



**400 INDUSTRIAL BOULEVARD**  
**LEESBURG, AL**

# AVAILABLE INDUSTRIAL BUILDING



3525 Piedmont Road, NE  
Building 8, Suite 510  
Atlanta, GA 30305  
binswanger.com

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## PROPERTY HIGHLIGHTS

- Two adjacent single-story manufacturing, warehouse and office facilities totaling **474,642 SF**
- Building I is 321,042 SF and Building II is 153,600 SF
- Ceiling heights of 20' - 23' to the bottom of the structural steel
- Six truck dock areas serve the two buildings
- Both buildings have central HVAC system producing cooled, humidified, and filtered air for process purposes
- Building I has 2-story office space totaling 8,850 SF; Building II has 7,526 SF of office space
- 13 CCTV cameras provide security

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## CONTACT

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## **PARKDALE MILLS – BUILDING I**

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

<b>BUILDING SIZE:</b>	Approximately 321,042 sq. ft.
<b>GROUNDS:</b>	Approximately 81.59 acres
<b>NUMBER OF BUILDINGS:</b>	Two adjacent single-story manufacturing, warehouse and office facilities: Building I is approximately 321,042 SF and Building II is approximately 153,600 SF.
<b>CONSTRUCTION:</b>	Floors: 8" Reinforced concrete Walls: Brick over concrete block Roof: Mechanically attached TPO system (2005, 2010, 2011) Columns: Steel "I" beams
<b>CONSTRUCTION DATE:</b>	1973 with 14,000 SF warehouse addition in 1987
<b>PROPERTY CONDITION:</b>	Excellent
<b>BUILDING DIMENSIONS:</b>	355' x 832' plus 120' x 147' warehouse on the north end, and 233' x 32' bay on the south end
<b>CEILING HEIGHTS:</b>	Approximately 20'-23' to the bottom of the structural steel. HVAC duct work is suspended at approximately 10' to 12'
<b>COLUMN SPACING:</b>	43'8" x 32' 63'1" x 32' Two @ 62' x 32' 44'6" x 32' Two @ 40' x 32'
<b>TRUCK DOCKS:</b>	Three truck dock areas:  <b>Northeast corner:</b> Two dock areas each with 2 docks with levelers and weather seals  <b>Southeast corner:</b> Three docks with levelers and weather seals  <b>East side:</b> One dock with leveler serves the maintenance room  <b>North end:</b> 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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**PARKDALE MILLS – BUILDING I****400 INDUSTRIAL BOULEVARD****LEESBURG, ALABAMA 35983****474,642 SQ. FT. INDUSTRIAL BUILDING**

- 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. While in production, Parkdale Mills consumed approx. 17 megawatts.
- 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 sq. ft. Fairbanks Morse 1,500 GPM Fire Pump with a 175 HP Cummins diesel engine fed from a 300,000-gallon ground level water tank. There is a 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:**

