

500 GATEWAY DRIVE

Goldsboro, NC



Over 225,000 SF of Conditioned Manufacturing / Warehousing for Sale

MEDALIST CAPITAL

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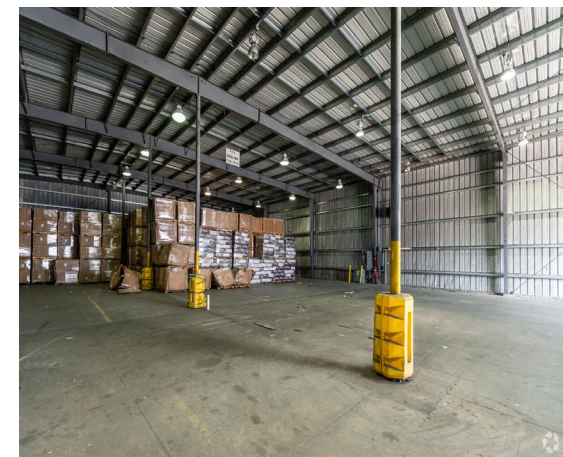
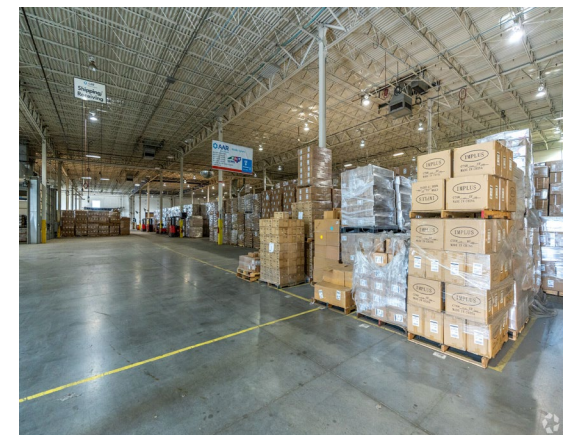
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EXECUTIVE SUMMARY

500 Gateway Drive located in Goldsboro, NC is a multi-tenant modern industrial facility featuring 226,334 sf of conditioned space. The tilt up concrete construction features well appointed office space, near 30ft clear heights, and heavy power throughout. With excellent access to the highway system and less than an hour commute to the Triangle, 500 Gateway benefits from one of the fastest growing MSA's that is limited with industrial product.

US Cargo recently expanded to 108,574 sf and Implus operates out of 100,000sf of warehouse space. Ownership is willing to master lease the Implus space through February 2027.



