

**PARKDALE MILLS
LEESBURG, AL
TWO BUILDING COMPLEX OF
474,642 SQ. FT. ON 81.59 ACRES**



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PARKDALE MILLS – BUILDING I

**400 INDUSTRIAL BOULEVARD
LEESBURG, ALABAMA 35983
474,642 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	Approximately 321,042 sq. ft.
GROUNDS:	Approximately 81.59 acres
NUMBER OF BUILDINGS:	Two adjacent single-story manufacturing, warehouse and office facilities: Building I is approximately 321,042 SF and Building II is approximately 153,600 SF.
CONSTRUCTION:	Floors: 8" Reinforced concrete Walls: Brick over concrete block Roof: Mechanically attached TPO system (2005, 2010, 2011) Columns: Steel "I" beams
CONSTRUCTION DATE:	1973 with 14,000 SF warehouse addition in 1987
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	355' x 832' plus 120' x 147' warehouse on the north end, and 233' x 32' bay on the south end
CEILING HEIGHTS:	Approximately 20'-23' to the bottom of the structural steel. HVAC duct work is suspended at approximately 10' to 12'
COLUMN SPACING:	43'8" x 32' 63'1" x 32' Two @ 62' x 32' 44'6" x 32' Two @ 40' x 32'
TRUCK DOCKS:	Three truck dock areas: Northeast corner: Two dock areas each with 2 docks with levelers and weather seals Southeast corner: Three docks with levelers and weather seals East side: One dock with leveler serves the maintenance room North end: There is a 15' x 150' covered former rail dock that has one dock position with a leveler. The entire length of the dock has the potential to be converted to truck loading.

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- TRAILER PARKING:** There is abundant on-site trailer parking. A paved and fenced lot on the east end could accommodate up to 60 trailers and a gravel lot on the south end of the site could accommodate up to 25 trailers.
- RESTROOMS:** Four main restrooms serving the production area. Two are on the west side and two on the east side. All have fixtures as follows:
- Men: 2 toilets, 2 lavatories, 1 urinal
Women: 2 toilets, 2 lavatories
- There is also a set of men's and women's (one toilet, one lavatory each) restrooms at both truck dock areas on the northeast and the southeast corners of the building.
- LIGHTING:** Approximately 75% T-5 and T-8 fluorescent, and 25% LED
- POWER:** Supplied by Cherokee Electric Co-op from TVA. On site sub-station serves the facility providing 12,470 volts reduced to 277/480 for plant distribution using nine 2,500 KVA transformers. The substation on site currently has a capacity of 22 megawatts. At this time 10 megawatts are available.
- WATER:** Supplied by Cherokee Water Authority; 12" water main serves the site. CWA can provide up to 10,000,000 gal per month.
- SEWER:** Supplied by Cherokee Water Authority; 8" gravity sewer main. Up to 150,000 GPD capacity is available.
- NATURAL GAS:** Supplied by DeKalb-Cherokee Gas Co; 2" line to the building
- FIRE PROTECTION:** Fully sprinkled with standard hazard wet system: .20 GPM/SF over 4,000 sq. ft. and .18 GPM/SF over 3,000 SF. Fairbanks Morse 1,500 GPM Fire Pump with a 175 HP Cummins diesel engine fed from a 300,000-gallon ground-level water tank. The fire pump is rated at 125 PSI at full flow. There is a 10" fire water loop around the buildings with 6" and 8" risers. The tank is company owned. There is also a 10" city water connection for back-up water supply.
- HVAC:** Central HVAC system producing cooled, humidified, and filtered air for process purposes using 14 air washers for humidity control. Three central chillers:

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Two Trane @ 1,050 Tons (2000, 2008)

One Trane @ 1,028 tons (2004)

All three use HCFC 125 refrigerant.

VENTILATION: 14,000 SF north warehouse only.

COMPRESSED AIR: Piping is throughout both buildings. Nine Sullair Rotary Screw Compressors provide the compressed air. Eleven air dryers. Part or all of this equipment is subject to removal.

