000 A Square D interior switchgear, 480y/277V, 3 phase, 4 wire, (2) 2,000 A Square D interior switchgear, 480y/277V, 3 phase, 4 wire
GAS	NCNG, 6" high pressure main, 4" line
SEWER	Supplied by City of Goldsboro
HEAT	Gas (2) Powermatic floor-mounted stack gas-fired air rotation direct expansion units (24M BTU). Process heat - (1) 150 hp Saylor gas-fired tube boiler
VENTILATION	End wall louvers over paint lines

THE LOCATION

HIGHWAY ACCESS

- Interstate 40: 40-minute drive
- Interstate 795: 10 min drive
- Interstate 95: 35 min drive
- Highway 70: 1 min drive
- Highway 117: 8 min drive

SHIPPING PORTS

- Wilmington: 95 miles
- Morehead City: 93 miles
- Port of Virginia: 161 Miles
- Port of Charleston: 273 Miles

AIRPORTS

- Raleigh-Durham International: 71 Miles
- Mount Olive Municipal Airport: 20 Miles
- Wayne County Executive Jetport: 10 Miles
- Kinston Regional Jetport: 29 Miles
- Pitt-Greenville Airport: 41 Miles



PORT OF VIRGINIA

161 MILES

GREENSBORO

135 MILES

RALEIGH

58 MILES

CHARLOTTE

221 MILES

500 GATEWAY DRIVE

GOLDSBORO, NC

WILMINGTON PORT

100 MILES

PORT OF CHARLESTON

273 MILES

OFFICE SPACE

500 Gateway has around 8,000 sf of existing office which includes two conference rooms, 11 hard walled offices, and 24 cubes. An employee break room is available as well for both office and warehouse staff.



WAREHOUSE FEATURES

With close to 30 ft clear heights, extensive power options and fully conditioned warehouse, 500 Gateway is well positioned to house a variety of manufacturing and warehousing users.



OUTDOOR STORAGE



3 LOADING DOCKS AT FRONT OF BUILDING



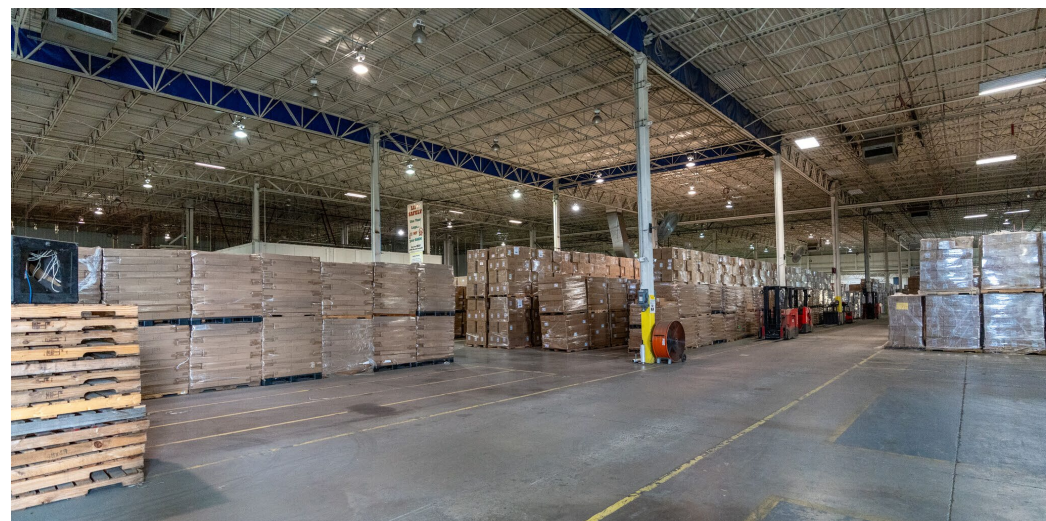
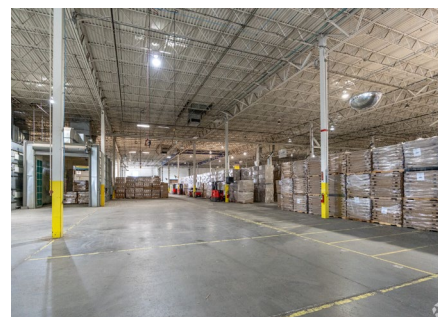
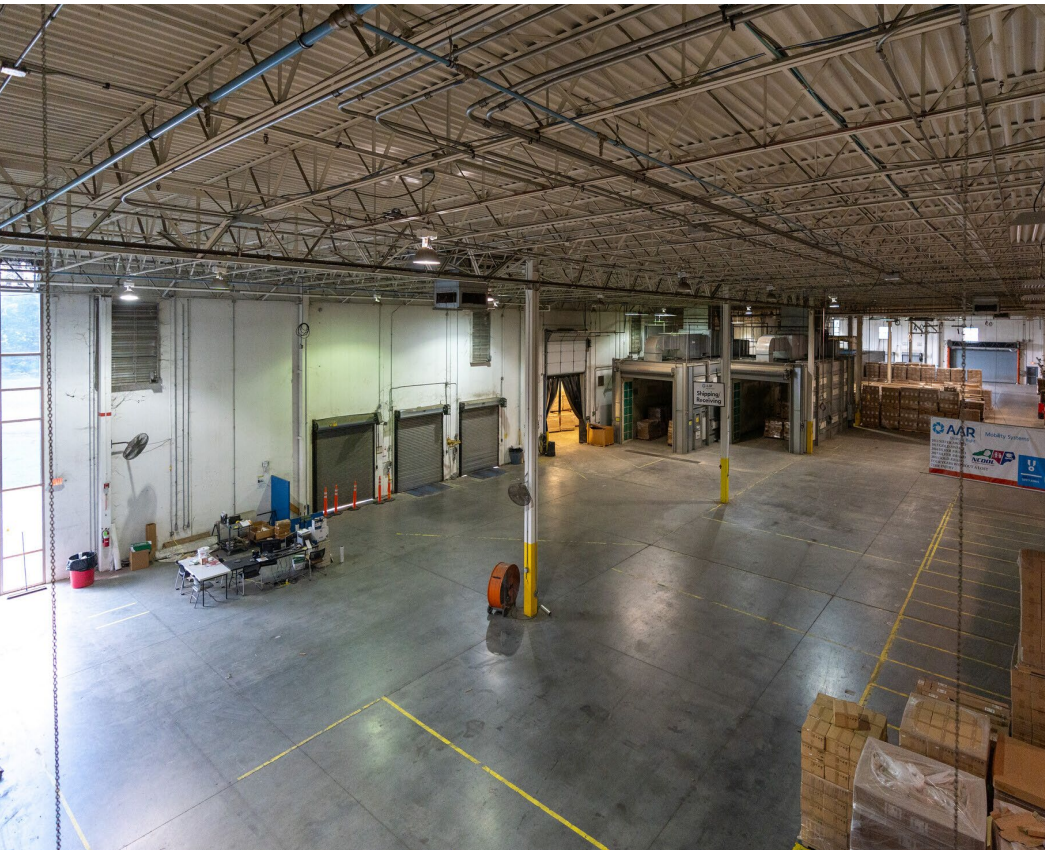
15,000 SF BACK BUILDING



2 REAR LOADING DOCKS
& 26' X 14' DRIVE-IN

WAREHOUSE - INTERIOR

WAREHOUSE PHOTOGRAPHS



MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



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RALEIGH OFFICE

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