

INDUSTRIAL SPACE FOR LEASE OR SALE

HOLLY STREET WAREHOUSE

105 E Holly St, Goldsboro, NC 27530

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



FOR SALE OR LEASE

PROPERTY DESCRIPTION

This large three-story warehouse is centrally located in downtown Goldsboro, NC, close to I-795 and US 70 Hwy/I-42. It is designed with beautiful brick and heart pine timber floors, ceilings, and columns. Amenities range from high ceilings and multiple loading docks to easy interstate and highway access.

- » ±192,333 RSF (±232,000 SF gross) multi-tenant industrial building
- » I-2 zoning
- » The property is located along a North Carolina Railroad Company corridor; Norfolk Southern rail yard is adjacent to site with an inactive rail spur on site
- » Multiple loading dock and drive-in doors, plus additional parking
- » Easy interstate and highway access
- » Wayne County GIS PIN 3509082835

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AVAILABLE SPACE

- » Unit A: ±37,000 SF
 - » 26' x 26' column spacing
 - » (1) dock door
 - » (1) drive-in door
- » Unit B: ±22,654 SF
 - » 26' x 26' column spacing (36' to the wall)
 - » 17' - 30' ceiling height
 - » 10' x 12' drive-in door with access to the covered dock area with (4) docks
- » Smaller space up to 5,000 SF available (\$4.50 SF/yr NNN)

