



ELIKEN PROPERTY MANAGEMENT

207,000⁺/- Square Feet on 28⁺/- acres

Goldsboro, North Carolina



**280 WOODLAND CHURCH ROAD
GOLDSBORO, NC**

SIZE:	Approximately 207,000 sf
NUMBER OF BUILDINGS:	One, modern, one story partially air conditioned industrial facility
DIMENSIONS:	Main facility - 256' x 622' Warehouse - 109' x 286'
GROUND:	Approximately 28 acres
DATE OF CONSTRUCTION:	1968 & 1974
CONDITION OF PROPERTY:	Very good
CONSTRUCTION:	Floor: 6" rebar reinforced concrete – with sealer on most Columns: Steel Walls: Cavity brick and insulated metal Roof: Original: built-up tar & gravel over insulated metal deck, re-covered in 1987 with a new built-up roof with reflective top Addition: built up tar & gravel over insulated metal deck
COLUMN SPACING:	Approximately 32' X 32' - 36' 4" X 37'
CEILING HEIGHT:	Manufacturing: Approximately 16' 8" clear eaves and 17'5" clear center under bar joist Warehouse: Approximately 24' 8" clear sloping to 23' clear under bar joist
LIGHTING:	Primarily metal halide, some with LED bulbs

WATER:	Supplied by City of Goldsboro 12" main; 10" fire line; 10" domestic line
SEWER:	Supplied by Wayne County 16" main; 12" line
POWER:	Supplied by CP & L Three 500 KVA utility owned transformers Total 7000 amp switchgear; 480/270 volt, 3 phase, 4 wire distribution Kohler emergency generator
GAS:	Available from NC Natural Gas Co.
HEAT:	Gas fired radiant heaters
AIR CONDITIONING:	Entire production area is cooled by one 350 ton Carrier Chiller. One additional 626 ton Trane Centravac unit has been removed from service. Four roof mounted air washer units produce a total of 312,000 cfm. One 25 ton Trane unit for office
SPRINKLER:	100% wet system in manufacturing; dry system in warehouse. 300,000 gallon above ground storage tank with 2000 gpm 225 hp diesel pump producing 125 psi. Additional 1000 gpm pump operating at 83 psi draws from the city water main.
COMPRESSED AIR:	One 25 HP Sullair 100 PSF compressor with Pure Air dryer Air lines throughout manufacturing area

RESTROOMS:

Office:

Men: 2 toilets; 1 urinal; 3 sinks

Women: 2 toilets; 2 sinks

Plant:

Men: 10 toilets; 6 urinals; 11 sinks; 1 shower

Women: 12 toilets; 10 sinks

Warehouse loading area: 1 toilet; 1 urinal; 1 sink

Maintenance area: 1 toilet, 1 urinal, 1 sink; 1 shower

OFFICE:

Approximately 4,085 SF attached administrative office including private offices, open administrative areas, first-aid area and restrooms. Finish consists of tile and carpeted floors; brick, finished sheet rock and wood panel walls; suspended acoustical ceiling; and recessed fluorescent lighting.

Additional 18,122 sf of store rooms, production offices, canteen and other service areas located in the plant

TRUCK LOADING:

North wall - three 8' x 9' manual rollup doors with locks, levelers, lights and seals with a canopy

West wall of the plant area - one 8' x 10' electric rollup drive-in door and one 8' x 10' manual rollup dock door with leveler, lock, seal and light and a canopy

Warehouse extension - seven 8' x 9' electric rollup dock doors with locks, levelers, lights and seals. One 12' wide by 14' high manual rollup door accesses an exterior platform

PARKING:

Paved, marked and lighted parking for approximately 250 vehicles

FORMER USE:

Weaving, cutting & sewing and distribution.

TRANSPORTATION:

The facility is located just off Highway 117, providing 4 lane access approximately 30 minutes south to I-40; Hwy 70 is approximately 5 miles north providing access 30 minutes west to interstate 95 and an additional 30 minutes west to the Raleigh Durham airport

ZONING:

Light industrial

TAXES:

