



308 Fedelon Trail | Goldsboro, NC 27530

**±3.0 Acres**

Industrial Outdoor Storage

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**Colliers**

# Property Overview

308 Fedelon Trail

Industrial Outdoor Storage Opportunity consisting of 2.9 acres situated on a 10.24 AC lot that includes a single tenant manufacturing facility.

**Property Size:** ±3.0 AC

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**Zoning:** I-5 (allows outdoor storage)

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**Utilities:** City sewer and city water

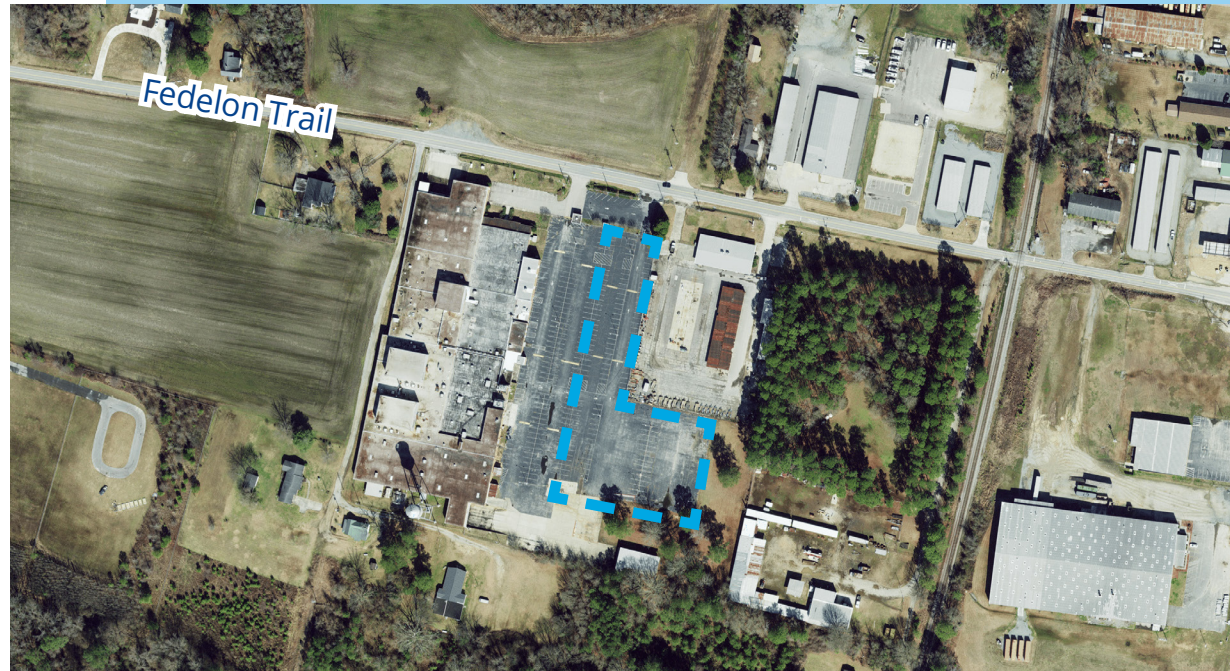
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**PIN #:** 3600168633

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**Lease Rate:** Call for pricing details

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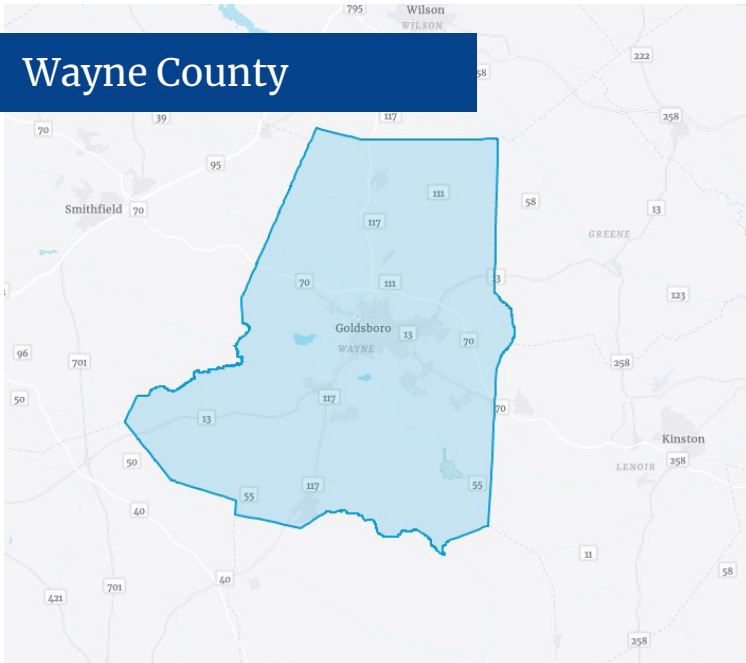


# Location Overview

## 308 Fedelon Trail

Located on Fedelon Trail less than (3) miles north of Downtown Goldsboro in Wayne County, this property has easy access to Raleigh, Fayetteville and Smithfield, North Carolina. This ±152,162 SF building sits only (2.5) miles from I-795, (25) miles from the I-95 corridor and (26) miles from I-40 corridor.