LEASE RATE

\$3.00 SF/yr NNN

SALE PRICE

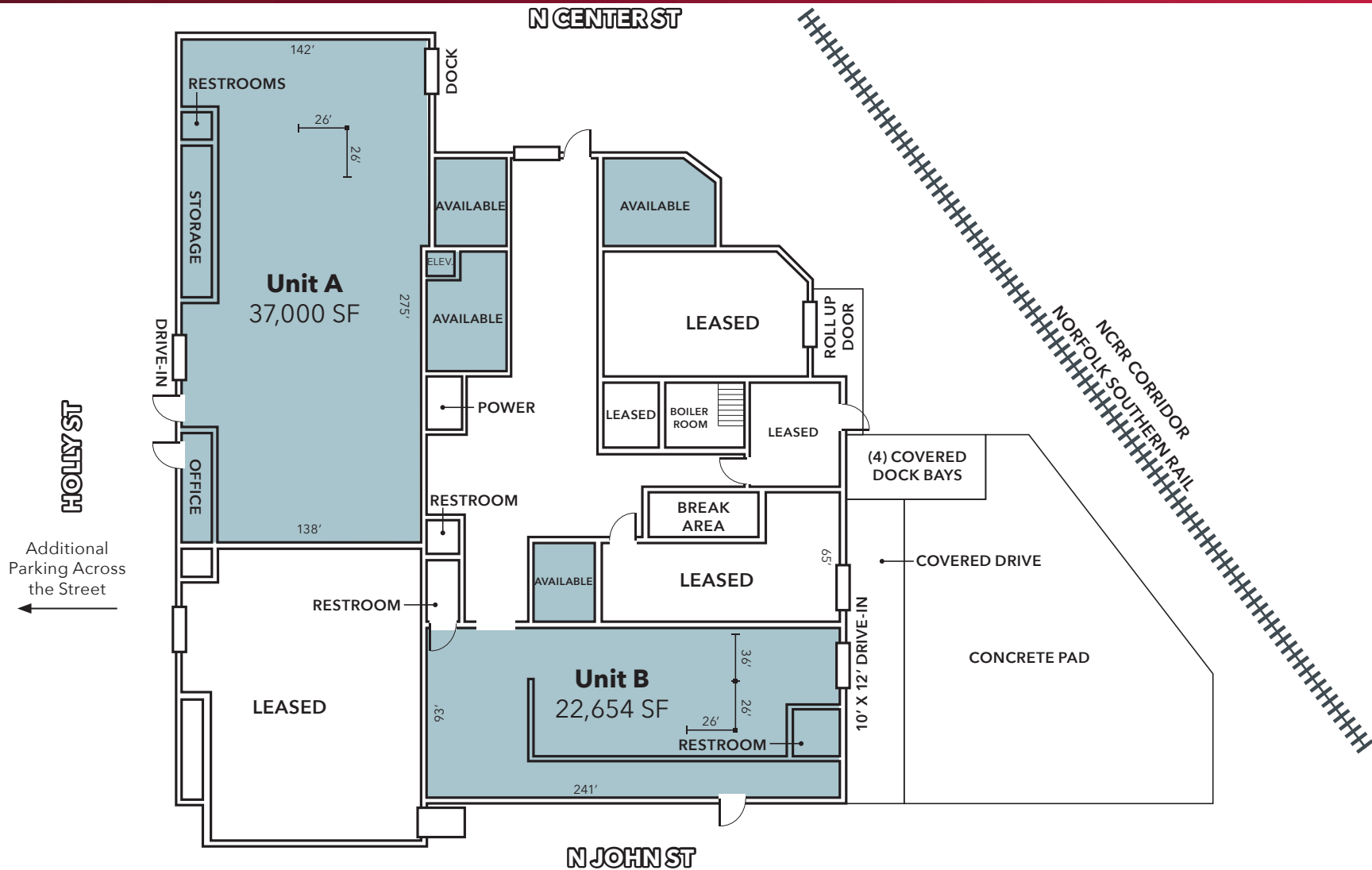
Call Broker

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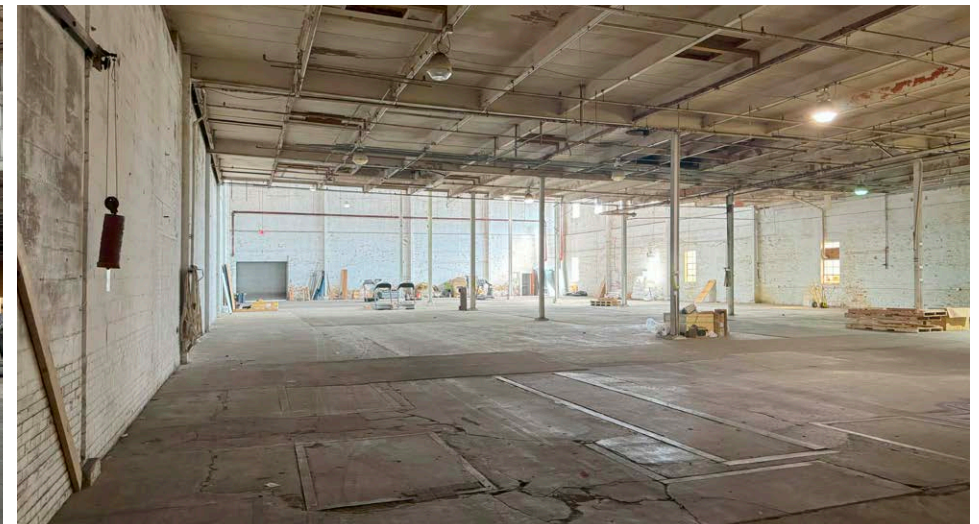
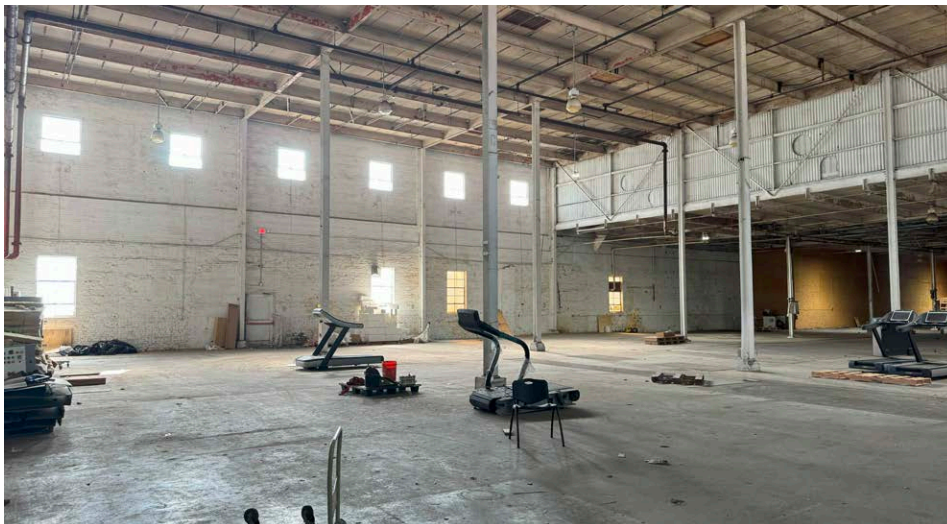
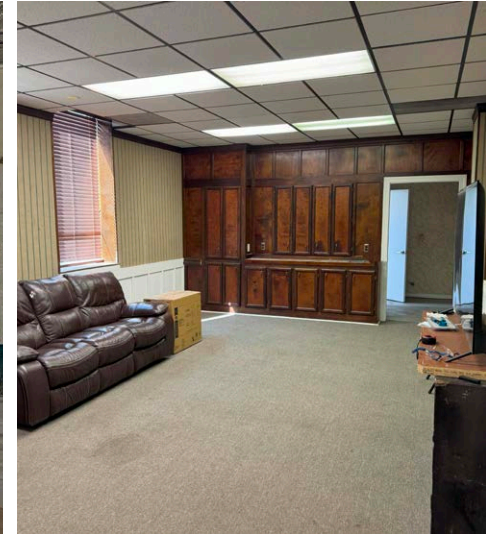
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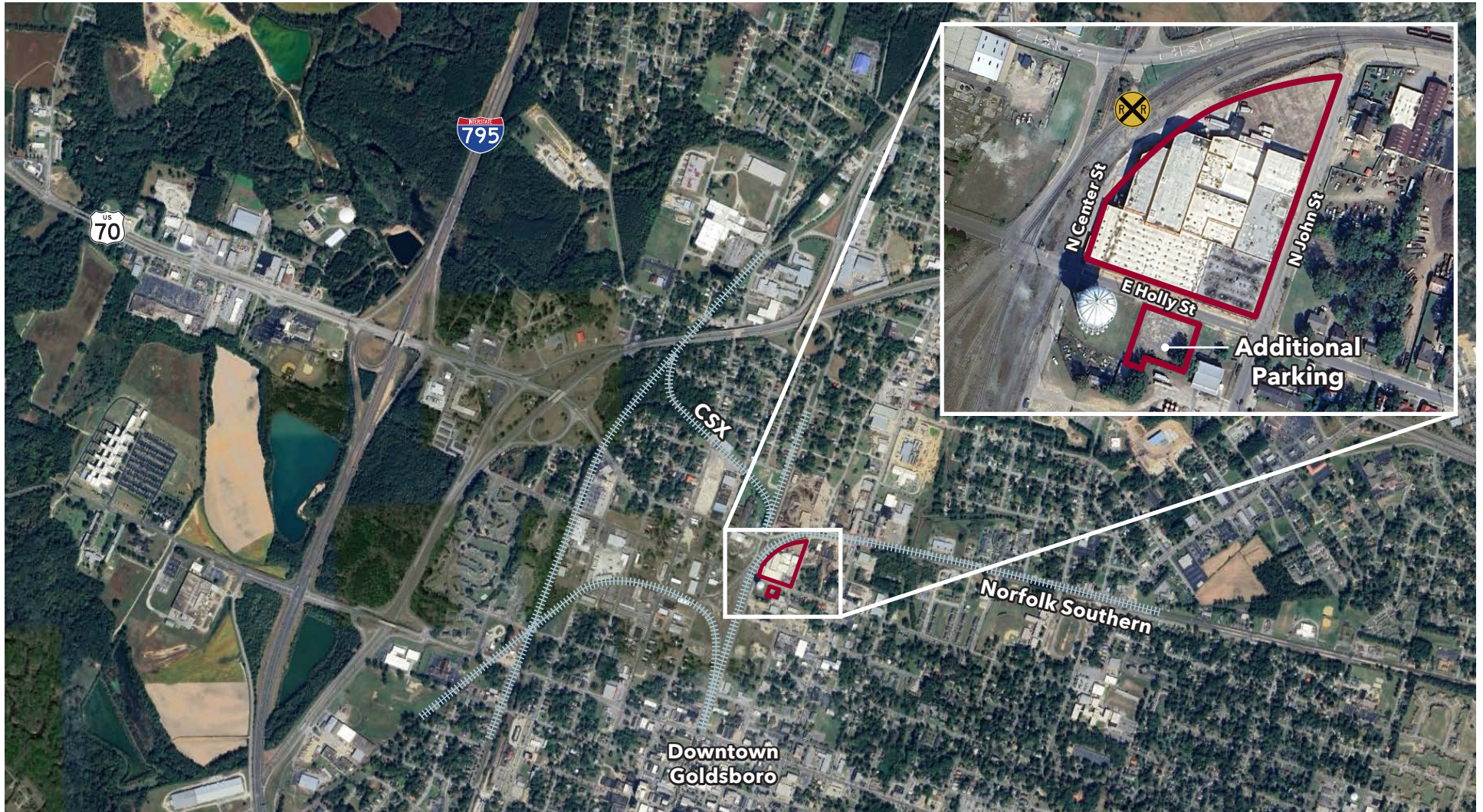
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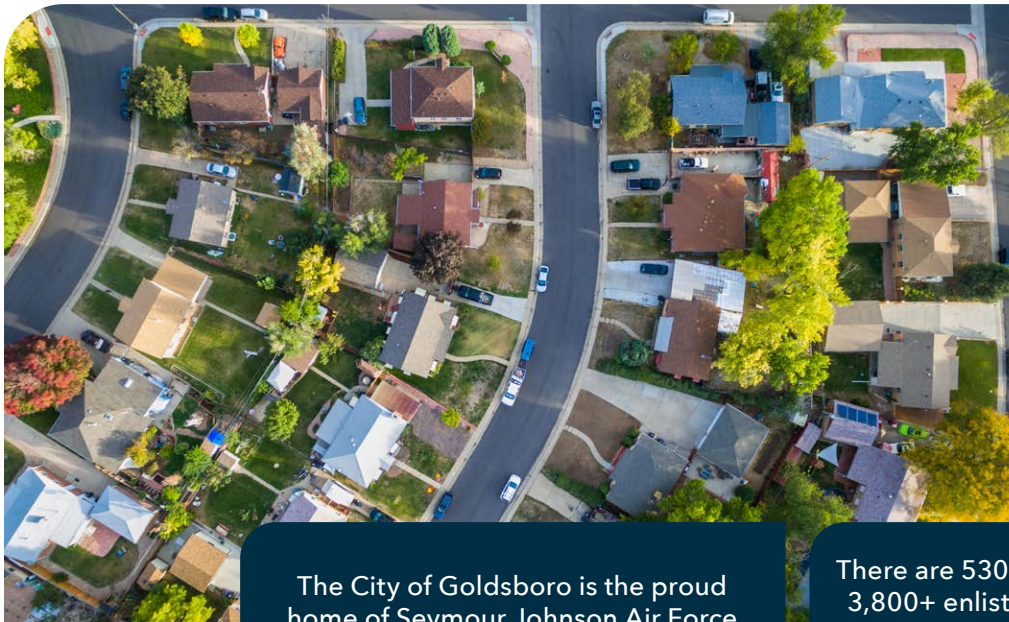