EMPLOYEE BREAKROOMS: Two employee vending-type break rooms serve the production area

OFFICE SPACE: Two-story office area totaling 8,850 SF. The first floor includes a reception area, plant manager's office, 6 other private offices, a conference room, copy/mail room, kitchen and break room, a nurse's office with a private restroom, and men's and women's restrooms.

The second level includes three private offices.

EMPLOYEE PARKING: 25 visitor and office parking spaces in front of the office entrance. 200+ parking spaces in a lot shared by both buildings.

SECURITY: 13 CCTV cameras provide security at employee and visitor entrances, parking areas, and truck docks,

FENCING: 8' chain length fence encloses the buildings, truck courts, all parking and approximately 40 acres.

2023 TAXES: \$53,141.76 for the land and two buildings, or approximately \$0.11 per sq. ft.

TRANSPORTATION:

- Approximately 12 miles to I-59 via AL Hwy 86
- Approximately 60 miles to I-75 via Rome, GA
- Approximately 48 miles to I-20 via Anniston, AL
- Approximately 114 miles to Hartsfield-Jackson International Airport in Atlanta, GA
- Approximately 80 miles to Birmingham, AL Airport
- Approximately 80 Miles to Chattanooga, TN via I-59

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DISTANCES TO AUTOMOTIVE ASSEMBLY PLANTS:

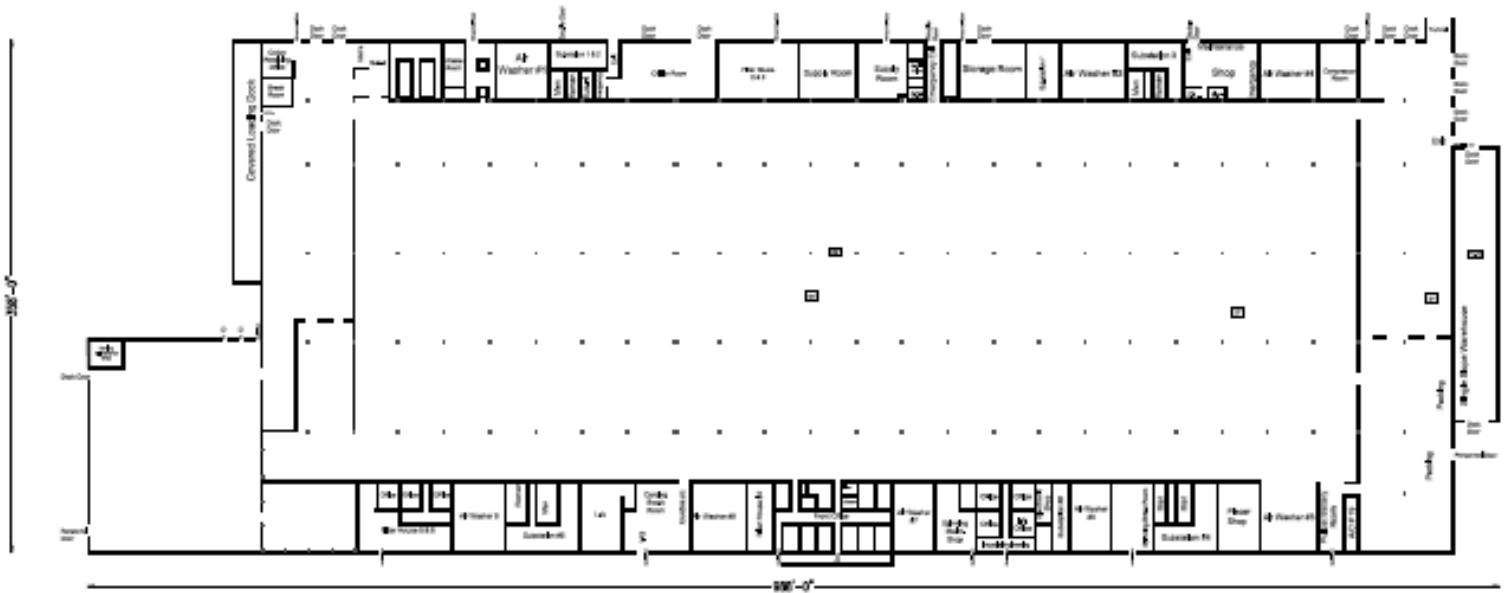
- Approximately 53 miles to Honda in Lincoln, AL
- Approximately 119 miles to KIA Automotive in West Point, GA
- Approximately 168 miles to Hyundai Motors in Montgomery, AL
- Approximately 120 miles to Mercedes-Benz in Vance, AL
- Approximately 97 miles to Toyota Assembly in Huntsville, AL

MISCELLANEOUS:

- Parts room on the east side with office, loading dock and mezzanine for parts storage
- 25' x 25' used oil storage building outside the east side maintenance area.
- Employee locker room on the east side employee entrance
- Supervisors' offices on west side with 4 private offices and meeting room.

