

OFFERING MEMORANDUM

201 INDUSTRIAL DRIVE

CRAVEN COUNTY INDUSTRIAL
PARK CLIMATE-CONTROLLED
FLEX WAREHOUSES FOR
LEASE

New Bern, NC 28562

PRESENTED BY:

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NC #106541



Craven County INDUSTRIAL PARK

The Craven County Industrial Park is located at the intersection of Clarks Road and US 70 just outside of New Bern, North Carolina. Situated just minutes from Greenville, Kinston, and Jacksonville, the park is convenient to the Port of Morehead City, Raleigh, and Wilmington. A main line North Carolina Railroad Company (operated by Norfolk Southern) railroad track is adjacent to the site with designated railroad rights-of-way entering the park. The park is served by Duke Progress Energy and City of New Bern water and sewer. It is also a magnet site within the Foreign Trade Zone #214.

CURRENT COMPANIES

- Moen
- BSH Home Appliances
- Craven County Wood Energy
- Duke Progress Energy
- Piedmont Natural Gas
- Wheatstone
- Chatsworth Products
- Aylward Enterprises
- Carolina Technical Plastics
- Johnson Brothers Mutual Distributing of NC
- Urethane Innovators
- McGuckin & Pyle, Inc.
- Minges Bottling
- EAE Inc.
- Carolina GSE
- Chemac



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.

KEY FEATURES

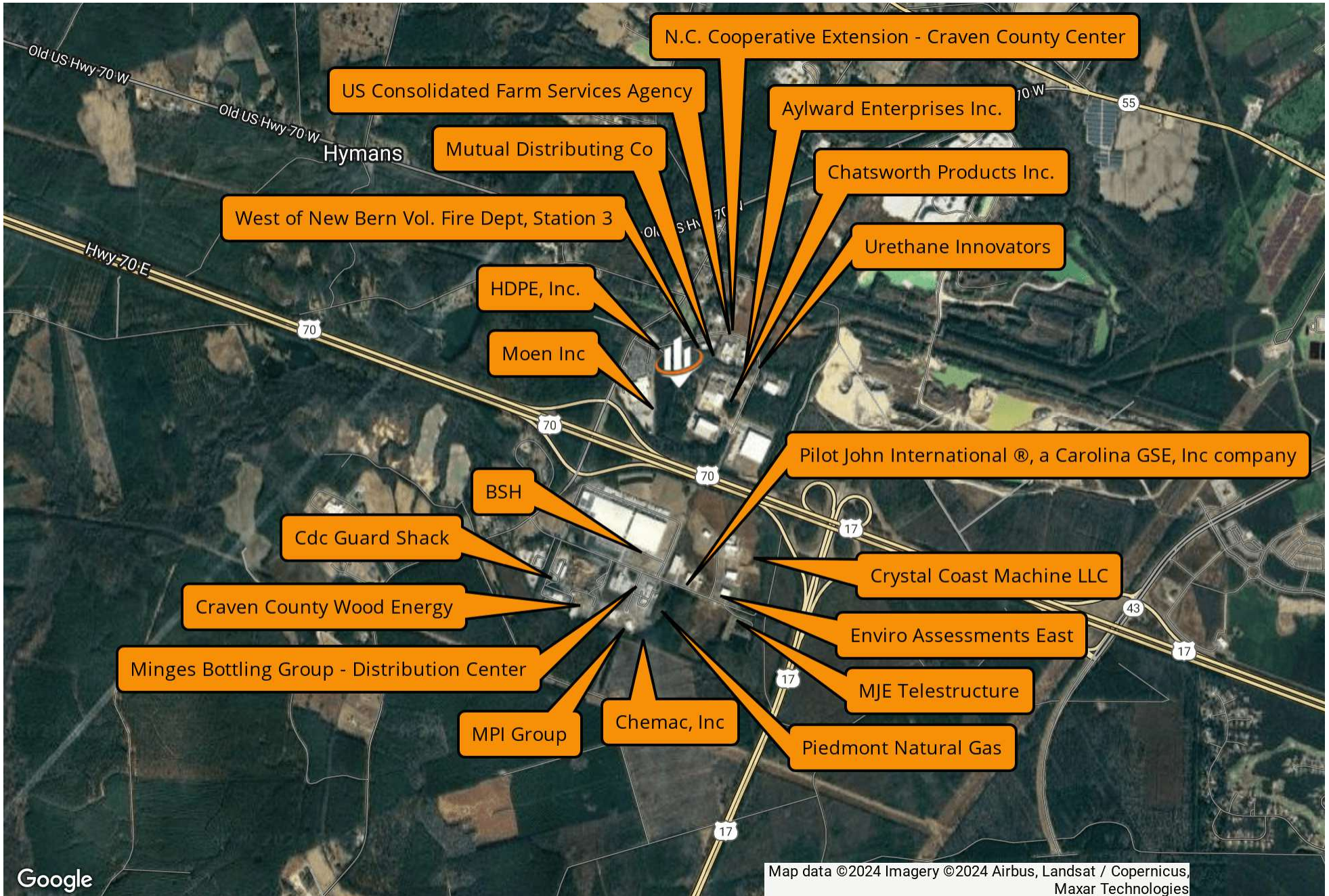
- Access to a workforce of 350,000 people within a 45 mile radius
- Centrally located near 3 military bases
- Part of the North Carolina Aerospace Corridor
- Foreign Trade Zone Magnet Site
- EWN: 10 miles
- Morehead City port: 44 miles
- Wilmington port: 97 miles
- I95: 60 miles

