



NEW BERN MSA CRAVEN COUNTY INDUSTRIAL PARK

155 INNOVATION WAY
NEW BERN, NC 28562

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CRAVEN CO INDUSTRIAL PARK



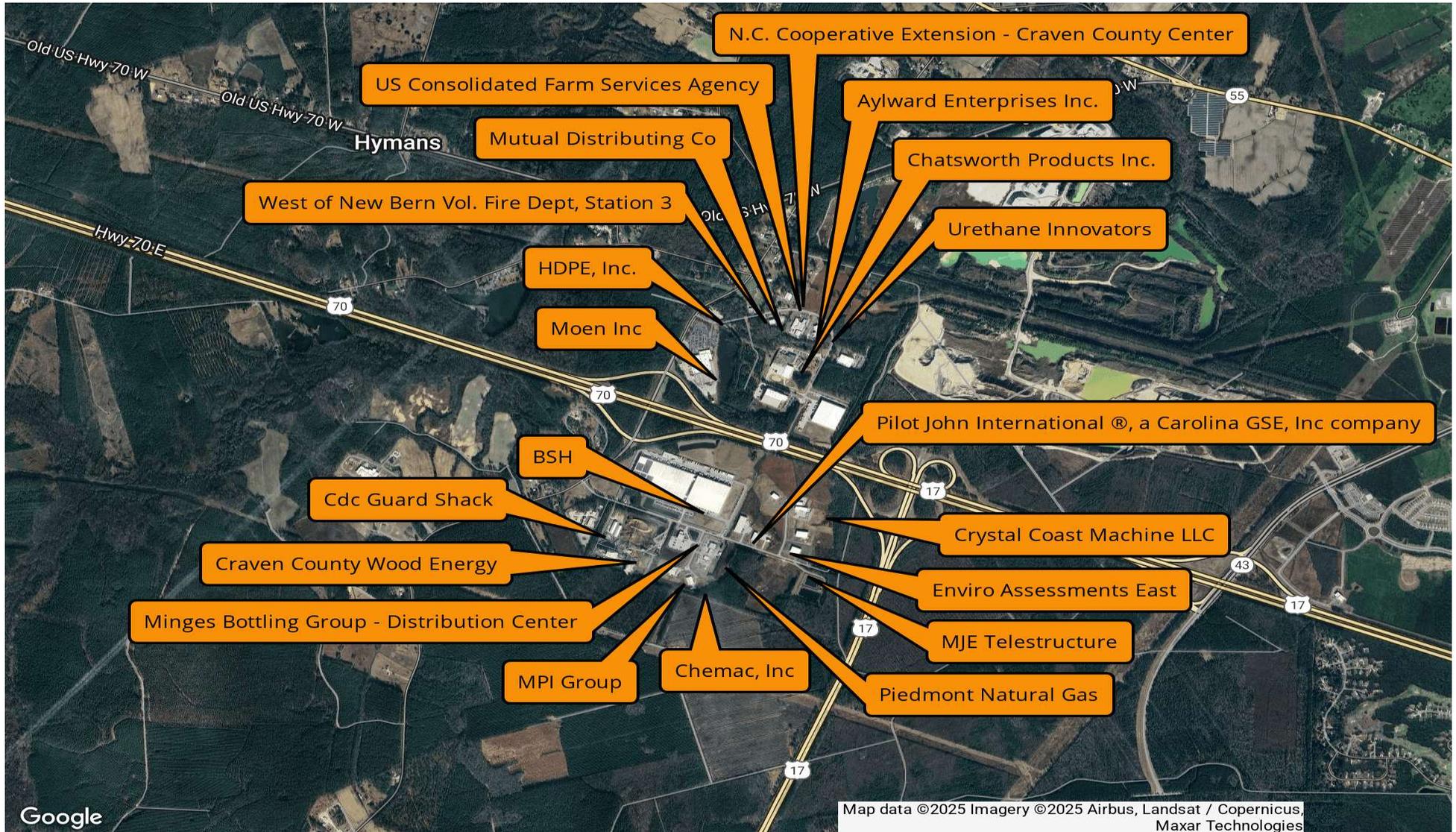
LOCATION DESCRIPTION

- Craven Industrial Park Lot #6 is 2 Miles West of New Bern NC on US Hwy 70.
- New Bern is the Historic Colonial Capital of NC and the county seat of Craven County.
- New Bern MSA (Metropolitan Statistical Area): GDP (Gross Domestic Product) over \$4.6+ Billion and consists of Craven, Jones & Pamlico Counties in the Inner Banks (I-95 East to the Outer Banks) region of eastern NC.
- Craven County: population over 100,000, part of the Aerospace Corridor (Craven, Wayne & Lenoir Counties), home to CarolinaEast Medical Center (flagship of CarolinaEast Health System), Coastal Carolina Regional Airport, Marine Corps Air Station Cherry Point in Havelock, Craven Industrial Park & Federal Courthouse.
- Located in the 18 County NCSE (North Carolina Southeast) region, home to 5 MSAs, Two NC Ports @ Wilmington & Morehead City, Strong agricultural base, Population of 1.8+ million with a labor force of 730,000+, Diverse industry base including more than 30 Fortune 500 companies, Certified Industrial Parks, Wilmington International Airport, Fayetteville Regional Airport, Albert J. Ellis Airport, Coastal Carolina Regional Airport, and the North Carolina Global TransPark, Interstate highway network including the new I-42, Extensive rail service throughout the region, Seven military installations, Six major universities, 15 Community colleges that concentrate on job skills training for existing and recruited industries, Seven Business Incubators throughout the region, Innovative healthcare facilities.

