

## Beaufort County Industrial Park at Chocowinity

5372 US 17 Highway, Chocowinity, North Carolina 27817 - Beaufort County

Beaufort County Industrial Park At Chocowinity



### Property Details

**Latitude/Longitude:** 35.4905, -77.1135

**Type of space:** Industrial

**Min Size:** 6 acres

**Max Size:** 246 acres

**Last Updated:** 2/20/2026

### Availability

**For Sale:** Yes

**Sale Price:** \$15,000

**Sale Terms:** County Owned - Negotiable

**For Lease:** Yes

**Lease Terms:** County Owned - Negotiable

**Price Negotiable:** Yes

### Utilities

**Power On Site:** Yes

**Electric Service Provider:** Duke Energy

**KVA:** 230

**Gas On Site:** Yes

**Natural Gas Provider:** Piedmont Natural Gas Company

**Natural Gas Line Size:** 12 in

**Sewer On Site:** Yes

**Sewer Provider:** Chocowinity/City of Washington

**Sewer Line Size:** 6 in

**Water On Site:** Yes

**Water Service Provider:** Chocowinity/City of Washington

**Water Line Size:** 12 in

### Site Information

**Topography:** Flat

**Lot Size:** 0 acres

**Site Readiness:** Agricultural Flat Land

**Previous Use:** Agriculture

**Parcel:** 5663-18-9774

**Total Acres:** 246 acres

**Industrial Park Name:** Beaufort County Industrial Park at Chocowinity

**Property Description:** Beaufort County Industrial Park at

ChocowinityAcres: 186 Developable – 6-to-68-acre sitesTopography: Flat,

sandy loom soilRail: Norfolk SouthernElectricity: Duke Energy23 kV line 230

kVSubstation 5,000 feet from ParkNatural Gas: Piedmont Natural Gas12" line

500-600 psigWater: Beaufort County – 12"

lineSewer: Chocowinity/Washington – 6" lineFiber: Century

LinkCable: Sudden Link

**County Tier Designation:** 1

### Transportation

**Nearest Airport:** Pitt/Greenville

**Distance to Airport:** 20 miles miles

**Closest Airport 2:** Warren Field

**Distance to Airport 2:** 5.43

**Airport 3:** & Raleigh-Durham Intl

**Distance to Airport 3:** 112.00 miles

**Port:** Port of Morehead City

**Distance to Port:** 68 miles

**Port Name 2:** Wilmington

**Distance to Port 2:** 125 Miles

**Port 3:** Norfolk

**Broadband:** Yes  
**Telecom Provider:** Suddenlink  
**Natural Gas Available:** Yes  
**Water Available:** Yes  
**Septic on Site:** No  
**Proximity to Substation:** 5,000 feet  
**Distance to Gas:** 0 ft  
**Distance to Sewer:** 0 ft  
**Distance to Water:** 0 ft  
**Gas PSI:** 60  
**Water Excess Capacity:** Yes  
**Waste Water Excess Capacity:** Yes  
**Sewer Available:** Yes

## Contacts

**Company:** Beaufort County Economic Development  
**Name:** Susan Squires  
**Phone:** 252-946-3970  
**Fax:** 252-946-0849  
**Email:** [susan.squires@beaufortcountync.gov](mailto:susan.squires@beaufortcountync.gov)  
**Website:** [www.beaufortcountync.gov/159/Economic-Development](http://www.beaufortcountync.gov/159/Economic-Development)  
**Address:** 117 W 3rd Street  
**City:** Washington  
**Zipcode:** 27889

## Documents

[Beaufort County Industrial Park at Chocowinity Overview](#)  
[23118 Chocowinity Master Development 1.24.25.pdf](#)  
[01-Aerial.pdf](#)  
[02- Topo.pdf](#)  
[03- Hydro.pdf](#)  
[04- Soils.pdf](#)  
[05- Subdivision Tract Plan.pdf](#)  
[06- Buildable Area.pdf](#)  
[Beaufort CountyQOLA625](#)  
[Beaufort County Industrial Site at Chocowinity Wetland Map \(2023\).pdf](#)  
[Beaufort County Industrial Park at Chocowinity Documents](#)  
[Beaufort County Quality Of Life](#)

**Distance to Port 3:** 125.00 miles  
**Nearest Interstate:** I 587  
**Distance to Interstate:** 24 miles  
**Name of Interstate 2:** I-95  
**Nearest Highway:** US 17  
**Distance to Major Highway:** 0 miles  
**Highway Name 2:** US 264  
**Distance to Highway 2:** 5 miles  
**Highway 3:** US 64  
**Distance to Highway 3:** 28.00 miles  
**Parking:** No  
**Paved Parking:** No  
**Rail Access:** Yes  
**Rail Provider:** Norfolk Southern Corporation  
**Runway Access:** No