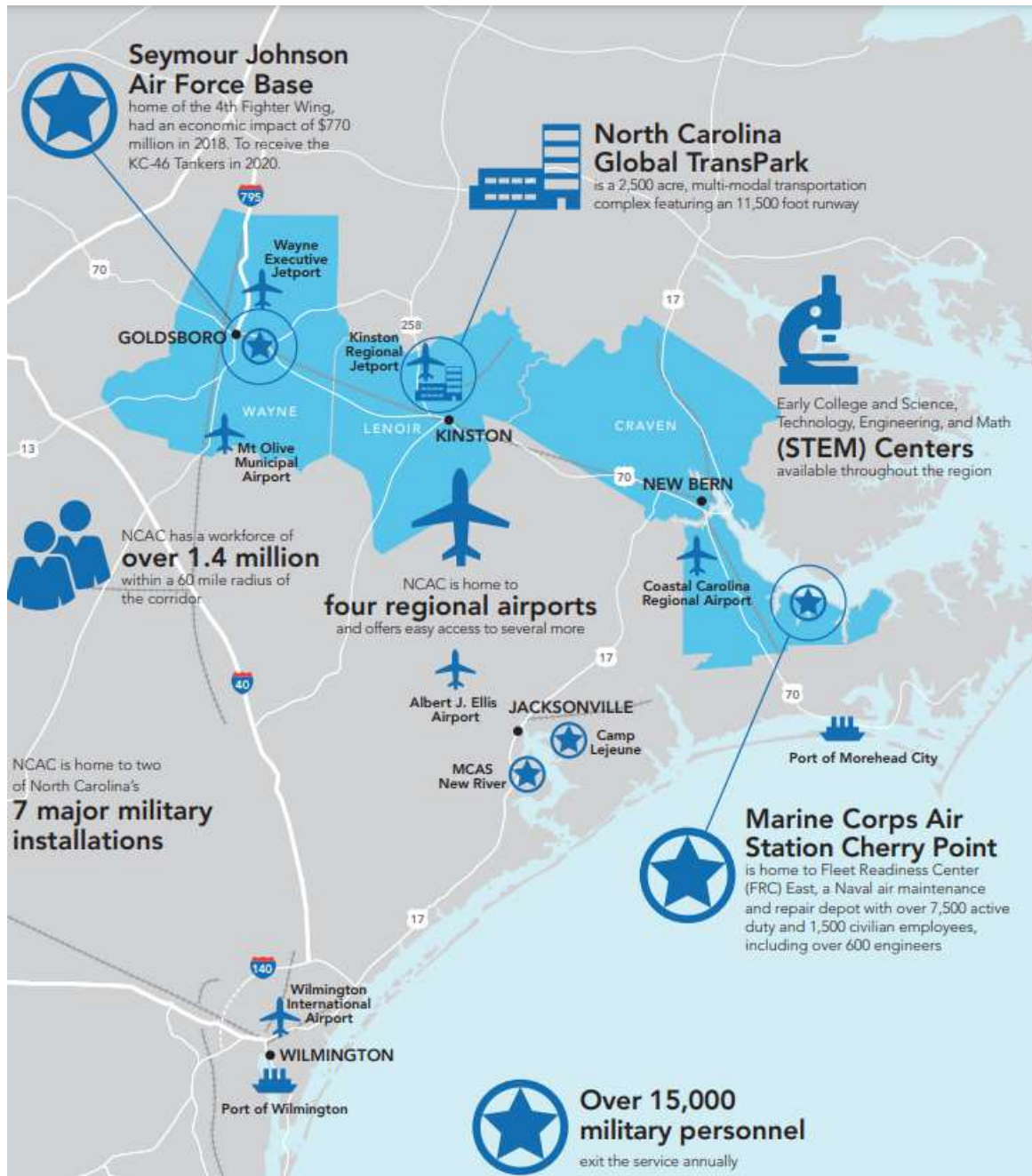


PARCEL #	6	9	10	19	20	25
Acreage	24	33	15	47	19	20
Sub-dividable	✓	✓	✓	✓	✓	✓
Utilities	✓	✓	✓	✓	✓	✓
Dark Fiber	✓	✓	✓	✓	✓	✓
Rail Access	✓	✓	✓	✓	✓	✓
County Owned	✓	✓	✓	✓	✓	✓