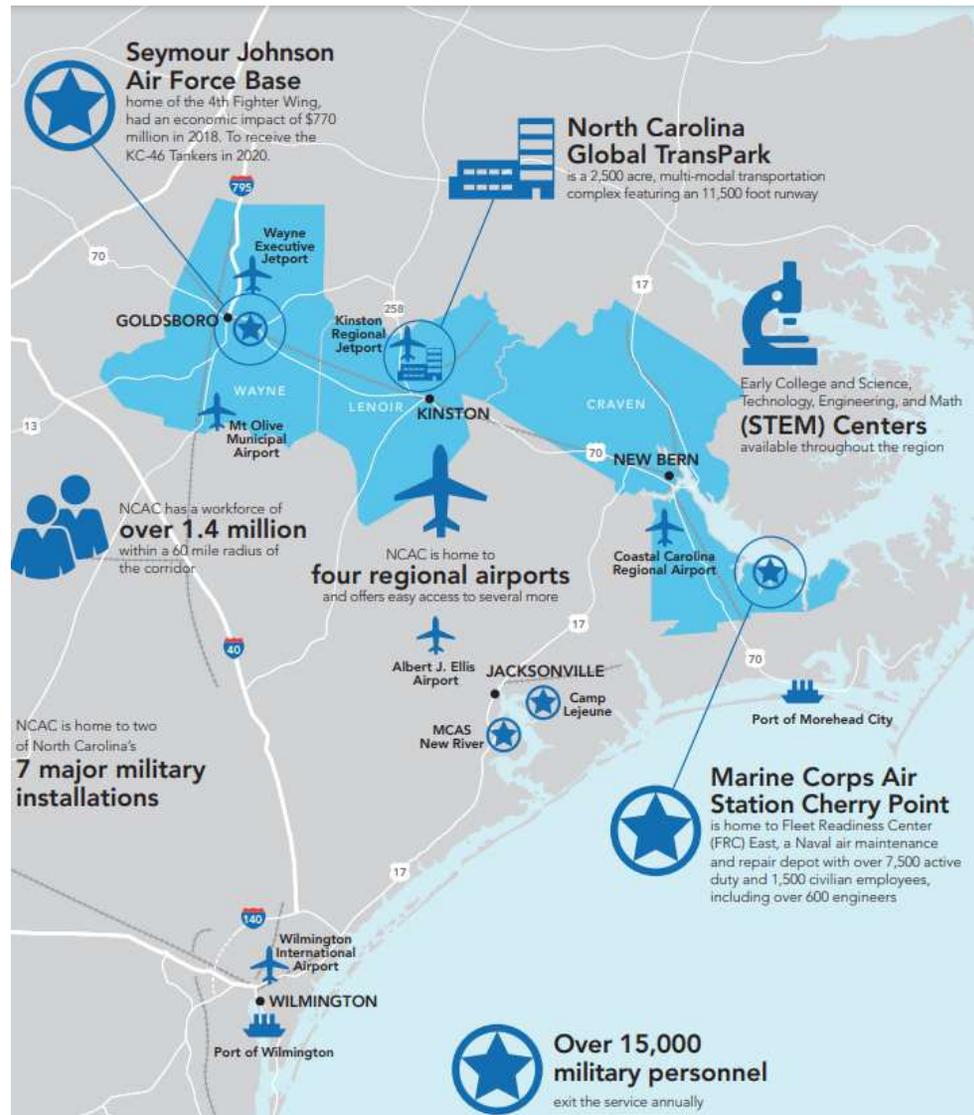
CRAVEN CO INDUSTRIAL PARK



Aerial Map



Additional Photos



Additional Photos



CRAVEN CO INDUSTRIAL PARK



PROPERTY HIGHLIGHTS

- Craven County Industrial Park Heated & Cooled Flex Warehouse For Lease
- Flex Warehouse: 20,644 Total Sq. Ft. building can be one or two tenants
- Warehouse Space A = 10,000 SF and B = 10,644 SF
- Heavy Power, Fiber Optic, Natural Gas Available.
- Built by Tarheel Building Systems of New Bern: 2011 Top 100 Metal Builders in the United States
- New Steel Construction built to AISC Specifications: 10,000 SF to 80,000 SF spaces available
- Flex, Warehouse, Distribution, Manufacturing, Cold-Storage Build-to-Suit options
- Located along Interstate 42 / US Hwy 70 corridor
- Interstate 95 60 miles
- Port of Morehead City 44 miles
- Port of Wilmington 97 miles
- Coastal Carolina Regional Airport 10 miles
- Part of the NC Aerospace Corridor
- Centrally located near 3 US Military Bases
- Workforce of 350,000 people within 45 miles radius
- J. Frank Efird Jr. - Broker & Owner / NC License #106541 / SVN | Efird Commercial Real Estate C30323

