

155 Innovation Way – For Lease



Property Details

Primary Broker	Jake Taylor – 252-675-0350, Coastal Real Estate & Management, Inc.
Property Name	155 Innovation Way
Property Type	Industrial/Distribution/Logistics
Year Built	May 2025
Building Square Feet	20,644 Square Feet (1917 Square Meters) +/- (Building #1), expansion up to 80,000 SF (7432 Square Meters)
Office	~1000 Square Feet (93 Square Meters) per side, can be connected
Total Lot Size	~2 Acres
# Available Lease Spaces	10,000 SF to 80,000 SF (930 Square Meters to 7432 Square Meters)
Ceiling Height	21 feet (6.4m) +/- clear, (23'+ ceiling height (7m+))
Space Type	Flex Warehouse / Manufacturing, Distribution
Water/Sewer	Yes
Power Supply	Two (2) 270/480v 600A 3-Phase separate services, one per side (Duke Energy)
HVAC	Fully Conditioned, Two 16' ceiling mounted fans, Meets North Carolina Energy Conservation Code
Docks Total	1 dock high w/ leveler, 2 grade level high-lift doors (1 on each side)
Zoning	Industrial
County	Craven County
Address City	New Bern (not in City Limits)
Trade Zone	Foreign Trade Zone #214 (offer several economic advantages for companies involved in international trade, Foreign or domestic merchandise may enter an FTZ without a formal customs entry document or payment of customs duties or government excise taxes)

Highlights

- 10,000 SF to 80,000 SF spaces available
- Flex, Warehouse, Distribution, Manufacturing, Build-to-Suit options
- Located along Interstate 42 corridor – 0.5 Mi.
- Interstate 95 – 80 mins
- Morehead City Port – 48 mins
- Wilmington Port – 110 Mins
- Coastal Carolina Regional Airport 5 mins
- Part of the NC Aerospace Corridor
- Centrally located near 5 US Military Bases
- Workforce of 350,000 people within 45 miles radius

Property Description

- Steel Construction built to AISC Specifications
- Build-to-Suit Options: Flex, Warehouse, Distribution, Manufacturing
- Roof system designed to accommodate future fire sprinkler system specified by tenant, 6” sprinkler riser stubbed into building for future use
- Offices: Professional finishes, 2,000 +/- SF (186m) total (1000 SF +/- (93m) on each side), Two (2) storefront glass entrance doors with brick surround, 4 private offices (2 with warehouse windows), 2 conference rooms (2 warehouse windows each), 2 lobby's, 4 restrooms (2 warehouse entry), 10 foot (3.05m) ceilings, LVP floors
- Warehouse has a 3 hour fire barrier center demising wall with 12 foot by 14 foot metal coiling door, Two (2) independent fire alarm systems with independent FACP with cellular dialers, pull stations, horns, strobes, notification devices.
- Roof: Standing Seam single slope with gutters
- Column Spacing: 50 feet (15.24m) depth by 28 feet (8.53m) width
- Insulation: R-30 roof insulation & R-25 wall / Interior office walls fiberglass batt insulation for sound deadening
- Windows: Eight (8) 6 foot by 3 foot insulated Warehouse windows located high on front & rear walls for natural light
- All insulated electric operated overhead doors
- Drive-In Doors: Two (2) 12 foot by 14 foot (3.65m x 4.3m) insulated electric operated high-lift overhead doors
- Parking: 26 total paved parking spaces including handicap spaces
- Dumpster pad at end of parking lot

Location Description

The Craven County Industrial Park is located at the intersection of Clarks Road and US 70 just outside of New Bern, North Carolina, the Historic Colonial Capital of NC and the county seat of Craven County. Situated just minutes from Greenville, Kinston, and Jacksonville, the park is convenient to the Port of Morehead City, Raleigh, and Wilmington.

New Bern MSA (Metropolitan Statistical Area):

- GDP (Gross Domestic Product) over \$4.6+ Billion (I-95 East to the Outer Banks)
- Craven County: population over 100,000, home to Carolina East Medical Center (flagship of Carolina East Health System), Coastal Carolina Regional Airport, Marine Corps Air Station Cherry Point in Havelock, Craven Industrial Park & a Federal Courthouse.
- Located in the 18 County NCSE (North Carolina Southeast) region, home to 5 MSAs:
 - Two NC Ports Population of 1.8+ million with a labor force of 730,000+
 - More than 30 Fortune 500 companies
 - Airports: Wilmington International Airport, Fayetteville Regional Airport, Albert J. Ellis Airport, Coastal Carolina Regional Airport, and the North Carolina Global TransPark
 - Interstate highway network including the new I-42
 - Extensive rail service
 - 7 military installations
 - 6 major universities
 - 15 Community colleges that concentrate on job skills training for existing and recruited industries, including Craven County's own workforce development training center (VOLT Center)
 - 7 Business Incubators throughout the region
 - Innovative healthcare facilities