PARKDALE MILLS – BUILDING I
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FLOOR PLAN – BUILDING I



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PARKDALE MILLS – BUILDING II

**400 INDUSTRIAL BOULEVARD
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BUILDING SIZE:	Approximately 153,600 sq. ft.
GROUNDS:	Approximately 81.59 acres
NUMBER OF BUILDINGS:	Two adjacent single-story manufacturing, warehouse and office facilities: Building I is approximately 321,042 SF and Building II is approximately 153,600 SF.
CONSTRUCTION:	Floors: 10" reinforced concrete Walls: Brick over concrete block Roof: Built-up roof and insulated metal roof (1989, 1995) Columns: Steel I beams
CONSTRUCTION DATE:	1989 with 5,742 SF warehouse addition in 1995
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	384' x 400'
CEILING HEIGHTS:	Approximately 20'-23' to the bottom of the structural steel. HVAC duct work is suspended at lower heights – 10' to 12'.
COLUMN SPACING:	Two @ 40' x 32' Five @ 64' x 32'
TRUCK LOADING:	Five dock doors (four 8' x 10', one 10' x 10'), one with a leveler. All have weather seals. There are 3 additional doors that have been closed, but could be re-opened.
TRAILER PARKING:	There is abundant on-site trailer parking. A paved and fenced lot on the east end could accommodate up to 60 trailers and a gravel lot on the south end of the site could accommodate up to 25 trailers.
RESTROOMS:	Two main restrooms serve the production area. All have fixtures as follows: Men: 3 toilets, 1 urinal, 2 lavatories Women: 3 toilets, 3 lavatories

PARKDALE MILLS – BUILDING II

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LIGHTING:	Approximately 75% T-5 and T-8 fluorescent, and 25% LED
POWER:	Supplied by Cherokee Electric Co-op from TVA. On site sub-station serves the facility providing 12,470 volts reduced to 277/480 for plant distribution using nine 2,500 KVA transformers. The substation on site currently has a capacity of 22 megawatts. At this time 10 megawatts are available.
WATER:	Supplied by Cherokee Water Authority; 12" water main serves the site. CWA can provide up to 10,000,000 gal per month.
SEWER:	Supplied by Cherokee Water Authority; 8" gravity sewer main. Up to 150,000 GPD capacity is available.
NATURAL GAS:	Supplied by DeKalb-Cherokee Gas Co; 2" line to the building
FIRE PROTECTION:	Fully sprinkled with standard hazard wet system: .20 GPM/SF over 4,000 sq. ft. and .18 GPM/SF over 3,000 SF. Fairbanks Morse 1,500 GPM Fire Pump with a 175 HP Cummins diesel engine fed from a 300,000-gallon ground-level water tank. The fire pump is rated at 125 PSI at full flow. There is a 10" fire water loop around the buildings with 6" and 8" risers. The tank is company owned. There is also a 10" city water connection for back-up water supply.
HVAC:	Central HVAC system producing cooled, humidified, and filtered air for process purposes using 14 air washers for humidity control. Two central chillers: One Carrier @ 898 tons (1989) One Trane @700-tons (2007)
COMPRESSED AIR:	Piping is throughout both buildings. Nine Sullair Rotary Screw Compressors provide the compressed air. Eleven air dryers. Part or all of this equipment is subject to removal.
OFFICE SPACE:	Approximately 7,526 sq. ft. of office space featuring a reception area, private offices, conference room, break area, and men's and women's restrooms.
EMPLOYEE PARKING:	25 visitor and office parking spaces in front of the office entrance. 200+ parking spaces in a lot shared by both buildings.