Parcel # 2587582179

2019 Assessed Value (next assessment 2027)

Building and improvements: \$2,927,580

Land: \$ 436,400

Total: \$3,363,980

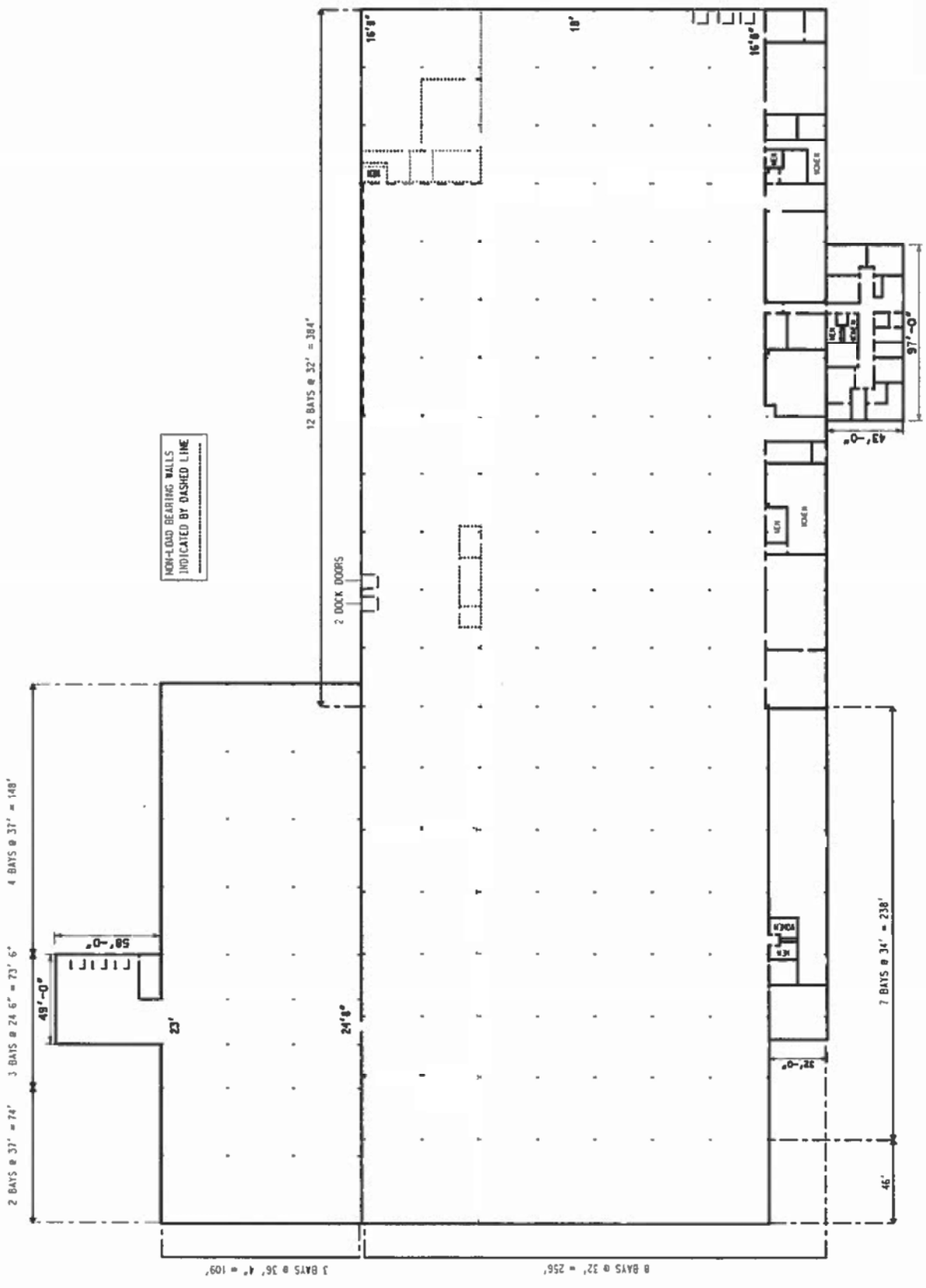
2019 Wayne County tax rate: \$.6635/\$100

2019 Marmac fire district tax rate: \$.06/\$100

MISCELLANEOUS:

ADT Focus system fire alarm throughout plant; additional burglar alarm system in office area. Basement area of approximately 8,000 SF serviced by an elevator