### Wayne County



**116,148**  
Total Pop.



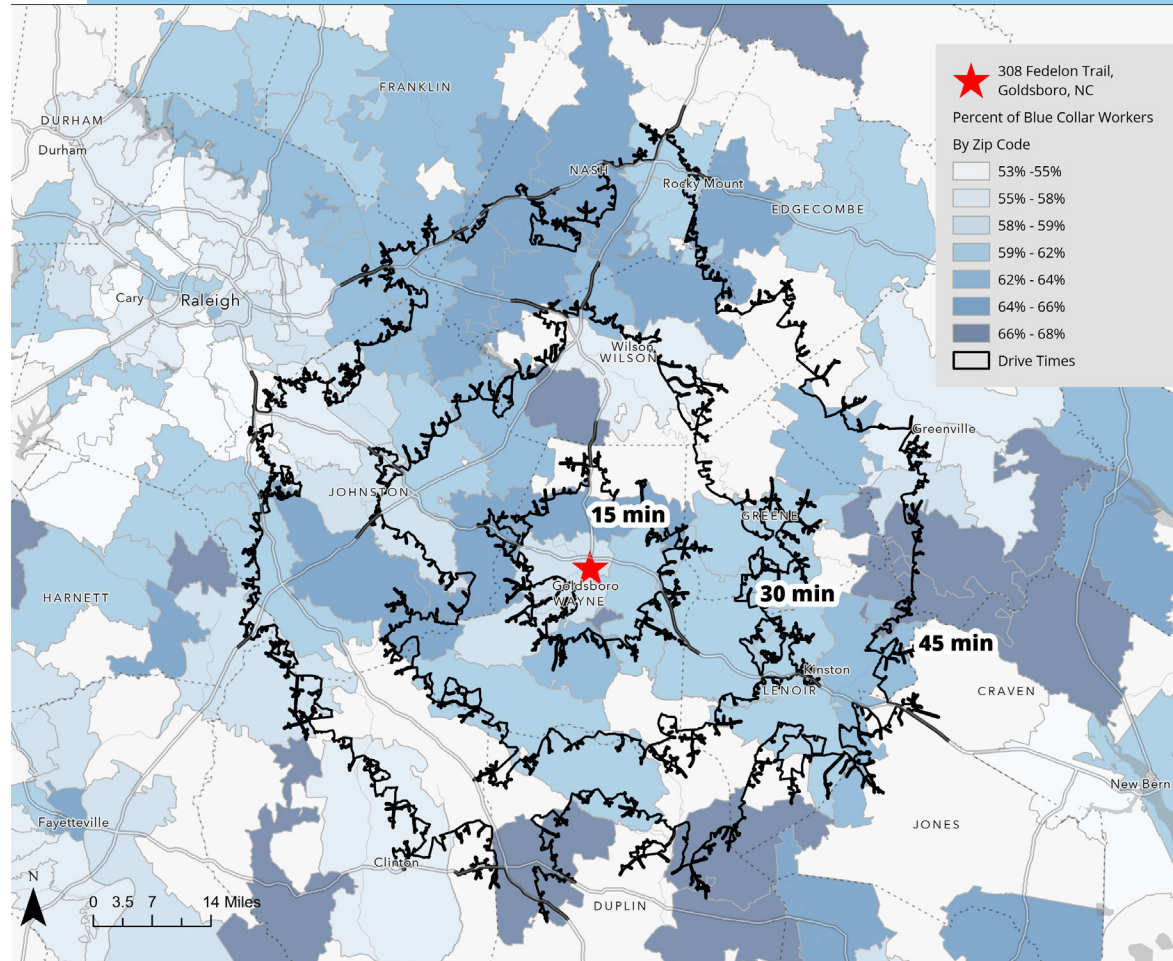
**\$47,290**  
Med. HH Income



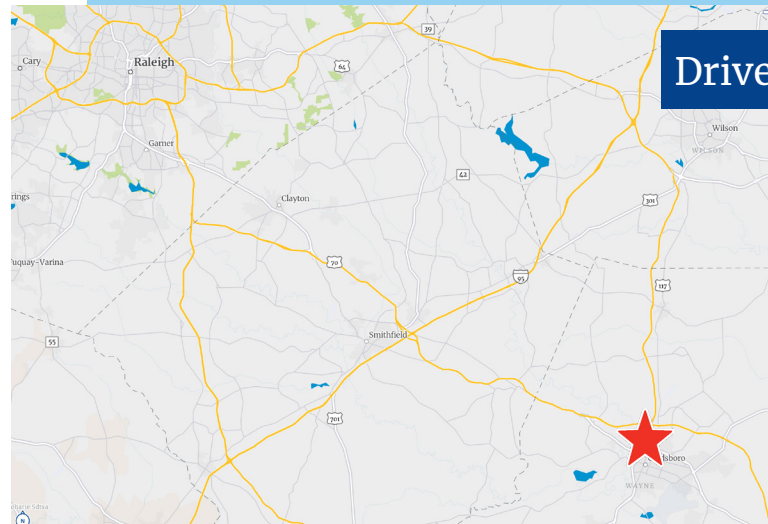
**49,729**  
Employees



**3,939**  
Businesses



### Drive Time Access



Smithfield	23 miles
Raleigh	54 miles
Fayetteville	68 miles



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