

INDUSTRIAL PROPERTY FOR SALE

GOLDSBORO WAREHOUSE, DUAL BUILDINGS

305 West Crump Street | Goldsboro, NC 27530

BRANT RUBEN

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COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

305 Crump Street presents a rare opportunity to acquire a fully vacant, two-building industrial property in the heart of Goldsboro's commercial district. Totalling ±15,832 square feet across two freestanding structures, the property offers flexible configurations for owner-users or investors seeking functional space with dock-high loading, office buildout, and a secure fenced yard.

The front building totals ±12,800 SF and includes five private offices and a spacious warehouse with dock-high access. The rear building adds ±3,032 SF, including additional office space and storage, plus direct access to the fenced yard. Located just off the newly designated I-42 (US-70 Bypass) and US-117, the site offers seamless connectivity to Raleigh, I-95, and the broader eastern NC region.

Zoned General Business (GB), the property supports a wide range of industrial and commercial uses. Now offered at \$1,300,000 (±\$82/SF), this listing is priced well below replacement cost and represents a strategic investment in a growing North Carolina market.

PROPERTY HIGHLIGHTS

- ±15,832 SF total across two freestanding buildings
- Front Building: ±12,800 SF
- Rear Building: ±3,032 SF
- ±1.04 acres with fenced rear yard
- Five dock-high doors with efficient loading access
- Clear height approximately ±12'4"
- Zoned General Business (GB)
- Excellent location off I-42 and US-117

OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	2
Lot Size:	1.04 Acres
Building Size:	15,832 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	3	114	612
Total Population	10	252	1,411
Average HH Income	\$38,507	\$45,554	\$44,245

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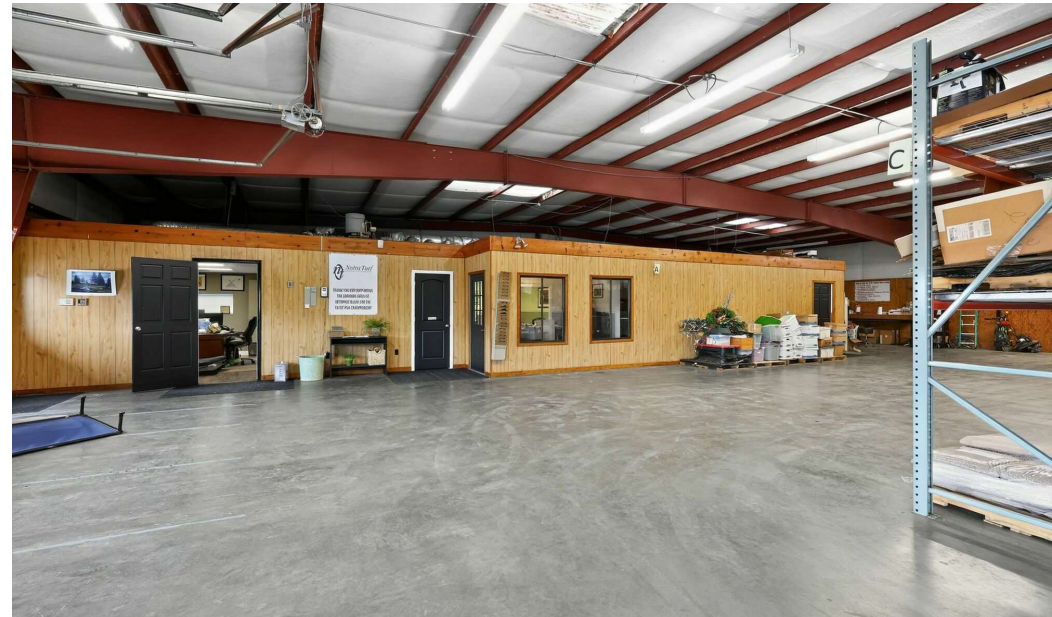
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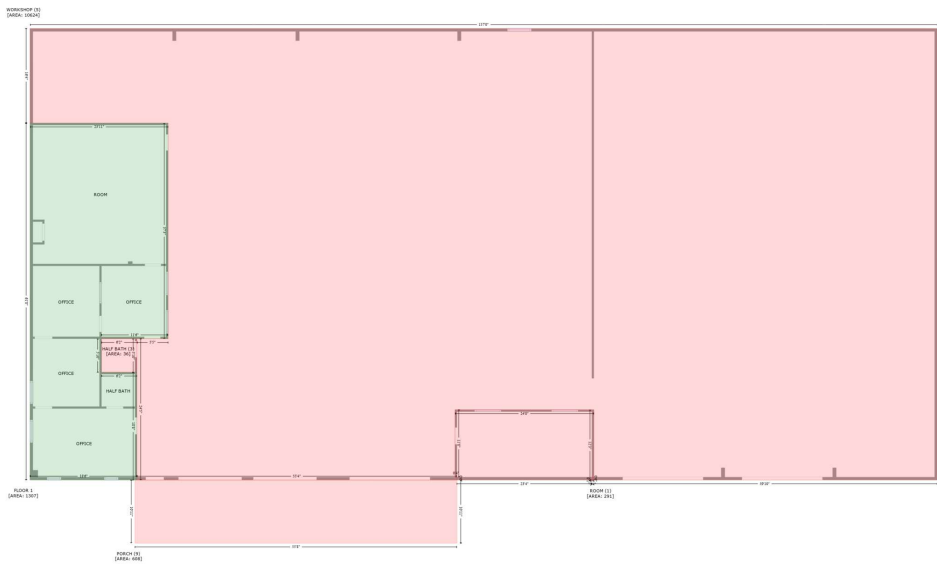
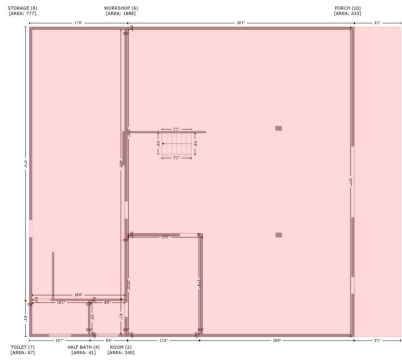
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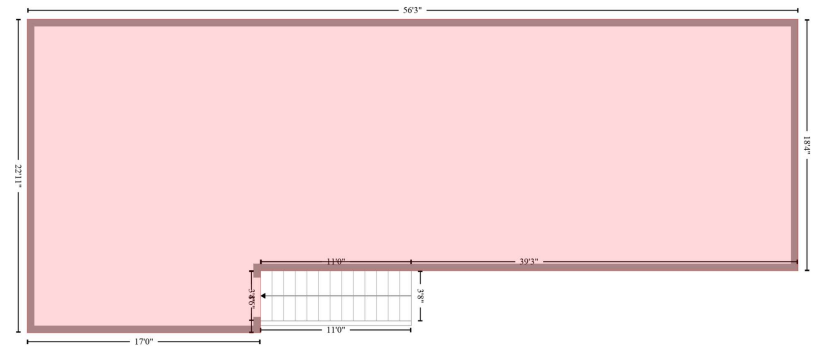
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ATTIC (1)
[AREA: 1109]



