

# MINGES CORPORATE PARK

## GENERAL

|               |   |
|---------------|---|
| Size:         | 73.95 total acres (42.2 available)  |
| Lot Sizes:    | 4.48 - 9.9 acres (lots may be combined to form larger parcels)                    |
| Location:     | Ayden, North Carolina<br>Ayden Township, Pitt County<br>Greenville, N.C. MSA, USA |
| Zoning:       | Light industrial, warehouse, distribution   |
| Park Tenants: | Minges Bottling Group, Inc. and CMI Plastics, Inc.                                |

## PHYSICAL

|                |   |
|----------------|---|
| Elevation:     | 65' to 72' above MSL  |
| Appearance:    | Partially developed; cleared lots   |
| Soils:         | Lynchburg, Coxville, and Exum fine sandy loam; Preliminary soil boring report available; Soils suitable for light manufacturing |
| Drainage:      | High, well-drained, non-wetlands; Above 100 year flood plain  |
| Environmental: | Phase I Report found no evidence of contamination   |

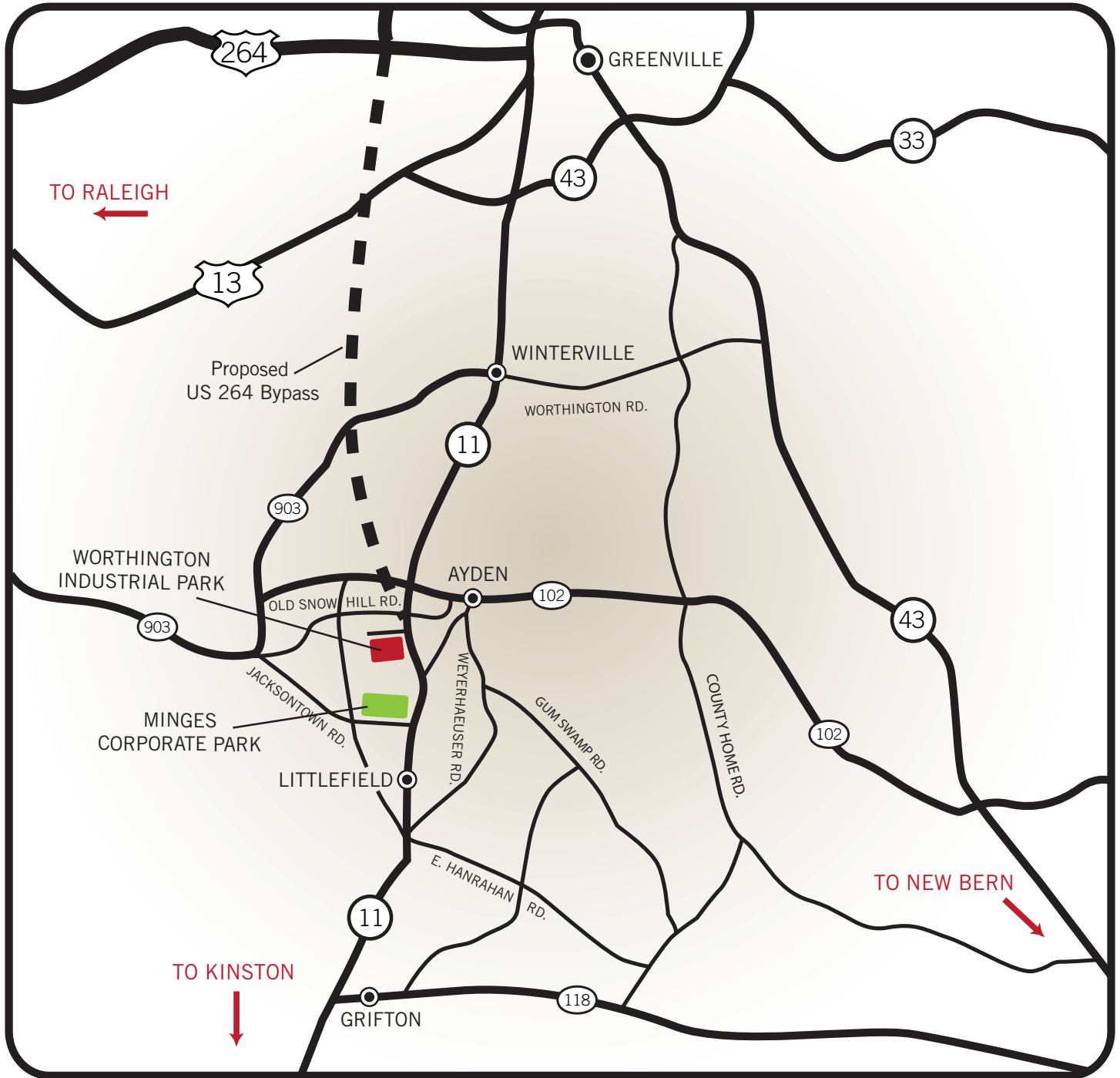
## TRANSPORTATION

|          |   |
|----------|---|
| Access:  | Direct access to NC 11 - four lane                              |
| Freeway: | US 264 is 10 miles via NC 11 and I-95 is 49 miles               |
| Air:     | Pitt-Greenville Airport is within 12 miles (25 minutes) of site |