Craven County INDUSTRIAL PARK







LEASE RATE**CALL FOR BUILD-TO-SUIT QUOTES****LOCATION INFORMATION**

BUILDING NAME	Craven County Industrial Park Climate-Controlled Flex Warehouses For Lease
STREET ADDRESS	201 Industrial Drive
CITY, STATE, ZIP	New Bern, NC 28562
COUNTY	Craven
MARKET	Craven County
SUB-MARKET	New Bern MSA
CROSS-STREETS	Clarks Road
NEAREST HIGHWAY	US Hwy 70
NEAREST AIRPORT	Coastal Regional

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	Industrial
LOT SIZE	24.09 Acres
APN #	8-217-1-006
POWER	Yes

BUILDING INFORMATION

BUILDING SIZE	82,576 SF
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PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	Industrial
LOT SIZE	24.09 Acres
APN #	8-217-1-006
POWER	Yes

PARKING & TRANSPORTATION**UTILITIES & AMENITIES**

WATER	Yes
TELEPHONE	Yes
CABLE	Yes
SEWER	Yes

Craven County Industrial Park Climate-Controlled Flex Warehouses For Lease

Built by Tarheel Building Systems of New Bern: 2011 Top 100 Metal Builders in the United States

New Steel Construction built to AISC Specifications

Build-to-Suit Options: Flex, Warehouse, Distribution, Manufacturing, Cold-Storage

Building Specifications: Structural Steel 100 foot depth by 200 foot width with roof system designed to accommodate fire sprinkler system specified by tenant

Offices: Professional finishes, 1,850 +/- SF total with Two (2) covered entrance doors in a 9 foot wide by 10 foot tall insulated glass storefront system with brick surround, 4 private offices (2 with warehouse windows), 2 conference rooms (2 warehouse windows each), 2 lobby's, 4 restrooms (2 warehouse entry), 10 foot ceilings, 2 hot-water heaters, Interior LVP & carpet floors.

Fire Suppression System: warehouse has a 3 hour fire barrier center demising wall with 12 foot by 14 foot metal coiling door, Two (2) independent fire alarm systems with independent FACP with cellular dialers, pull stations, horns, strobes, notification devises. 8" sprinkler riser stubbed into building for future use.

Roof: Standing Seam sloping to rear with gutters

Clear Ceiling Height: 20 feet +/-

Column Spacing: 50 feet depth by 28 feet width

Insulation: Simple Saver Insulation System R-30 roof insulation & R-25 wall insulation [meets NC Energy Code] / Interior office walls fiberglass batt insulation

Fans: Two (2) 16 foot BIG ASS FANS

Warehouse HVAC: climate-controlled with Six (6) 7.5 Ton HVAC

Office HVAC: climate-controlled with Two (2) 3.5 Ton split systems

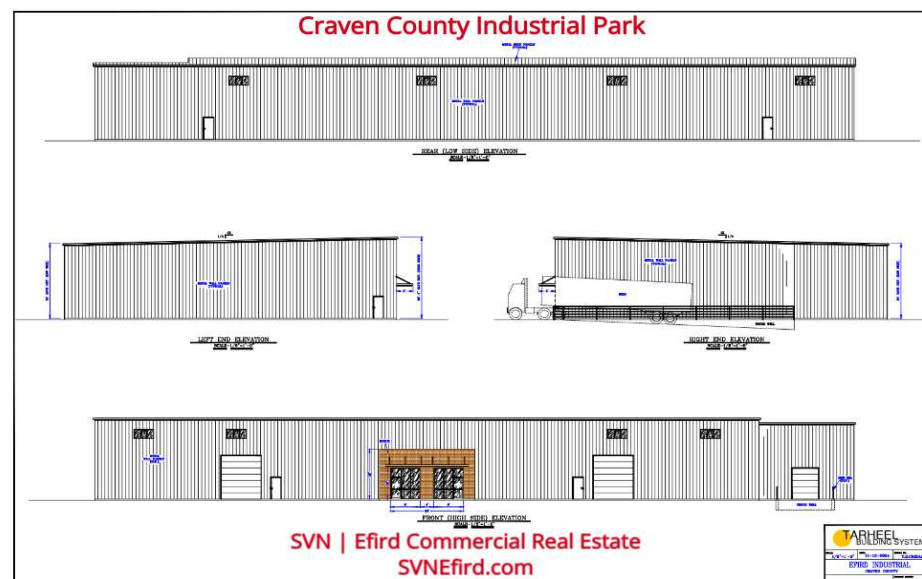
Windows: Eight (8) 6 foot by 3 foot insulated Warehouse windows located high on front & rear walls for natural light