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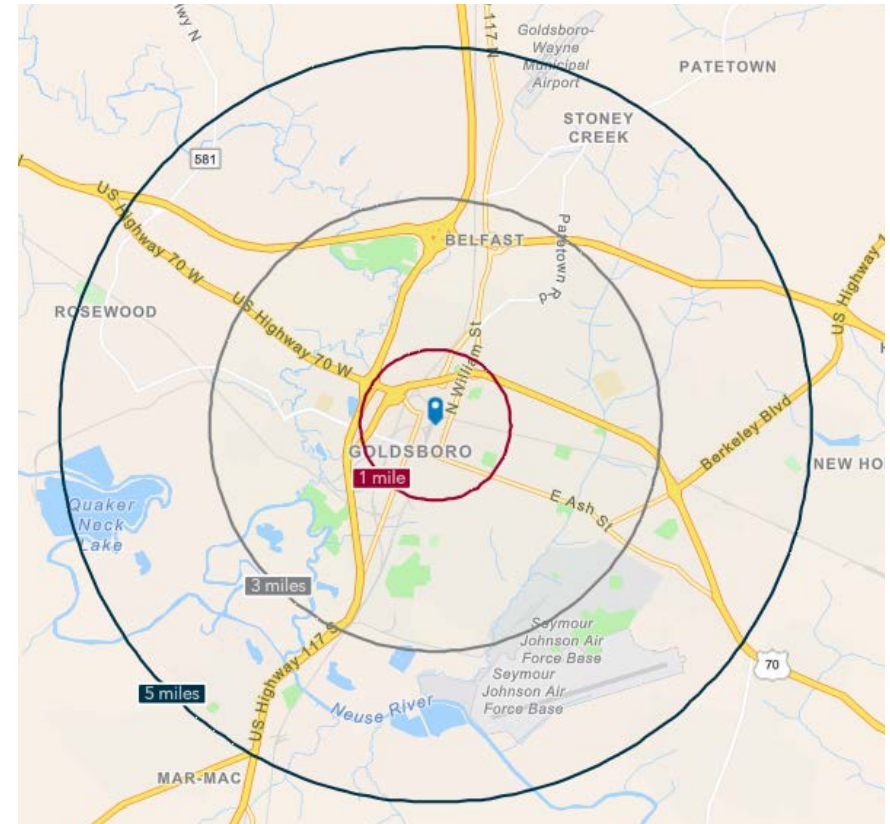
	1 MILE	3 MILES	5 MILES
Population (2024)	4,606	24,531	45,747
Median Age	41.4	40.3	39.5
Average Household Income	\$48,819	\$60,877	\$73,438
Average Home Value	\$199,709	\$217,100	\$232,899



The City of Goldsboro is the proud home of Seymour Johnson Air Force Base, home of the 4th Fighter Wing and 916th Air Refueling Wing.

There are 530+ active-duty officers and 3,800+ enlisted service members and families stationed at Seymour Johnson AFB. The base employs 1,000+ civilians plus numerous contractors.

Located in Eastern North Carolina, the City of Goldsboro is the county seat of Wayne County. Conveniently located on US 70, Goldsboro is within 30 minutes of the I-40 and I-95 corridors.



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