## Other

**Wetlands:** Yes  
**Flood Plain:** No  
**Zoning:** Light Industrial  
**Industrial Park:** Yes  
**Buildable Acres:** 186  
**Call Center:** No  
**Data Center:** No  
**Phase 1 Environmental Report:** Yes  
**Direct Access to Navigable Waterway:** No  
**Soil Report Available:** Yes  
**Cold Storage:** No

## Property Provided By

**Property Source URL:** <https://www.beaufortcountync.gov/159/Economic-Development>

## Description

Beaufort County Industrial Park at Chocowinity

- Acres: 186 Developable – 6-to-68-acre sites
- Topography: Flat, sandy loom soil
- Rail: Norfolk Southern
- Electricity: Duke Energy
  - 23 kV line 230 kV
  - Substation 5,000 feet from Park
- Natural Gas: Piedmont Natural Gas
  - 12" line 500-600 psig
- Water: Beaufort County – 12" line
- Sewer: Chocowinity/Washington – 6" line
- Fiber: Century Link
- Cable: Sudden Link

**Beaufort County Industrial Park At Chocowinity**



BCIP@C Aerial.jpgg

**Beaufort County Industrial Park At Chocowinity  
Duke Energy Electricity Infrastructure**



BCIP@C Duke Energy Infrastructure.jpgg

**GREENVILLE-WASHINGTON COMBINED STATISTICAL AREA (3/21)**

Labor Force	109,986
Employed	104,965
Unemployed	5,021
Unemployment Rate	4.6%
Pop. Est.	221,359 (9th in NC)
<b>Manu. Emp.</b>	
Manu. Establishments	151
Manu. Est. >100 Emp.	24
<b>Education and Training:</b>	
East Carolina University	
ECU Medical School	
BC Community College	
PC Community College	



BCIP@C Labor Market.jpgg

**BCIP@C Location:**



**30 minutes to Greenville and PGV Airport  
120 minutes to the Raleigh/Durham Metro Area and RDU Airport**

BCIP@C Location.jpgg

**BCIP@C Logistics:**



BCIP@C Logistics.jpgg

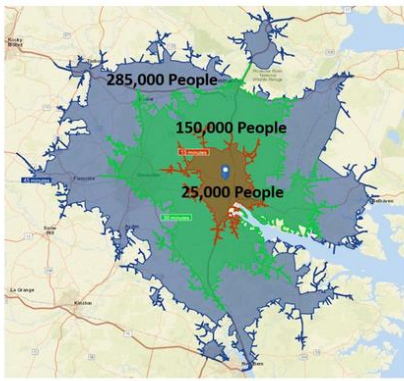
**Beaufort County Industrial Park At Chocowinity  
Norfolk Southern Conceptual Plan 900,000 sq. ft Facility with Rail**



BCIP@C Norfolk Southern 900000 sq. ft. Conceptual Building Site Plan.jpgg

# LOCATION

15, 30, 45 Minute Drive Time Radii Map



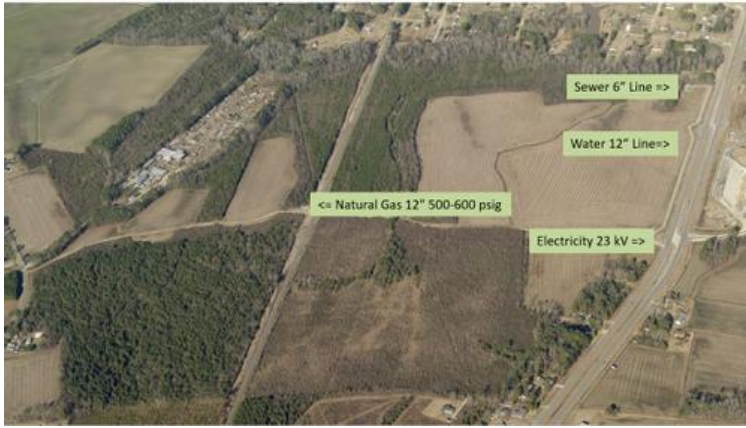
BCIP@C Population Drive Times.jpg

# Beaufort County Industrial Park at Chocowinity



BCIP@C Topography.jpg

## BCIP@C Utilities:



BCIP@C Utilities.jpg