

**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**

<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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- 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 substation 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.

**2025 TAXES:** \$92,039.64 for the land and two buildings, or approximately \$0.19 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:**

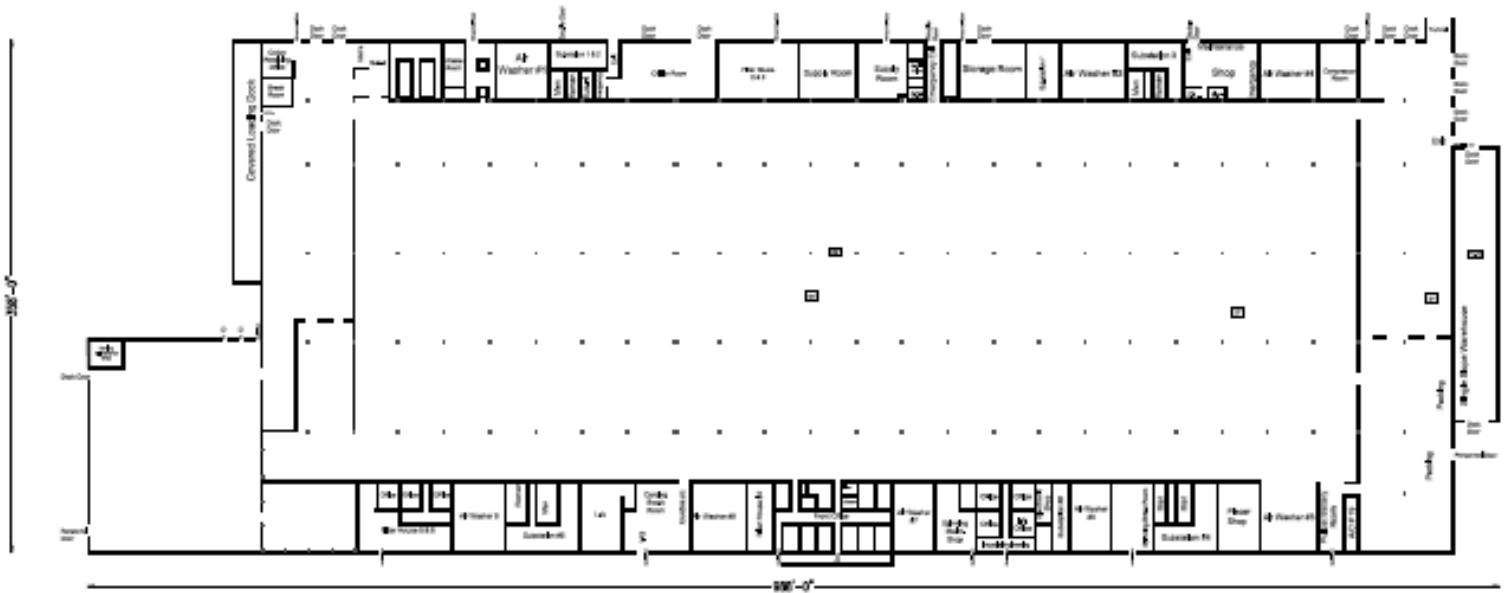
- Approximately 53 miles to Honda in Lincoln, AL
- Approximately 119 miles to KIA Automotive in West Point, GA
- Approximately 168 miles to Hyundai Motors in Montgomery, AL
- Approximately 120 miles to Mercedes-Benz in Vance, AL
- Approximately 97 miles to Toyota Assembly in Huntsville, AL

### **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.

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**FLOOR PLAN – BUILDING I**



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## **PARKDALE MILLS – BUILDING II**