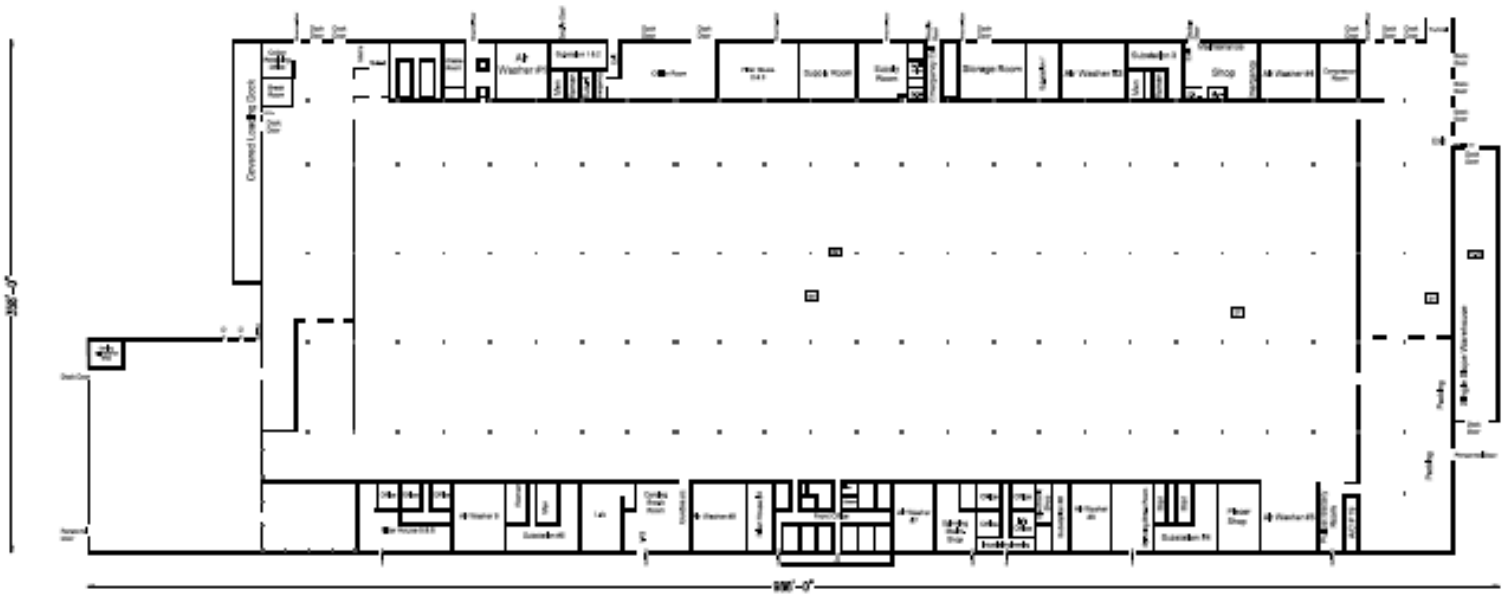
- Approximately 53 miles to Honda in Lincoln, AL
- Approximately 119 miles to KIA Automotive in West Point, GA
- Approximately 168 miles to Hyundai Motors in Montgomery, AL
- Approximately 120 miles to Mercedes-Benz in Vance, AL
- Approximately 97 miles to Toyota Assembly in Huntsville, AL

### **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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<b>BUILDING SIZE:</b>	Approximately 153,600 sq. ft.
<b>GROUNDS:</b>	Approximately 81.59 acres
<b>NUMBER OF BUILDINGS:</b>	Two adjacent single-story manufacturing, warehouse and office facilities: Building I is approximately 321,042 SF and Building II is approximately 153,600 SF.
<b>CONSTRUCTION:</b>	Floors: 10" reinforced concrete Walls: Brick over concrete block Roof: Built-up roof and insulated metal roof (1989, 1995) Columns: Steel I beams
<b>CONSTRUCTION DATE:</b>	1989 with 5,742 SF warehouse addition in 1995
<b>PROPERTY CONDITION:</b>	Excellent
<b>BUILDING DIMENSIONS:</b>	384' x 400'
<b>CEILING HEIGHTS:</b>	Approximately 20'-23' to the bottom of the structural steel. HVAC duct work is suspended at lower heights – 10' to 12'.
<b>COLUMN SPACING:</b>	Two @ 40' x 32' Five @ 64' x 32'
<b>TRUCK LOADING:</b>	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.
<b>TRAILER PARKING:</b>	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.
<b>RESTROOMS:</b>	Two main restrooms serve the production area. All have fixtures as follows:  Men: 3 toilets, 1 urinal, 2 lavatories Women: 3 toilets, 3 lavatories

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- 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 sq. ft. Fairbanks Morse 1,500 GPM Fire Pump with a 175 HP Cummins diesel engine fed from a 300,000-gallon ground level water tank. There is a 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.