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PARKDALE MILLS – BUILDING II

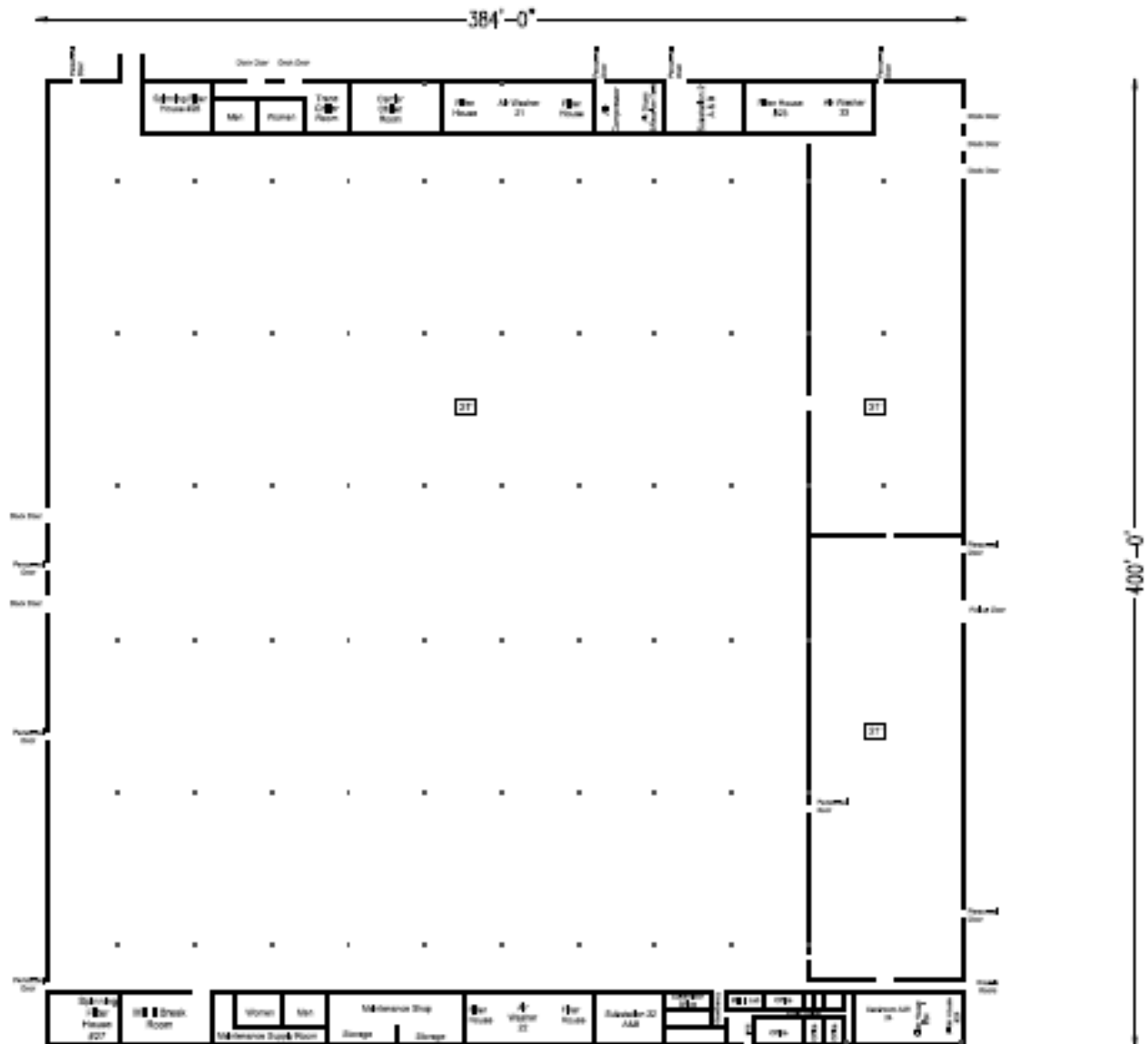
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SECURITY:	13 CCTV cameras provide security at employee and visitor entrances, parking areas, and truck docks.
FENCING:	8' chain length fence encloses the buildings, truck courts, all parking and approximately 40 acres.
2023 TAXES:	\$53,141.76 for the land and two buildings, or approximately \$0.11 per sq. ft.
TRANSPORTATION:	<ul style="list-style-type: none">• Approximately 12 miles to I-59 via AL Hwy 86• Approximately 60 miles to I-75 via Rome, GA• Approximately 48 miles to I-20 via Anniston, AL• Approximately 114 miles to Hartsfield-Jackson International Airport in Atlanta, GA• Approximately 80 miles to Birmingham, AL Airport• Approximately 80 Miles to Chattanooga, TN via I-59
DISTANCES TO AUTOMOTIVE ASSEMBLY PLANTS:	<ul style="list-style-type: none">• Approximately 53 miles to Honda in Lincoln, AL• Approximately 119 miles to KIA Automotive in West Point, GA• Approximately 168 miles to Hyundai Motors in Montgomery, AL• Approximately 120 miles to Mercedes-Benz in Vance, AL• Approximately 97 miles to Toyota Assembly in Huntsville, AL
FORMER USE:	Textile yarn production
MISCELLANEOUS:	<ul style="list-style-type: none">• Battery charging room for forklifts• Two electrical rooms• Air compressor room with office• Electrical and overhaulers shop with office• Maintenance shop with office and mezzanine for parts storage