**400 INDUSTRIAL BOULEVARD  
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474,642 SQ. FT. INDUSTRIAL BUILDING**

<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



## **PARKDALE MILLS – BUILDING II**

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<b>LIGHTING:</b>	Approximately 75% T-5 and T-8 fluorescent, and 25% LED
<b>POWER:</b>	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.
<b>WATER:</b>	Supplied by Cherokee Water Authority; 12" water main serves the site. CWA can provide up to 10,000,000 gal per month.
<b>SEWER:</b>	Supplied by Cherokee Water Authority; 8" gravity sewer main. Up to 150,000 GPD capacity is available.
<b>NATURAL GAS:</b>	Supplied by DeKalb-Cherokee Gas Co; 2" line to the building
<b>FIRE PROTECTION:</b>	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.
<b>HVAC:</b>	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)
<b>COMPRESSED AIR:</b>	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.
<b>OFFICE SPACE:</b>	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.
<b>EMPLOYEE PARKING:</b>	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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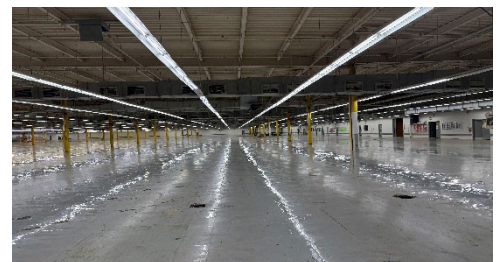
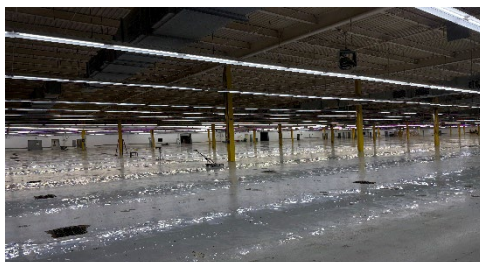
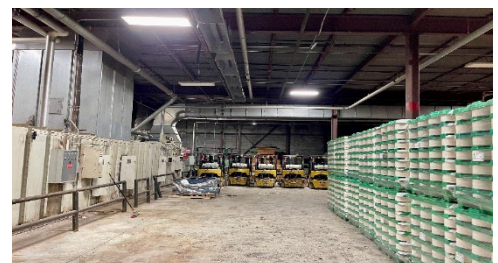
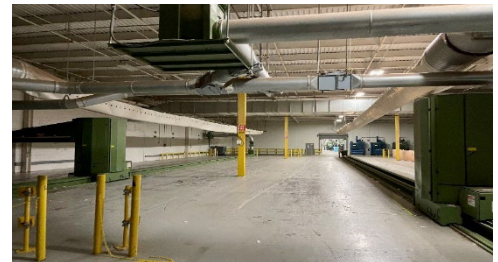
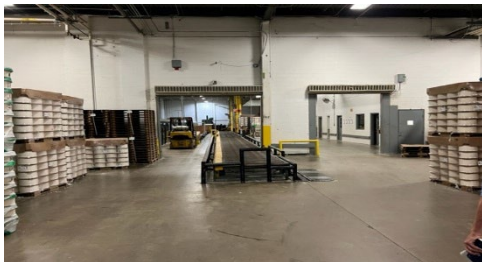
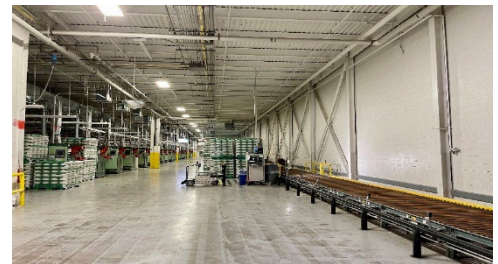
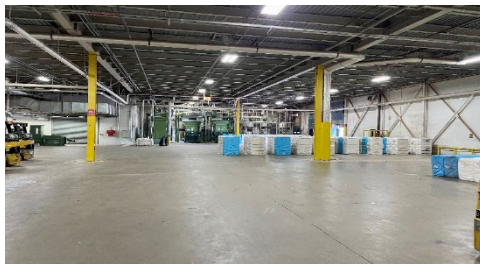
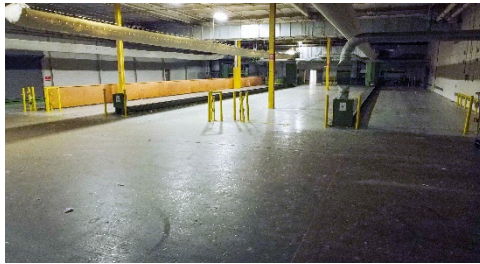
<b>SECURITY:</b>	13 CCTV cameras provide security at employee and visitor entrances, parking areas, and truck docks.
<b>FENCING:</b>	8' chain length fence encloses the buildings, truck courts, all parking and approximately 40 acres.
<b>2025 TAXES:</b>	\$92,039.64 for the land and two buildings, or approximately \$0.19 per sq. ft.
<b>TRANSPORTATION:</b>	<ul style="list-style-type: none"><li>• Approximately 12 miles to I-59 via AL Hwy 86</li><li>• Approximately 60 miles to I-75 via Rome, GA</li><li>• Approximately 48 miles to I-20 via Anniston, AL</li><li>• Approximately 114 miles to Hartsfield-Jackson International Airport in Atlanta, GA</li><li>• Approximately 80 miles to Birmingham, AL Airport</li><li>• Approximately 80 Miles to Chattanooga, TN via I-59</li></ul>
<b>DISTANCES TO AUTOMOTIVE ASSEMBLY PLANTS:</b>	<ul style="list-style-type: none"><li>• Approximately 53 miles to Honda in Lincoln, AL</li><li>• Approximately 119 miles to KIA Automotive in West Point, GA</li><li>• Approximately 168 miles to Hyundai Motors in Montgomery, AL</li><li>• Approximately 120 miles to Mercedes-Benz in Vance, AL</li><li>• Approximately 97 miles to Toyota Assembly in Huntsville, AL</li></ul>
<b>FORMER USE:</b>	Textile yarn production
<b>MISCELLANEOUS:</b>	<ul style="list-style-type: none"><li>• Battery charging room for forklifts</li><li>• Two electrical rooms</li><li>• Air compressor room with office</li><li>• Electrical and overhaulers shop with office</li><li>• Maintenance shop with office and mezzanine for parts storage</li></ul>



