



**EZ FLO INTERNATIONAL
KINSTON, NORTH CAROLINA**

+/- 136,296 sq. ft. on +/- 11.6 acres

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**EZ FLO INTERNATIONAL INC
206 US HWY 58 SOUTH
KINSTON, NC 28504**

SIZE:	Approximately 136,296 SF
GROUND:	Approximately 11.6 acres
NUMBER OF BUILDINGS:	One, modern single-story industrial facility
DIMENSIONS:	300' X 450'
DATE OF CONSTRUCTION:	1992
CONDITION OF PROPERTY:	Very Good
CONSTRUCTION:	Floor: 6" concrete reinforced with 6x6 – W2.9 x W2.9 WWF on grade over vapor barrier Walls: Insulated metal panels Columns: Round steel poles Roof: Insulated metal
COLUMN SPACING:	30' X 60'
CEILING HEIGHT:	Approximately 19' clear eaves - 33' clear center
LIGHTING:	Metal halide and sky lights

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WATER: Supplied by City of Kinston – 12” main; 2” domestic line

SEWER: Supplied by City of Kinston – 10” main; 4”/8” line

GAS: Propane

POWER: Supplied by City of Kinston
Exterior pad mounted transformer
800 amps, 480/277 volt, three phase, 4 wire interior
switchgear

HVAC: Office area is heated and cooled. The plant area is heated
by suspended propane gas fired blowers and ventilated by
fans

SPRINKLER:

- 100% ESFR system
- One Detroit Diesel fire pump
- 300,000 gallon ground-level sprinkler tank

RESTROOMS:

OFFICE: 3 toilets, 3 sinks

PLANT:

Men: 1 toilet, 1 urinal, 1 sink

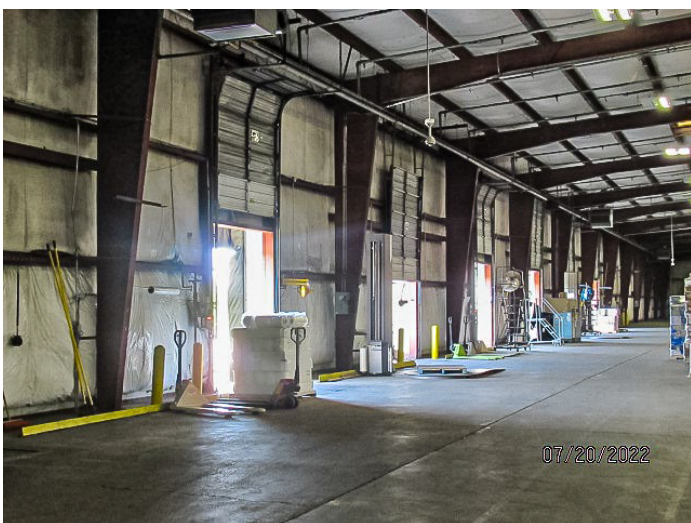
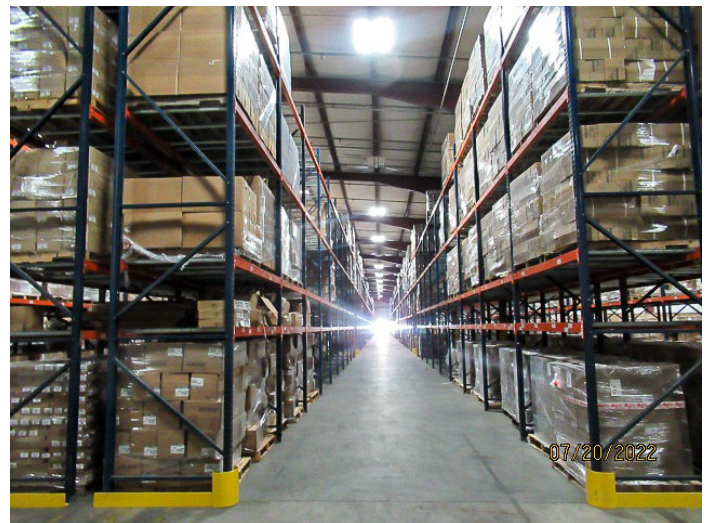
Women: 2 toilets, 1 sink

OFFICE: Approximately 1,296 SF of attached office including private
offices, restrooms and a break-room

