



3715 CENTRAL HEIGHTS RD

60,000+/- SQUARE FEET ON 12 +/- ACRES

GOLDSBORO, NORTH CAROLINA



BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

J&J RENTALS 3715 CENTRAL HEIGHTS RD GOLDSBORO, NC 27534

SIZE:	Approximately 60,000 sq. ft.
GROUND:	Approximately 12.17 acres
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Approximately 200' x 300'
DATE OF CONSTRUCTION:	1985
CONSTRUCTION:	Floor: Reinforced concrete Walls: Insulated pre-engineered metal with 8' interior plywood liner panel Columns: Steel Roof: Insulated metal – repairs to both ends were completed in 2022
COLUMN SPACING:	25' x 67'
CEILING HEIGHT:	17' eaves and 21' center below the steel
LIGHTING:	LED strips and skylights
WATER:	Supplied by City of Goldsboro
SEWER:	Supplied by City of Goldsboro
POWER:	Supplied by Duke Energy 75 kVA pad mounted transformer serves one interior 400 AMP , 480/277 volt, 3-phase, 4-wire panel and a separate 240 panel
HVAC:	Office areas are heated and cooled by package units. Some ceiling fans in the warehouse area.
SPRINKLER:	100% dry system – density is .21/2600 One 60hp booster pump supplies pressure to two separate systems in the building

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA • Los Angeles, CA • Melville, NY • Miami, FL • Minneapolis, MN • Nashville, TN • Natick, MA • New York, NY • Newport Beach, CA • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Tampa, FL • Toledo, OH • Washington, D.C. • Woodland Hills, CA • Bangkok • Buenos Aires • Caracas • Hanoi • Hamburg • Lima • London • Madrid • Mexico City • Mumbai • Paris • Quito • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Taipei • Tokyo • Toronto • Warsaw • Zurich

160 Offices Worldwide
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**J&J RENTALS
GOLDSBORO, NC
PAGE 2**

OFFICE: Approximately 250 sq. ft. of office in one location and a total of approximately 700 sq. ft. of breakroom and restroom on the south wall

RESTROOMS: Men: 2 toilets, 3 urinals, 2 sinks
Women: 4 toilets, 2 sinks

TRUCK LOADING: Four 8' x 9' dock high loading doors, one with a pit leveler and three with edge of dock levelers

Two 16' high x 20' wide electric drive-in doors

ZONING: GB – General Business

PARKING: Paved and marked parking for approximately 35 cars

TAXES: Parcel # 0029943

2019 Assessed Value – next assessment 2025

Building/improvements:	\$1,036,650
Land:	\$ 292,080
Total:	\$1,328,730

2024 Wayne County tax rate: \$.7675/\$100
2024 City of Goldsboro tax rate: \$.8250/\$100

TRANSPORTATION: The property is located approximately 2 miles south of the 4-lane Hwy 70 bypass (I-42) and 6.5 miles east of I-795.

RDU airport is located less than one hour west of the site.

MISCELLANEOUS: One 5,000 sq. ft. air-conditioned section was originally a showroom for a Lowe's hardware sales office – four additional offices in that area. Heating and cooling provided by two pad mounted exterior units and interior duct work

The site is fully fenced