PROPERTY OVERVIEW

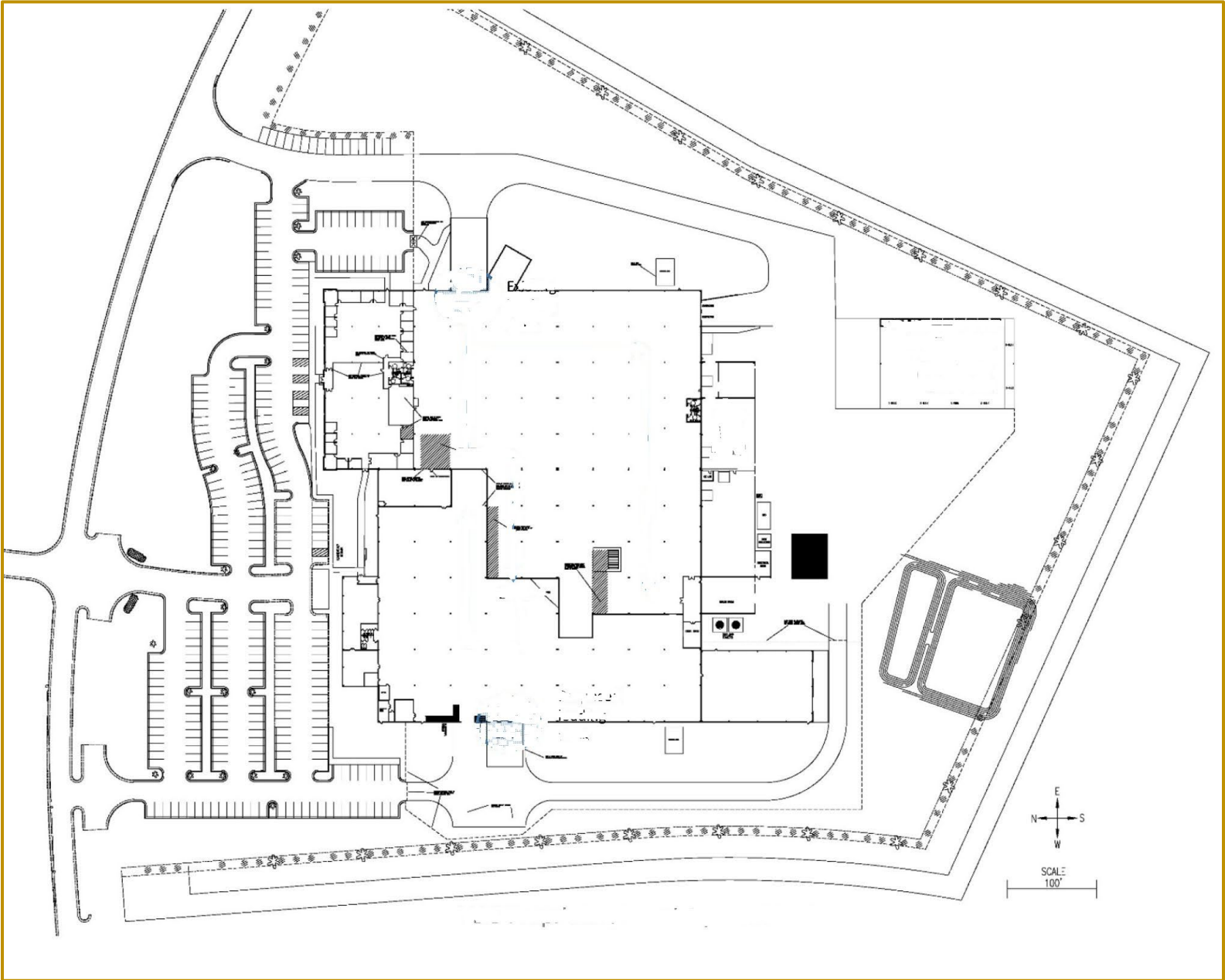
500 GATEWAY DRIVE,
GOLDSBORO, NC

WAYNE COUNTY - PARKEAST
INDUSTRIAL PARK

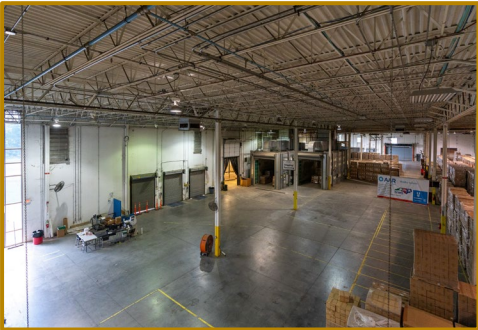


ZONING	IBP-1
YEAR 1 NOI	\$1,302,165
YEAR BUILT	2001 / 2006
BUILDING SIZE	226,334 SF
OFFICE	±24,000
PARKING	259 paved, marked and lighted space with 7 handicap spaces
CLEAR HEIGHT	Metal - Steel Joist 26' 10" (Min) 29' 4" (Max)"
COLMUN SPACING	40 x 40
LOADING	Loading Docks: 5 Ground Level Doors: 5
WALLS	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 Seylor gas-fired tube boiler
HVAC	Conditioned

SITE PLAN



WAREHOUSE PHOTOS



OFFICE PHOTOS



TENANT PROFILES



Headquartered in North Carolina's Research Triangle Park, Implus is an international industry leader with a keen focus on elevating the lives of our consumers in the fitness and physical training categories. Implus is an innovative designer and distributor of footwear accessories and fitness products.