NCAC:

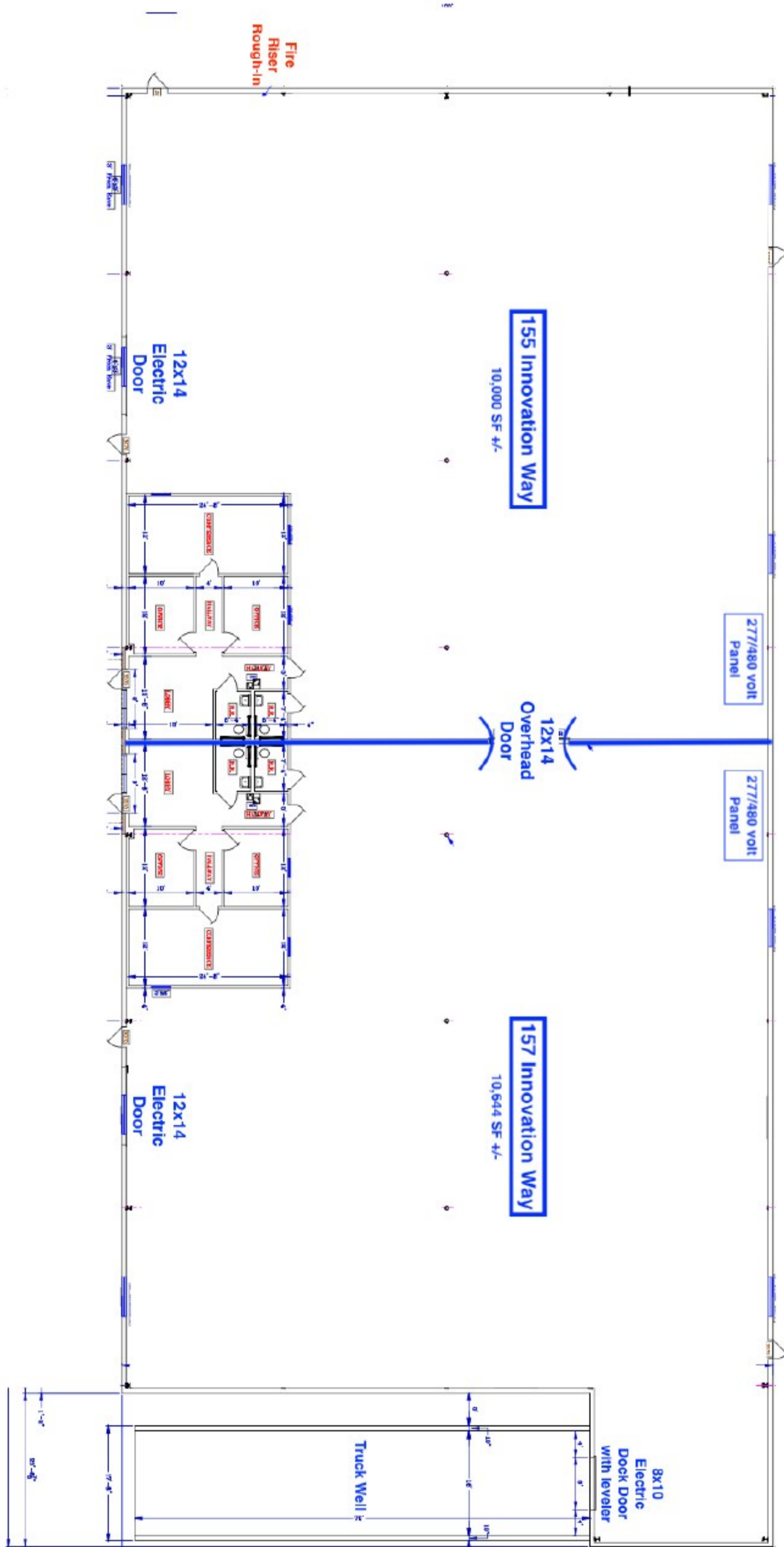
The North Carolina Aerospace Corridor (NCAC) exists to establish Wayne, Lenoir and Craven counties in Southeastern North Carolina as a world-class aerospace and aviation corridor, and to promote the region's common assets to take advantage of opportunities for growth in the corridor. The central of the NCAC location offers:

- Unparalleled access to air, rail, highways and North Carolina's two international ports
- Convenient access to the region's four major military bases
- Aggressive economic development model to transition from tobacco and textile industry clusters to aerospace, food, housing, biotech and pharmaceutical.
- 1-day trucking service to major metropolitan markets, such as Atlanta, Baltimore, New York and Philadelphia
- 2-day motor freight services to reach target cities like Boston, Miami, Chicago and Pittsburgh





Floor Plan



Area Map