PARKDALE MILLS – BUILDING II

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FLOOR PLAN – BUILDING I

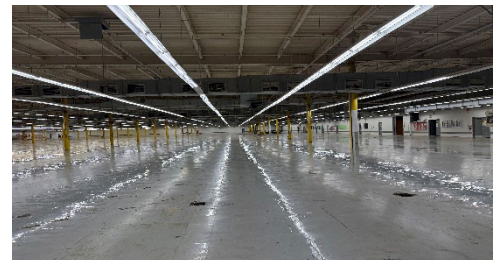
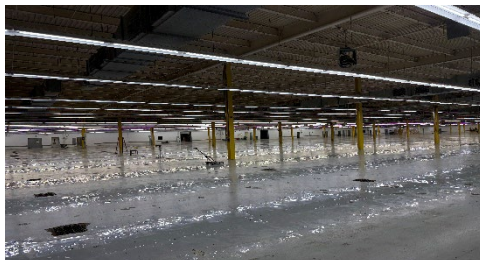
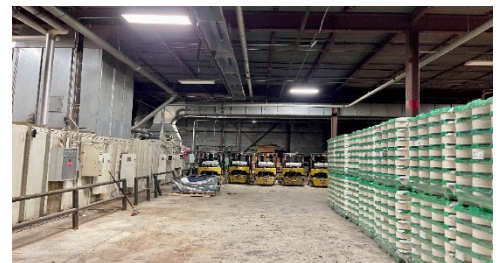
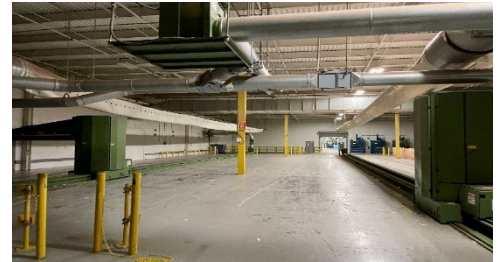
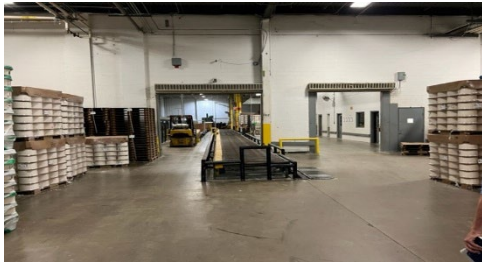
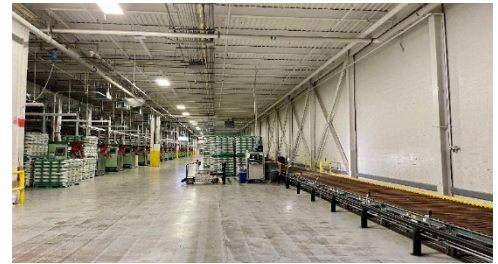
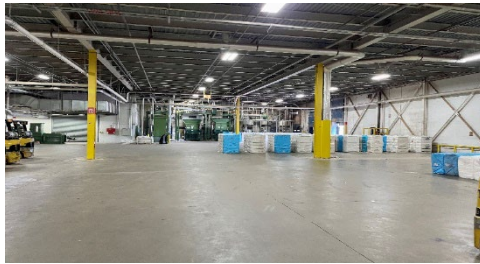
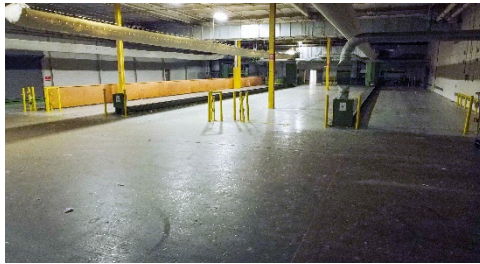