Offering retailers a comprehensive selection of differentiated athletic, fitness and outdoor merchandise, Implus' portfolio of over 20 proprietary brands includes Balega, FuelBelt, Harbinger, Perfect, Sof Sole, TriggerPoint and Yaktra. Implus' product offerings include insoles, shoe care products, performance socks, home fitness and wellness products and a variety of seasonal accessories.

With its robust network of retail partners, the company distributes to over 75,000 retail outlets across North America and in more than 70 countries worldwide.

ATM Storage, LLC

ATM Storage is a family-owned business that has invested in all real estate categories and is the current owner of 500 Gateway in Goldsboro.

Managing member Alex Perkins is a lifelong entrepreneur and seasoned investor with holdings throughout North Carolina. He has over 20+ years of managing and developing regional self-storage properties and industrial properties.

ATM storage will master lease the current 100,000 sf Implus space through February 2027.

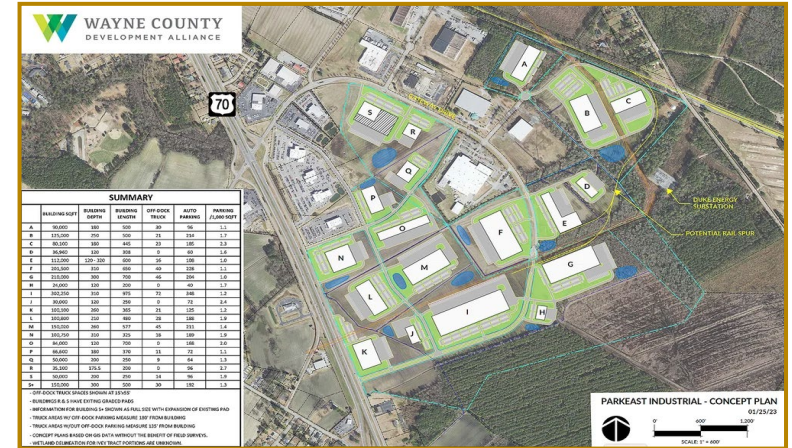
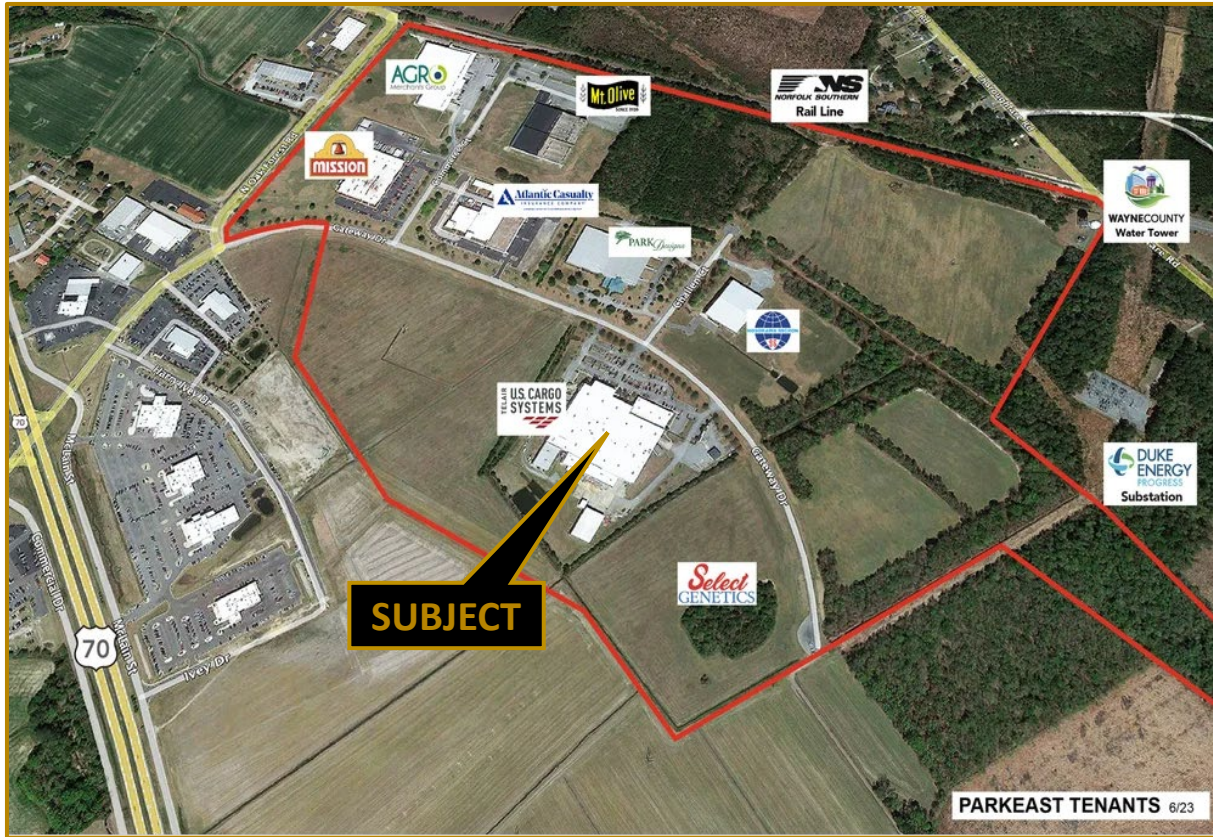