Property Details

Lease Rate

\$11.90 SF/YR

LOCATION INFORMATION

Building Name

Craven County Industrial Park Flex
Warehouses For Lease

Street Address

155 Innovation Way

City, State, Zip

New Bern, NC 28562

County

Craven

Market

Craven County

Sub-market

New Bern MSA

Cross-Streets

Clarks Road

Road Type

Paved

Nearest Highway

US Hwy 70

Nearest Airport

Coastal Carolina Regional Airport

PROPERTY INFORMATION

Property Type

Industrial

Property Subtype

Flex Space

Zoning

Industrial

Lot Size

1.5 Acres

APN #

8-217-1-006

Power

3 Phase

BUILDING INFORMATION

Building Size

20,644 SF

Tenancy

Multiple

PARKING & TRANSPORTATION

Street Parking

No

UTILITIES & AMENITIES

Water

Yes

Telephone

Yes

Cable

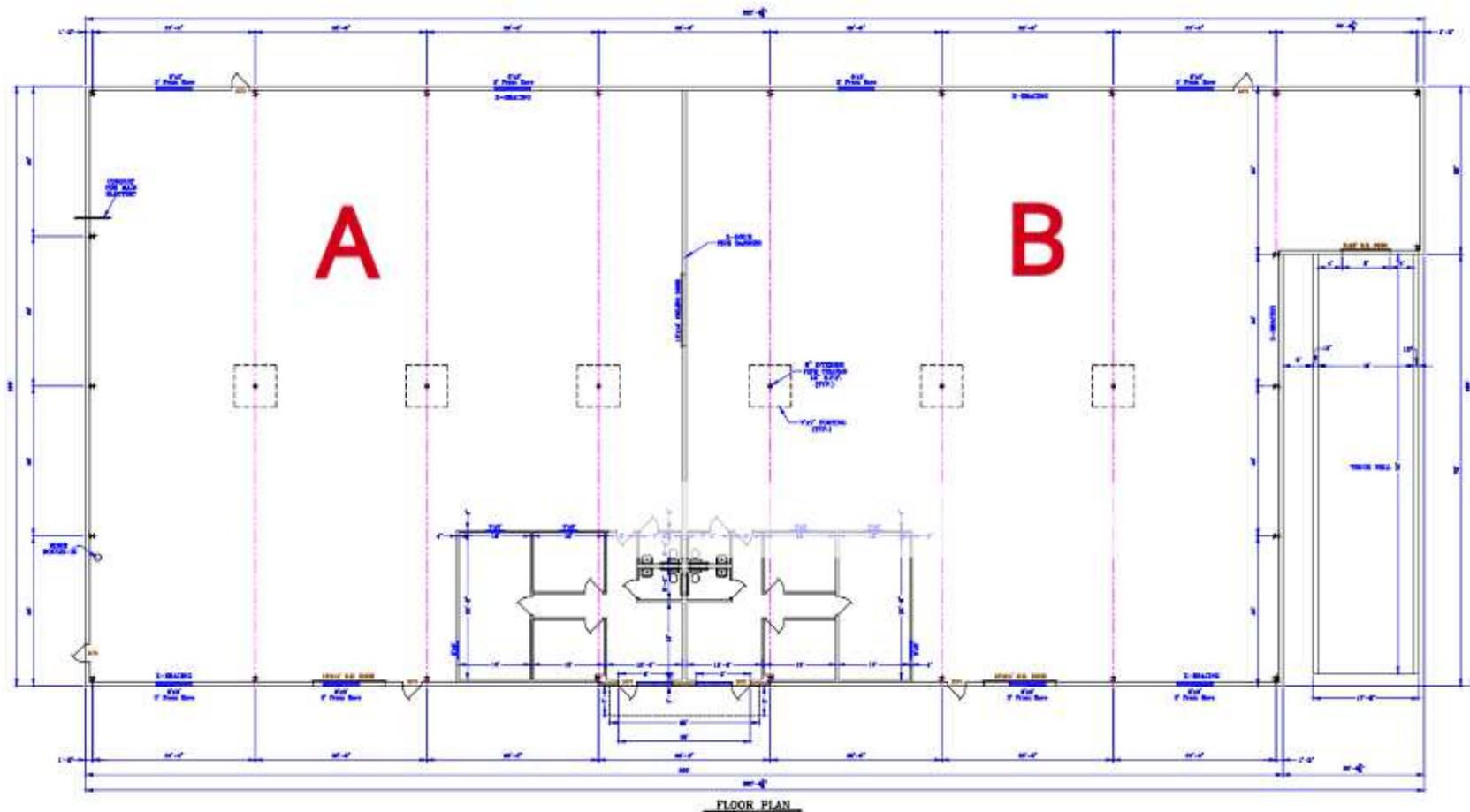
Yes

Sewer

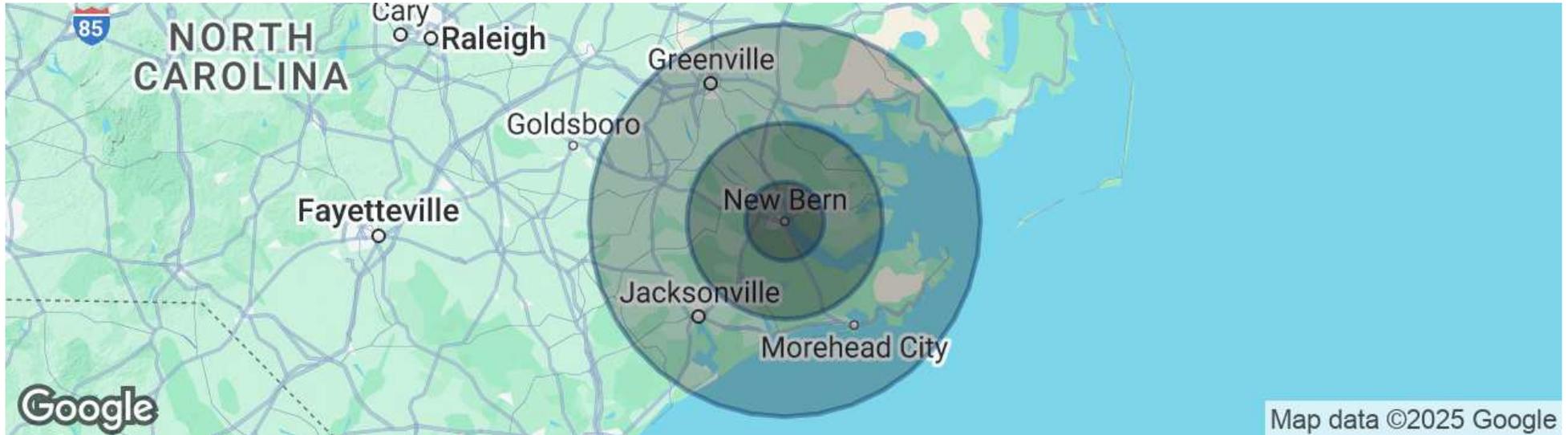
Yes

Site Plans

Craven County NC Industrial Park 201 Industrial Drive New Bern NC



Demographics Map & Report



POPULATION

	10 MILES	25 MILES	50 MILES
Total Population	65,593	124,728	737,357
Average Age	45	43	40
Average Age (Male)	43	42	39
Average Age (Female)	46	45	41

HOUSEHOLDS & INCOME

	10 MILES	25 MILES	50 MILES
Total Households	28,149	51,536	293,009
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$84,976	\$79,030	\$78,127
Average House Value	\$274,479	\$243,326	\$239,181

* Demographic data derived from 2020 ACS - US Census

Frank Efird Jr



FRANK EFIRD JR

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PROFESSIONAL BACKGROUND

Experience:

SVN Efird Commercial Real Estate - Wilmington, NC

Realty Presentations, Inc. / RPI Media, Inc. - Wilmington, NC

Coldwell Banker Real Estate, FL

Gimelstob Realty Better Homes & Gardens - FL

Landfall Development - Wilmington, NC

Security Building Company - Chapel Hill NC

Goforth Properties - Chapel Hill NC

River Bend Development - Town of River Bend NC

Frank Efird Jr is the Managing Director / Partner at SVN | Efird Commercial Real Estate, a collaborative force that accelerates clients' growth by harnessing the power of shared data, knowledge, and opportunities within the commercial real estate industry. He has over 35 years of experience in developing, selling, and leasing properties across North Carolina and Florida, with a focus on 1031 exchanges, asset management, and marketing.

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