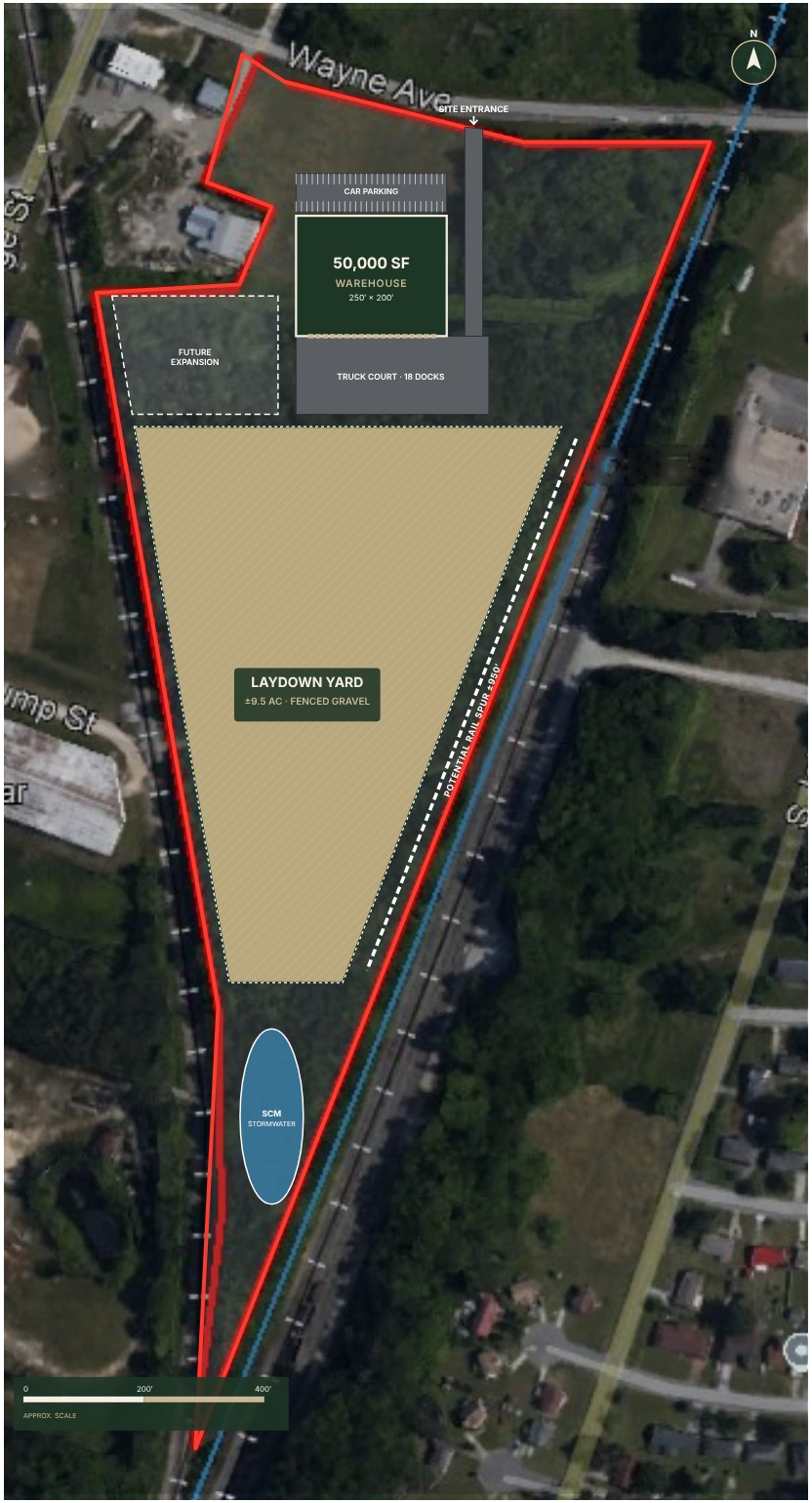

Program Summary

Site Area	±23.0 AC
Warehouse	50,000 SF 250′ × 200′
Coverage	±5.0%
Loading	18 dock doors, 130′ truck court
Car Parking	±50 spaces
Laydown Yard	±9.5 AC fenced gravel
Rail Spur	±950′ potential
Stormwater	±0.55 AC SCM
Future Exp.	±1.2 AC west of bldg.
Access	Wayne Avenue
Zoning	I-2 Industrial

Legend

- Warehouse
- Paved drive, parking, truck court
- Laydown yard (gravel)
- Stormwater SCM
- Rail spur / expansion
- Site boundary (approx.)

Concept only — not for construction. Scale derived from the aerial and stated ±23 AC; boundary per marketing flyer, not survey. Site lies in the 100-yr floodplain: building pad and finished floor to be raised above BFE plus freeboard per City of Goldsboro floodplain regulations; fill and floodway limits require engineering study. Rail spur subject to railroad approval. Parking, setbacks, buffers and SCM sizing subject to City UDO and NCDEQ stormwater review.