In March of 2015, AAR bundled AAR Cargo Systems and Telair International together as the 'Telair Cargo Group' and sold them to Transdigm Group Inc. TransDigm kept these two as independent companies but utilized the 'Telair' name within both. Thus, the emergence of 'Telair US LLC' who does business as 'US Cargo System.

Cargo Systems is a proven worldwide leader in the design and development of Cargo Handling and Aerial Delivery System technologies. U.S. Cargo Systems is renowned for designing to the most stringent requirements, enabling our products to perform in the harshest environments. Their capabilities cover design as well as certification of simple and complex flight critical products.

Cargo has a 50+ year heritage serving countless commercial and military aircraft customers with leading edge technologies. Sales and engineering teams have worked directly with nearly all Aircraft OEM's as a Tier 1 supplier, as well as with major freight integrators. Cargo have provided systems for over 40 different aircraft types, including numerous regional transport aircraft and main desk cargo handling systems. In addition to world class conveyance, guide and restraint solutions, U.S. Cargo Systems has developed Aerial Delivery and Cargo Logistics Systems for several different military aircraft.

ABOUT PARKEAST INDUSTRIAL PARK



ParkEast Industrial Park is a class A certified business park located off HWY 70 with easy access to Hwy 117 and I 795. Zoned as an industrial/business park I and II. All utilities are in place with the park having over 250 MW of available power capacity as the park is adjacent to a Duke Energy switching station. The Industrial Park was recently named by the Economic Development Partnership of North Carolina (EDPNC) as one of the 15 sites across the state as “best positioned to service major advanced manufacturing projects” that isn’t as megasite.

ABOUT GOLDSBORO

Goldsboro's central location in Eastern NC provides access to an extensive transportation network which includes highways, ports, and airports. The area has a highly skilled job ready workforce that is only enhanced by its strategic location to Seymour Johnson Air Force Base and eastern Raleigh. Wayne Co is known for its pro-business attitude and offers local incentives to qualifying industries based on investment, jobs, and wages. 500 Gateway is located in the ParkEast Industrial Park. This class A certified business park is located just off Hwy 70 with easy access to Hwy 117, and I-795. Zoned as an industrial/business park I and II.



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HIGHWAY ACCESS

- **Interstate 40:** 40 min 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