Electrical: Two (2) 270/480v 600A separate services (one per side)

Loading Dock: (1) 16' wide x 70' long truck well. One (1) 8 foot by 10 foot insulated electric operated overhead door with dock leveler

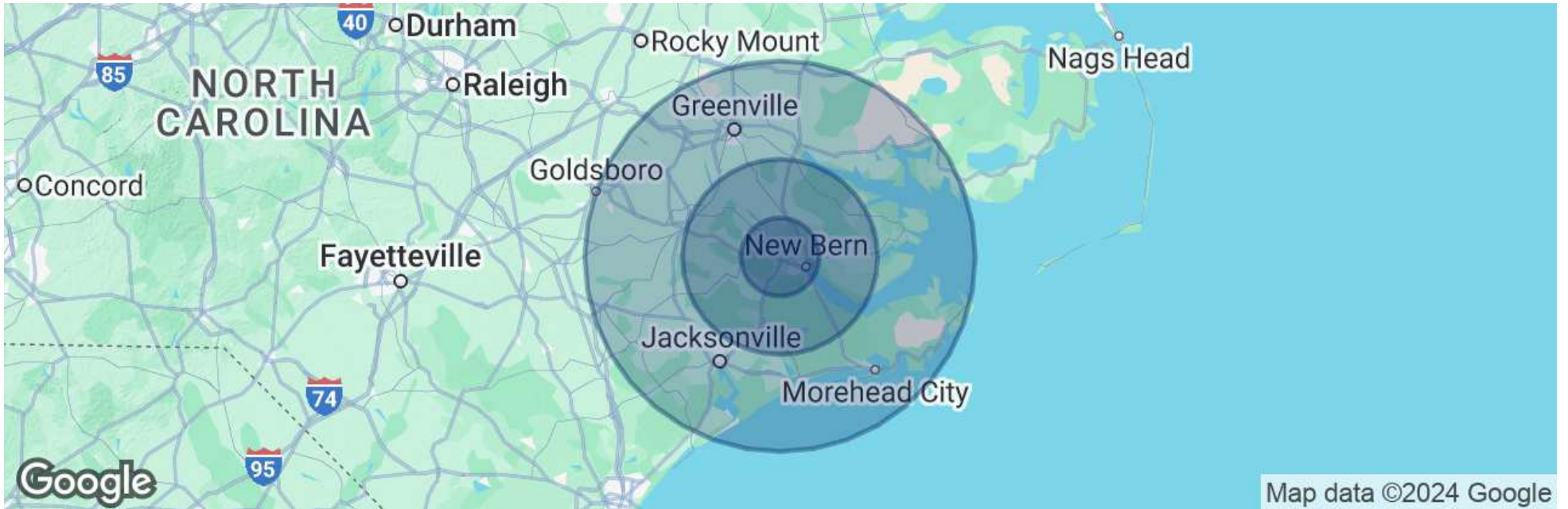
Drive-In Doors: Two (2) 12 foot by 14 foot insulated electric operated overhead doors

Parking: 26 total paved parking spaces including handicap



- Craven County Industrial Park Climate-Controlled Flex Warehouses For Lease
- Built-to-Suit 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 corridor
- Interstate 95 60 miles
- Morehead City Port 44 miles
- Wilmington Port 97 miles

[Click Here to View Portfolio Video](#)



POPULATION

	10 MILES	25 MILES	50 MILES
TOTAL POPULATION	58,571	188,177	821,589
AVERAGE AGE	44	42	40
AVERAGE AGE (MALE)	43	41	39
AVERAGE AGE (FEMALE)	46	43	41

HOUSEHOLDS & INCOME

	10 MILES	25 MILES	50 MILES
TOTAL HOUSEHOLDS	25,249	77,638	327,315
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$82,720	\$77,785	\$77,191
AVERAGE HOUSE VALUE	\$261,976	\$239,009	\$234,294

* Demographic data derived from 2020 ACS - US Census



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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

EDUCATION

University of North Carolina - Chapel Hill NC

NC State University - Raleigh NC

Louisburg College - Louisburg NC

MEMBERSHIPS

Cape Fear REALTORS®

The REALTORS® Commercial Alliance of Southeastern North Carolina (RCASENC)

Wilmington Chamber of Commerce

Wilmington Downtown Business Alliance

SVN | Efird Commercial Real Estate

6 Market Street
Wilmington, NC 28401

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