Fire department located just behind the facility

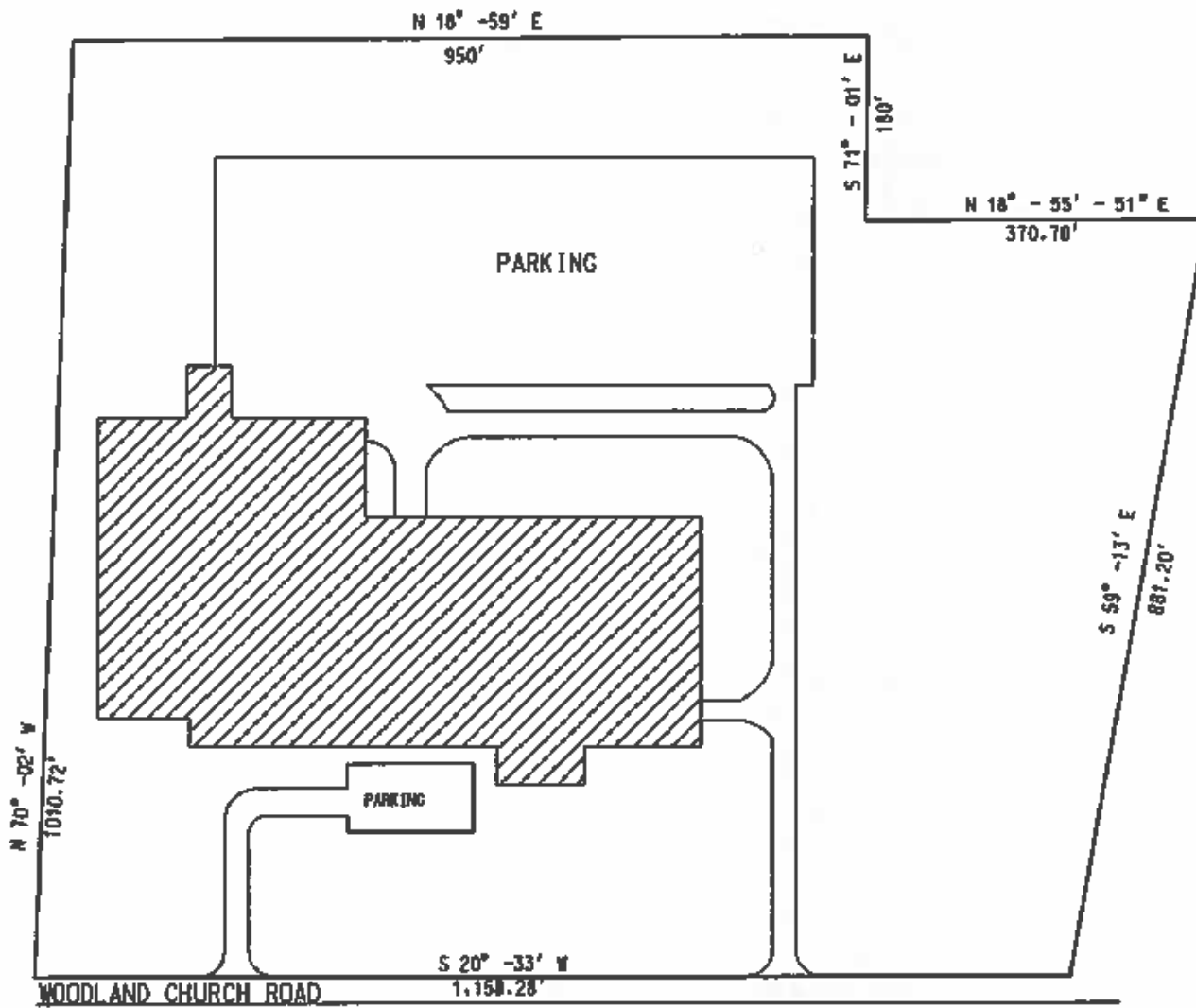


NON-LOAD BEARING WALLS
INDICATED BY DASHED LINE



BIBB COMPANY
WOODLAND CHURCH ROAD
207,000 SQUARE FEET
28.078 ACRES
GOLDSBORO, NORTH CAROLINA

NOTE: INFORMATION CONTAINED WITHIN THIS DRAWING IS OBTAINED FROM SOURCES BELIEVED RELIABLE. EPM PARTNERS ACCEPTS NO RESPONSIBILITY FOR ITS ACCURACY.