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PARKDALE MILLS – BUILDINGS I AND II

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BUILDING PHOTOS – INTERIOR

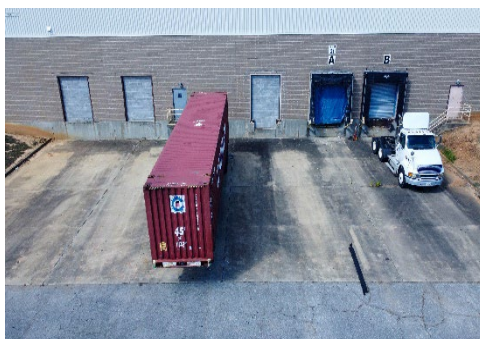


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BUILDING PHOTOS – EXTERIOR

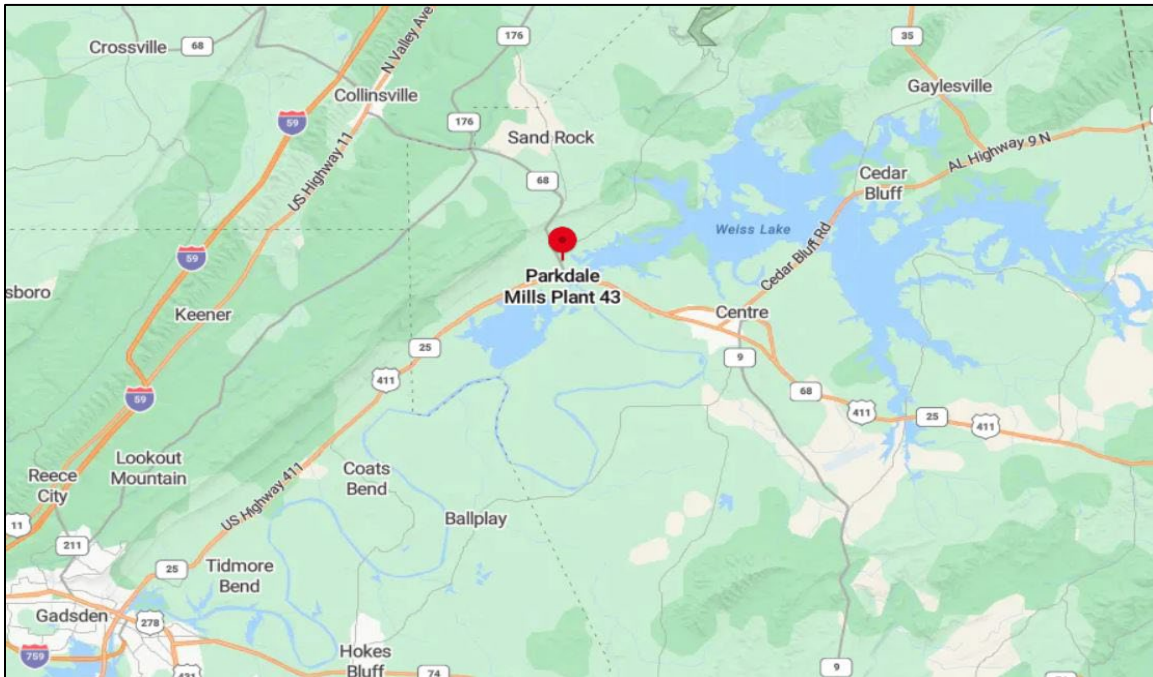


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LOCATION MAPS:

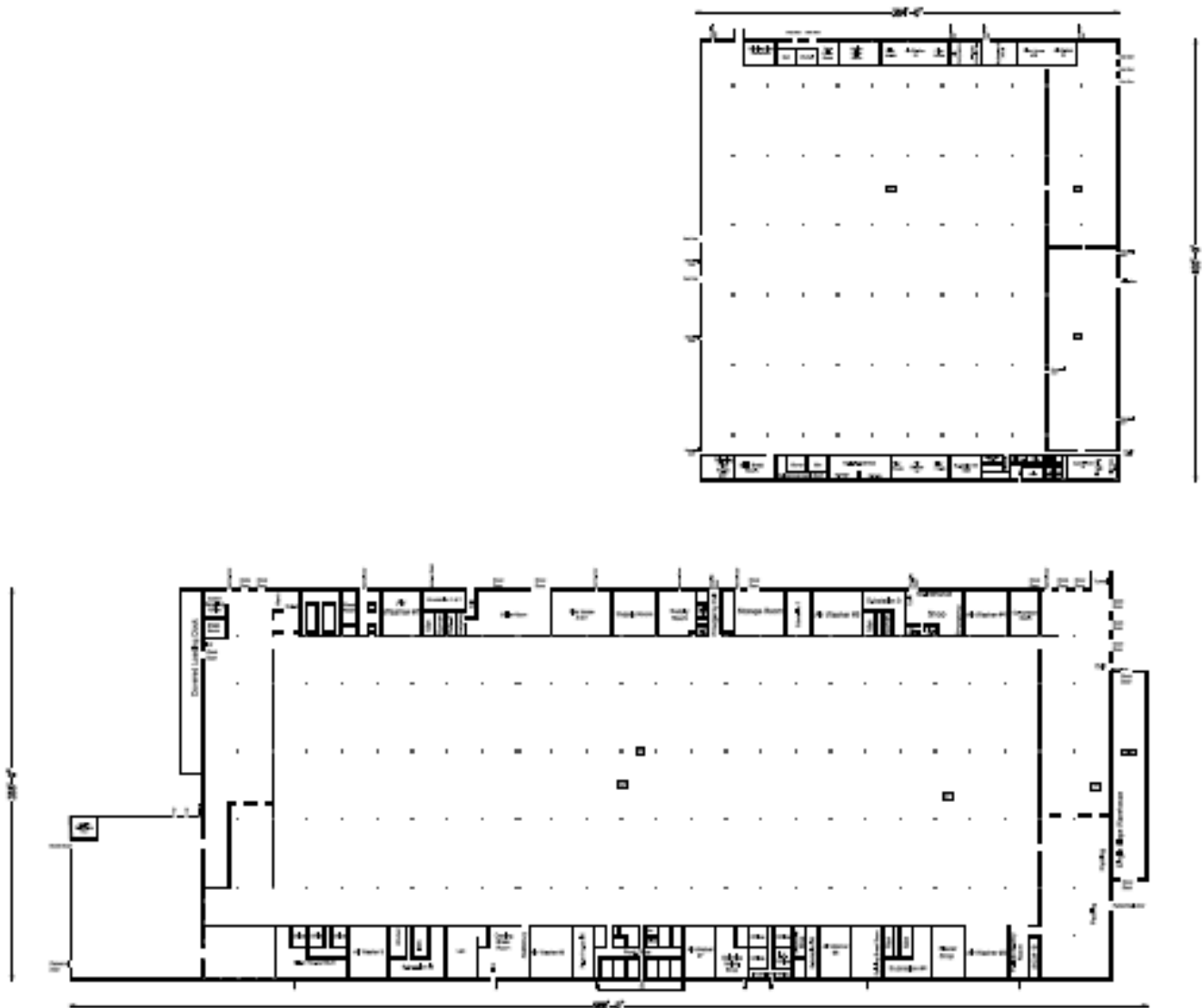


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FLOOR PLAN:



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SITE PLAN:



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