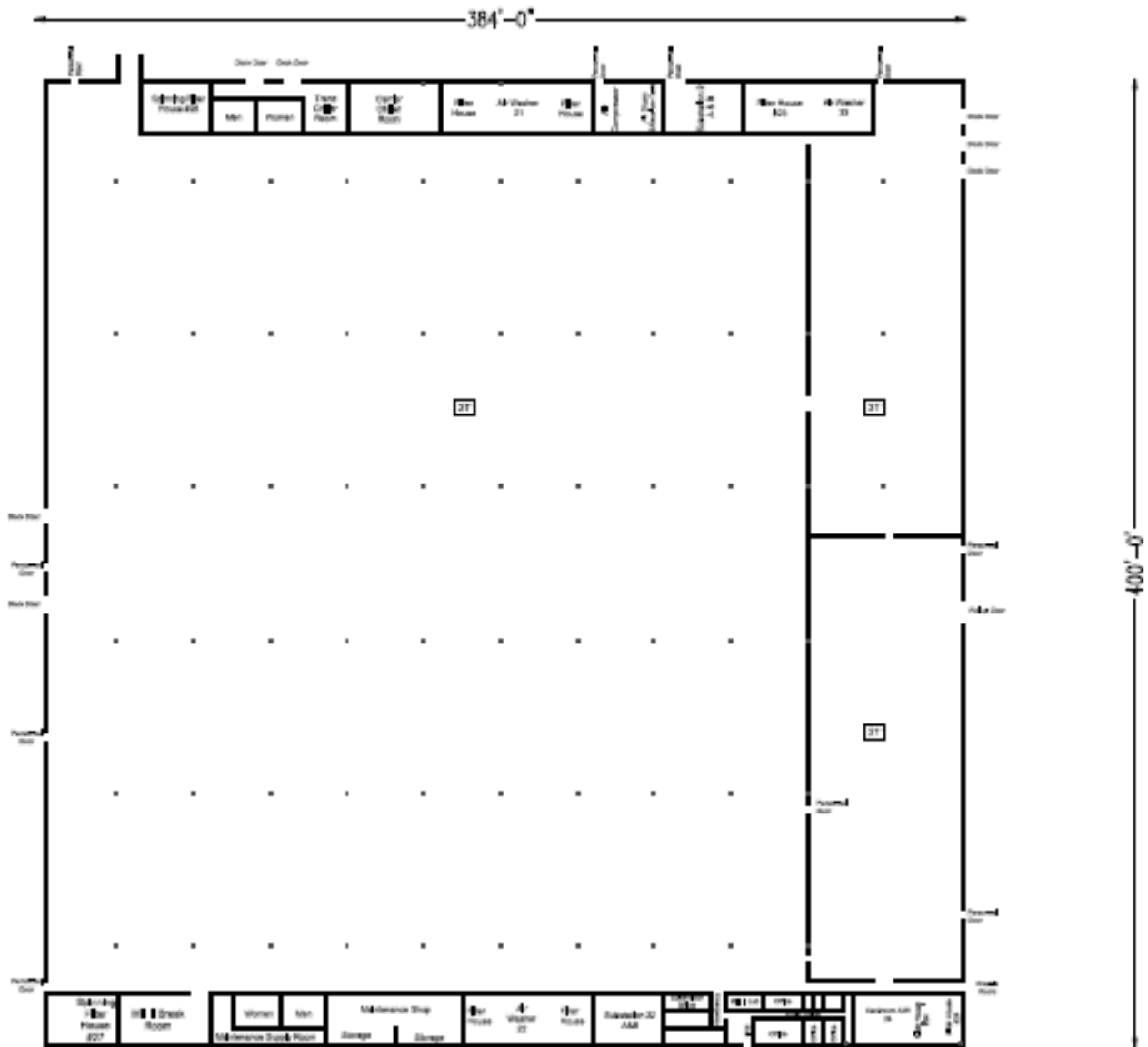
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- FENCING:** 8' chain length fence encloses the buildings, truck courts, all parking and approximately 40 acres.
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  - Approximately 120 miles to Mercedes-Benz in Vance, AL
  - Approximately 97 miles to Toyota Assembly in Huntsville, AL
- FORMER USE:** Textile yarn production
- MISCELLANEOUS:**
- 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

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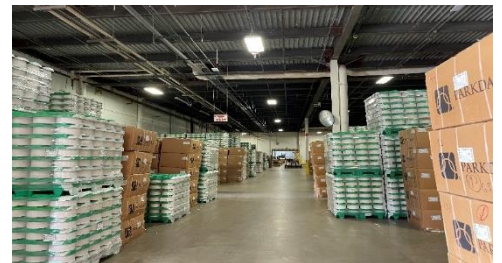
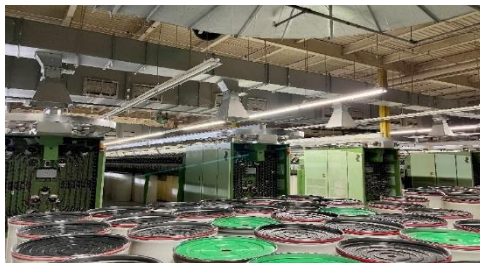
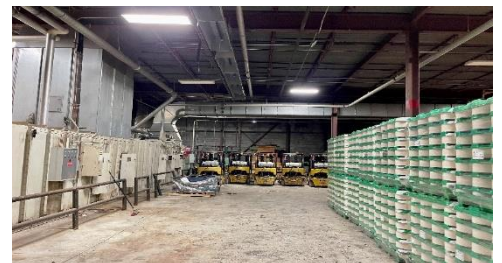
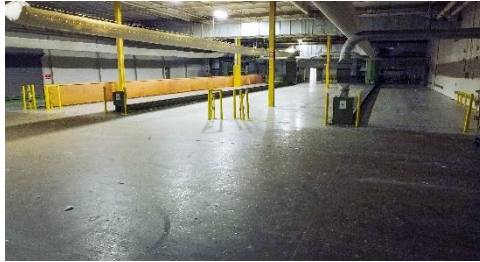
**FLOOR PLAN – BUILDING I**