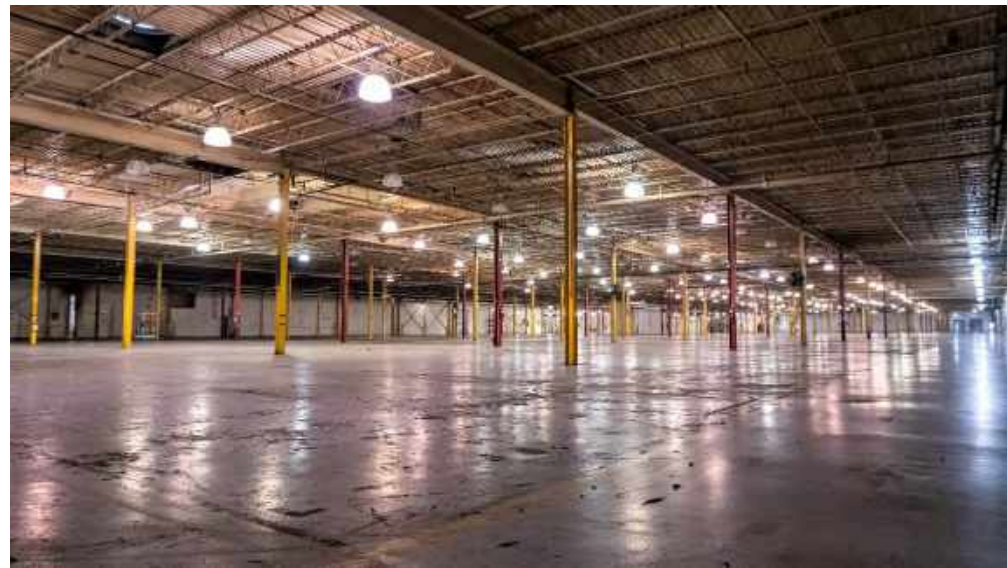
EPM
PARTNERS

DATE: 2.15.95	SCALE: NTS	DRAWN: JLM	SITE PLAN
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8188 COMPANY
WOODLAND CHURCH ROAD
207,000 SQUARE FEET
28.078 ACRES
GOLDSBORO, NORTH CAROLINA

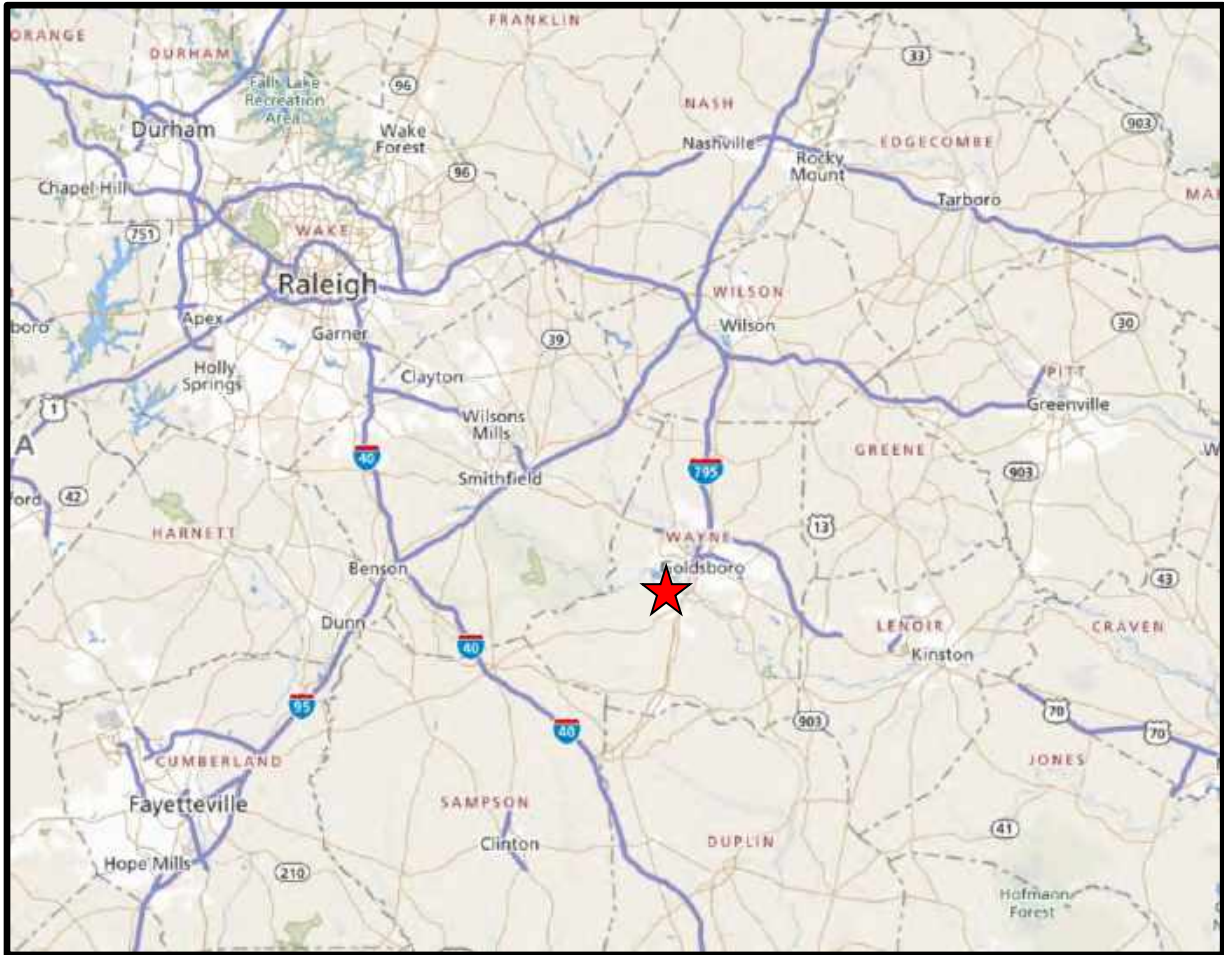
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