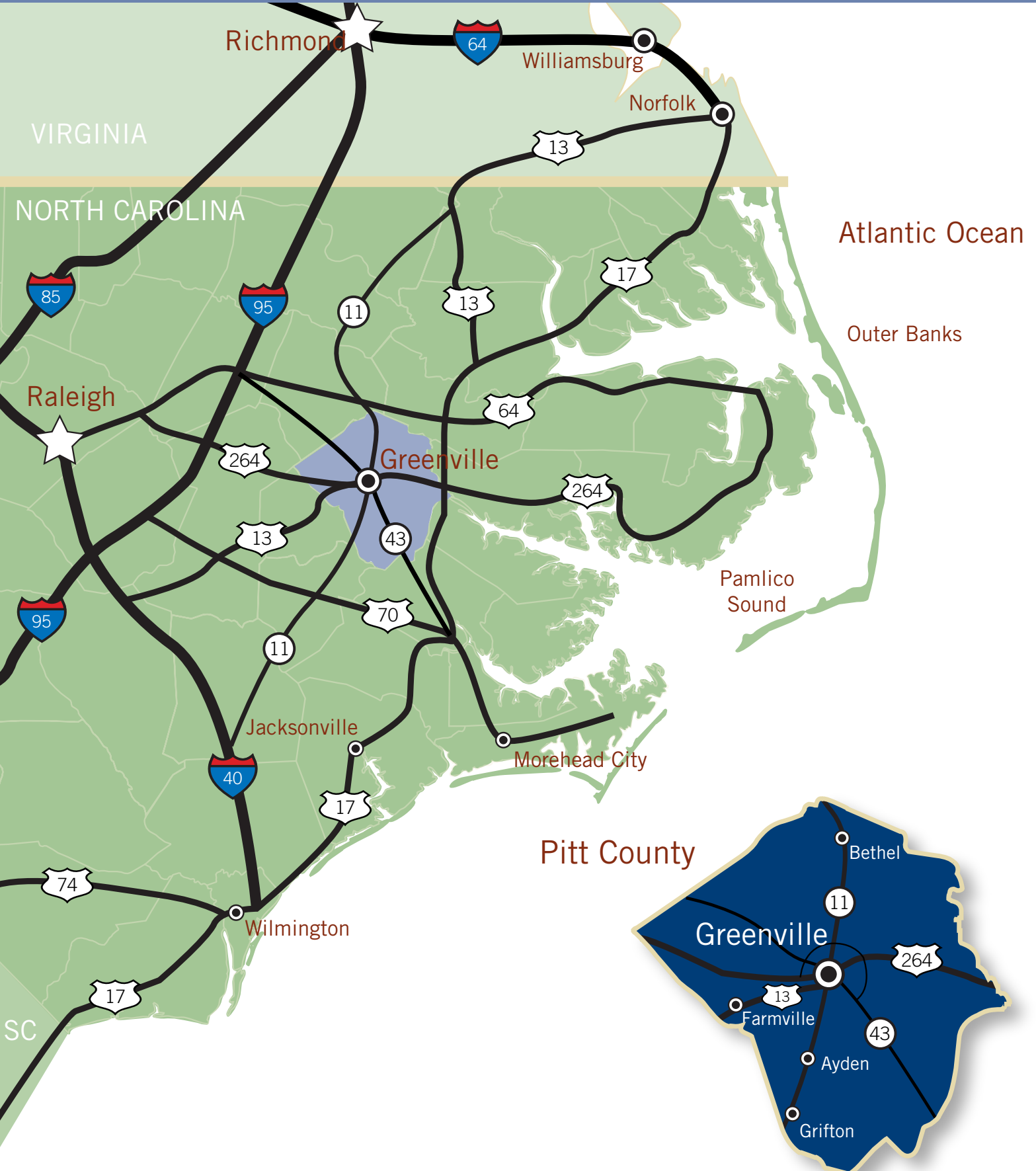
## UTILITIES

|                     |   |
|---------------------|---|
| Water:              | 10" (Town of Ayden)   |
| Sewer:              | 12" RCP Gravity Main (Contentnea Metropolitan Sewerage District)  |
| Gas:                | 8" line (Greenville Utilities Commission)   |
| Electric:           | 3 Phase, 60 Cycle, 12 KV Primary Distribution<br>115 KV Transmission service available upon request (Town of Ayden) |
| Telecommunications: | Fiber optic facilities, digital voice services and broadband internet available                                     |

# AYDEN/GRIFTON, NORTH CAROLINA



# EASTERN NORTH CAROLINA





2  
9.9 Acres  
Cleared



Pepsi Way

NC Highway 11

4  
7.3 Acres  
Cleared

5  
5.4 Acres  
Cleared

7  
4.8 Acres  
Cleared

8  
5.0 Acres  
Cleared

6  
4.6 Acres  
Cleared

9  
4.4 Acres  
Cleared

Jacksontown Rd.



# MINGES

CORPORATE PARK