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**PARKDALE MILLS – BUILDINGS I AND II**  
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**BUILDING PHOTOS – INTERIOR**



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**BUILDING PHOTOS – EXTERIOR**



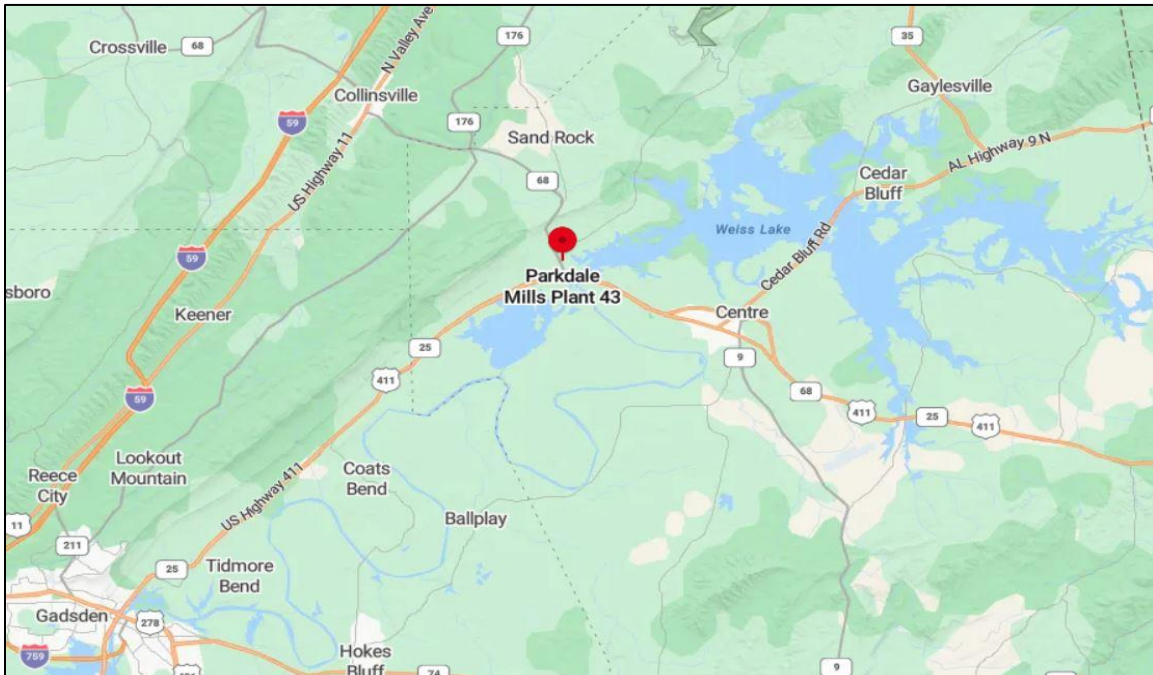
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### **LOCATION MAPS:**

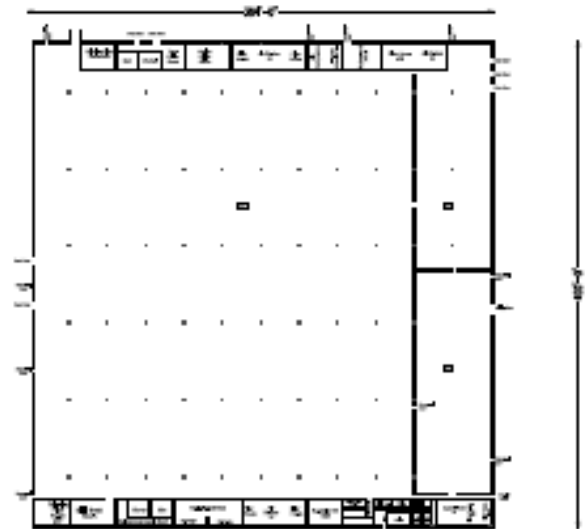


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**FLOOR PLAN:**



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**SITE PLAN:**



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