Additional production offices located in the warehouse
area

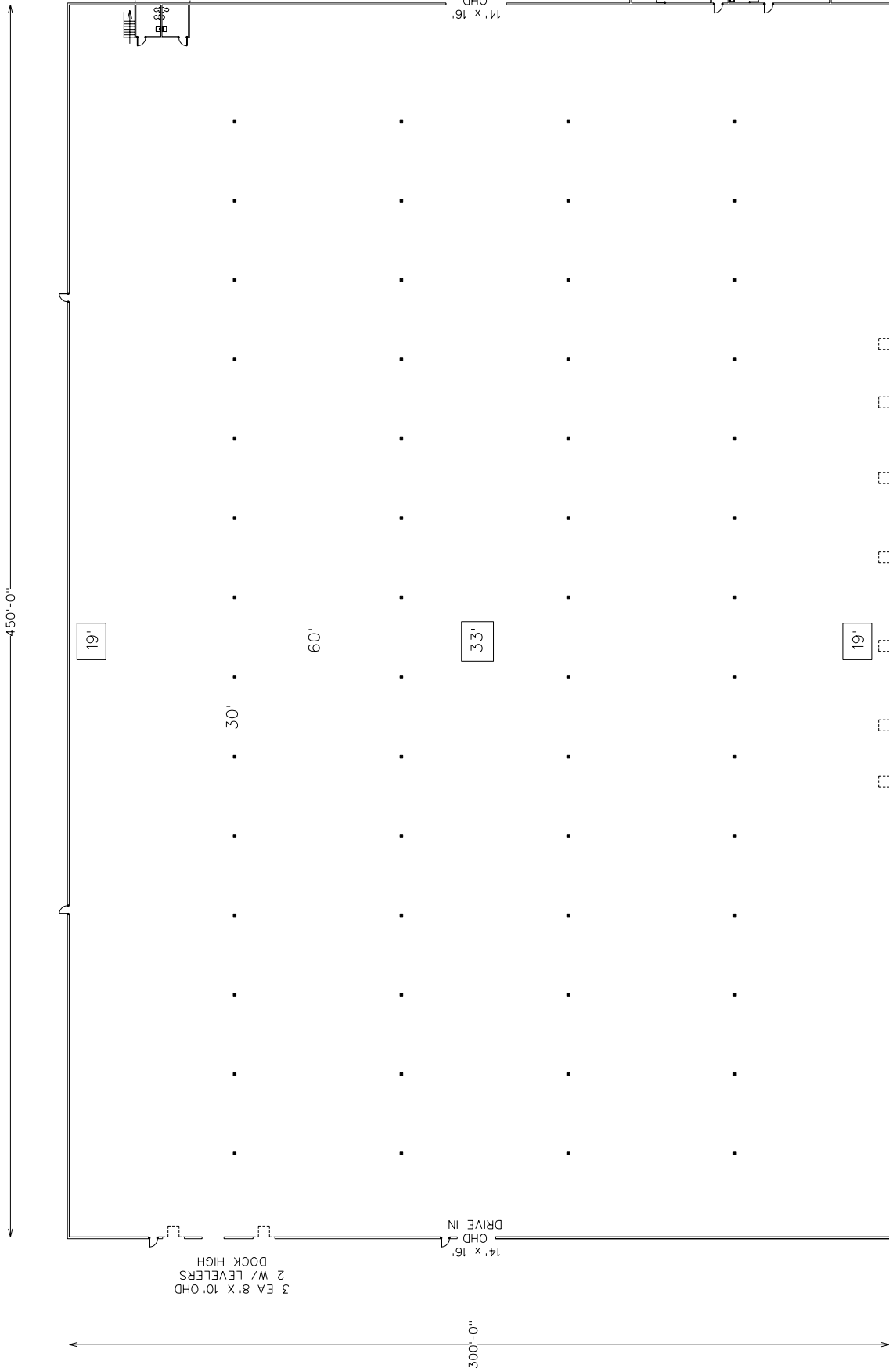
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- TRUCK LOADING:**
- Ten 8' x 10' dock high doors with covered shelters and lights - nine with levelers
 - Two 14' x 16' electric drive-in doors
- PARKING:** Paved and marked parking for approximately 41 cars
- FORMER USE:** Manufacturing and warehousing
- ZONING:** I-1 Industrial
- TRANSPORTATION:** The facility is located approximately ¼ mile south of 4-lane US Highway 70. The Kinston Commercial Airport is located approximately 20 minutes west of the building.
- MISCELLANEOUS:** Truck drop in the rear for 38 trailers









7 EA 8' X 10' OHD
W/ LEVELERS
DOCK HIGH

X • CLEAR CEILING HEIGHT



H & H WAREHOUSE
206 US HWY 58 SOUTH
KINSTON NC
± 136,296 SF
± 18.83 ACRES

NOTE: INFORMATION CONTAINED IN THIS DRAWING
IS DERIVED FROM SOURCES DEEMED RELIABLE
BUT IS NOT WARRANTED.