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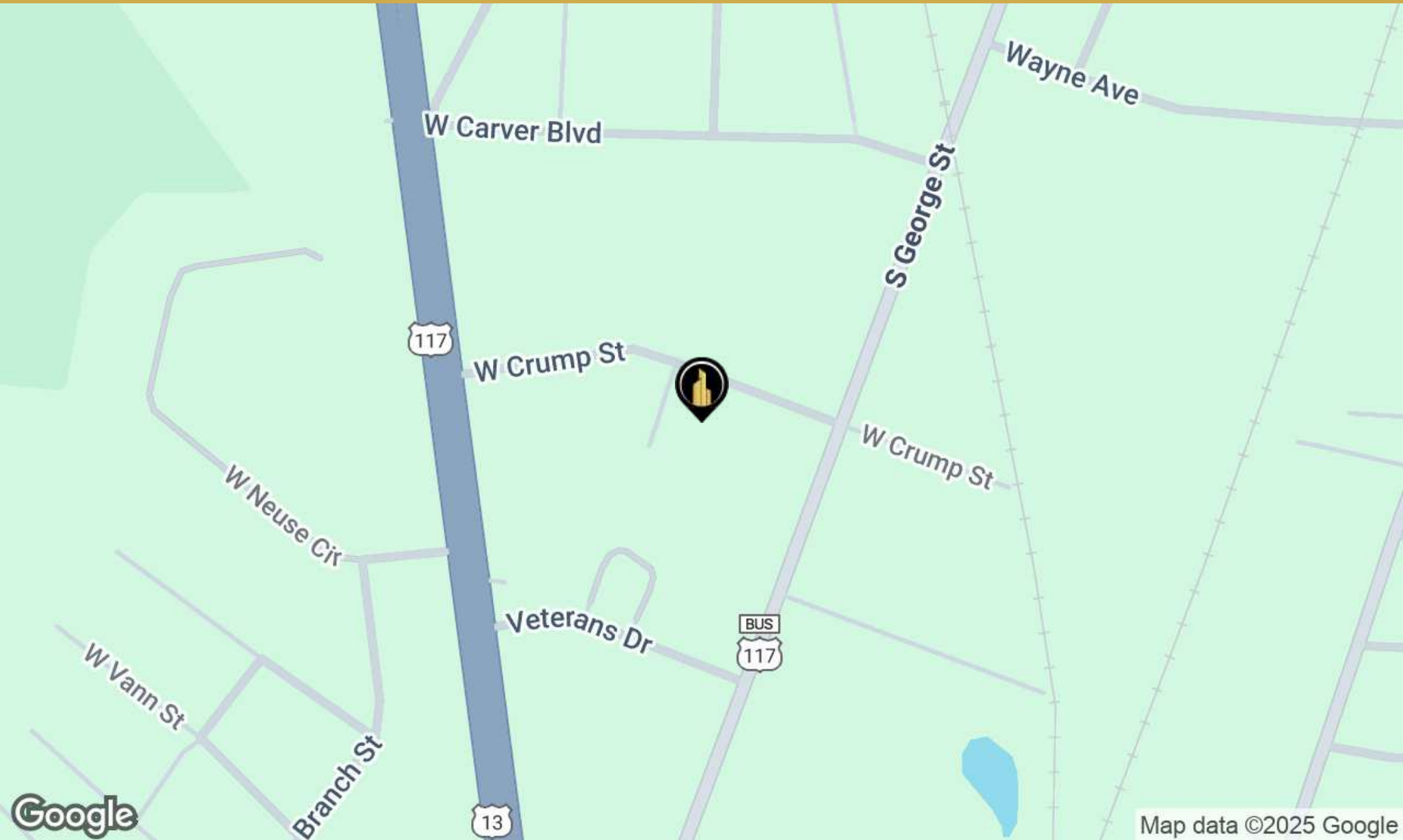
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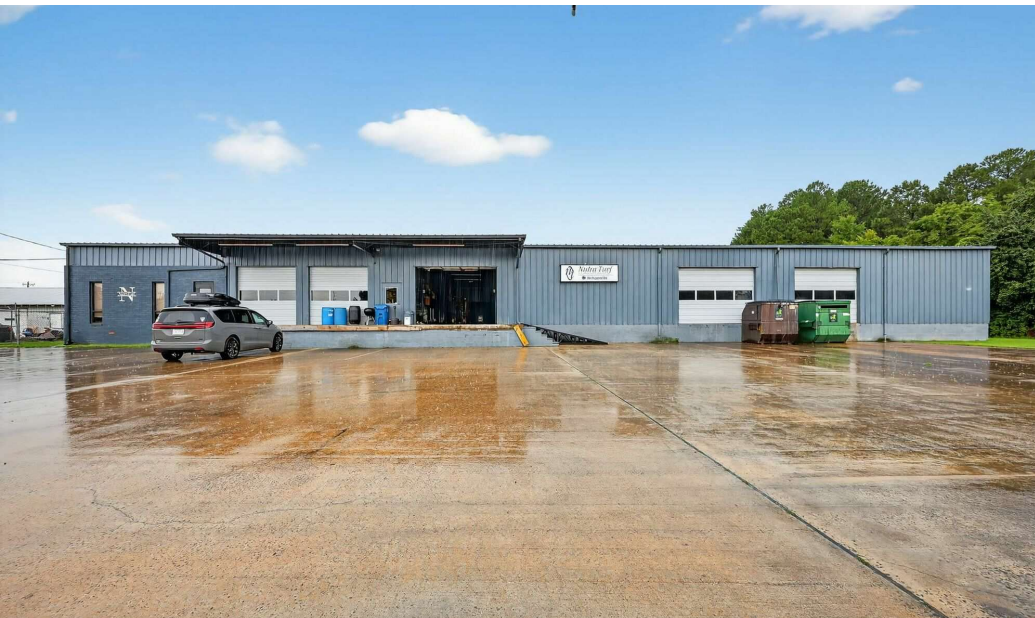


LOCATION DESCRIPTION

305 Crump Street is positioned within Goldsboro's primary industrial corridor, just minutes from downtown and surrounded by a mix of distribution users, service contractors, and regional operators. The site offers direct access to I-42 (formerly US-70 Bypass) and US-117, placing it within close reach of I-95, the Raleigh-Durham metro, and other key markets throughout eastern and central North Carolina. This level of connectivity makes the property well suited for logistics, warehousing, light manufacturing, and operations requiring regional reach.

Goldsboro, the county seat of Wayne County, is a longstanding economic hub for eastern North Carolina. With a diverse employment base across sectors such as defense, manufacturing, agribusiness, and distribution, the city has maintained steady growth while continuing to invest in infrastructure and commercial development. The presence of Seymour Johnson Air Force Base, one of the area's largest employers, provides a stabilizing economic force and supports a well-trained local workforce.

Wayne County offers several advantages that continue to attract industrial users and investors. These include competitive land and occupancy costs, a central geographic position, and strong transportation infrastructure. The county has a deep history of supporting industrial activity and remains focused on future growth through workforce development initiatives, improved highway access, and targeted business recruitment.



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