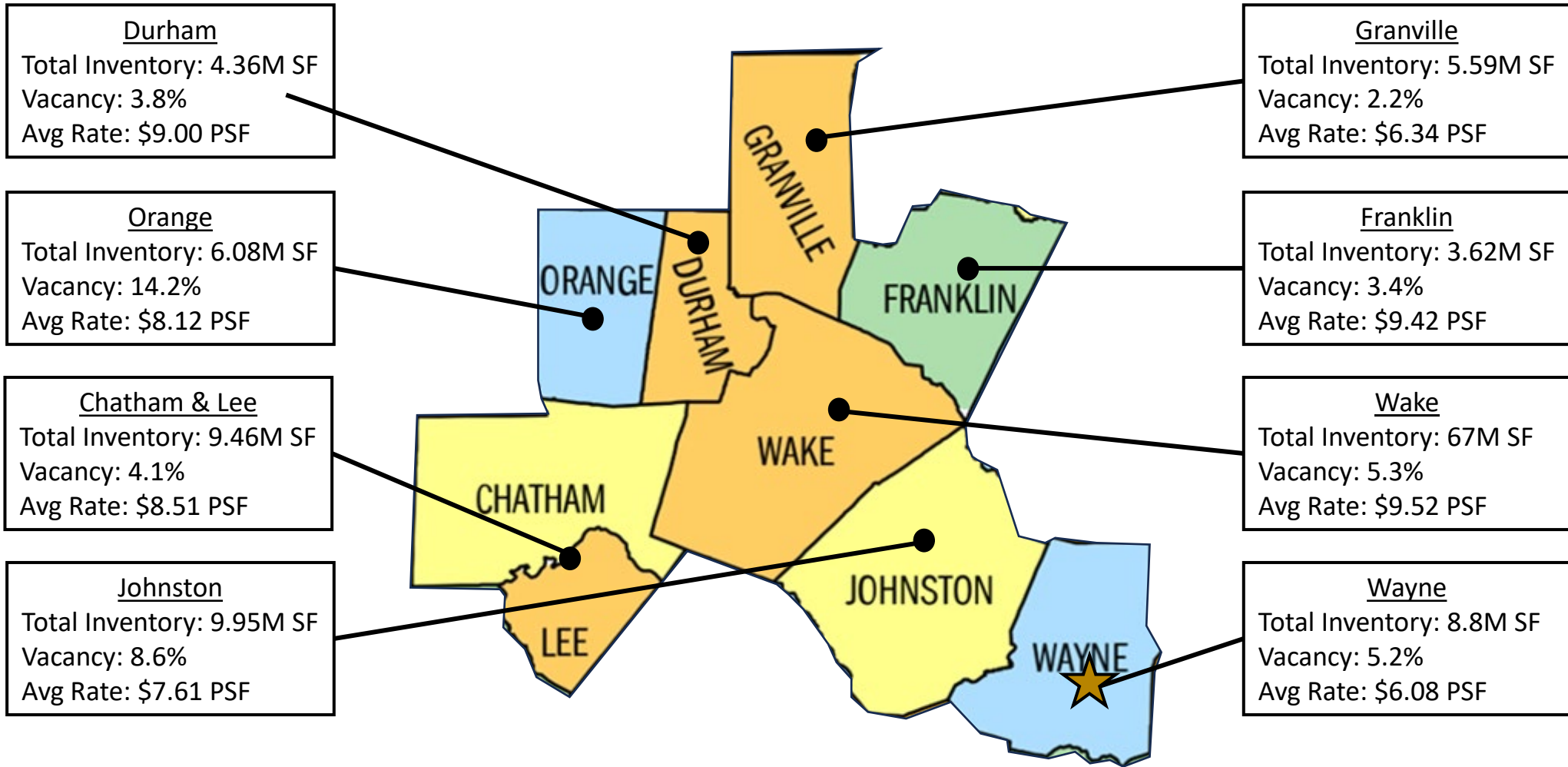
FASTER COMMUTE TO TRIANGLE AND COAST



Infrastructure Upgrades

- Phase 1 of 540 extension opened in September 2024 (\$1.3billion project)
- Phase 2 of 540 extension anticipated to open in late 2028
- 2016 NCDOT received conditional approval to designate US 70 as future interstate 42 and the route must be upgraded to interstate standards
- Major upgrades include road widening, removal of stop lights, and new bypasses

INDUSTRIAL INVENTORY, VACANCY AND RATES



MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



TREY NAVO

Vice President of Investment Sales – Broker

- *Masters in Real Estate Development, Expected 2022, Auburn*
- *BS, History, Iowa State University*
- *Licensed NC Real Estate Broker*

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