## **PARKDALE MILLS – BUILDINGS I AND II**

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### **BUILDING PHOTOS – INTERIOR**



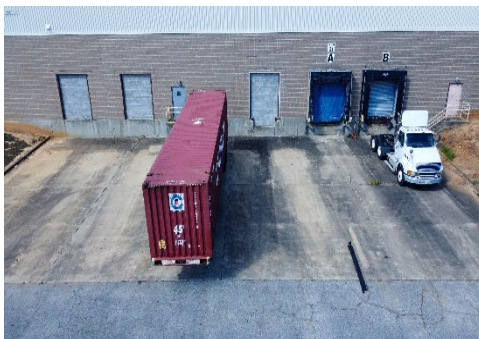
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### **BUILDING PHOTOS – EXTERIOR**



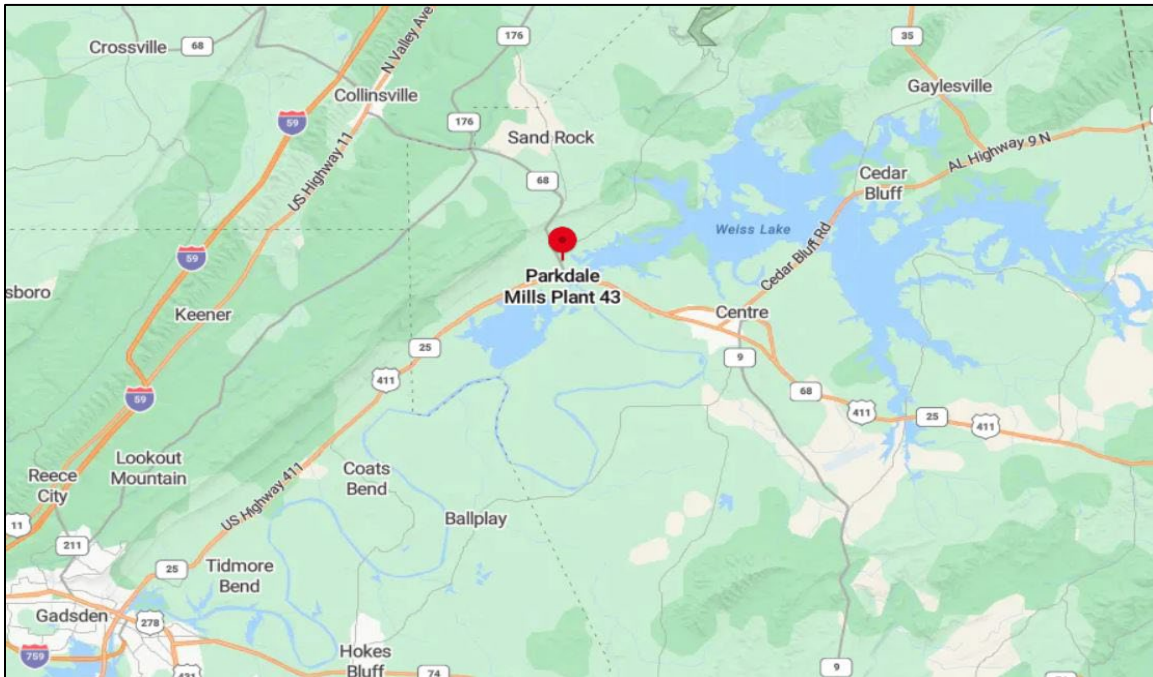
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### **LOCATION MAPS:**

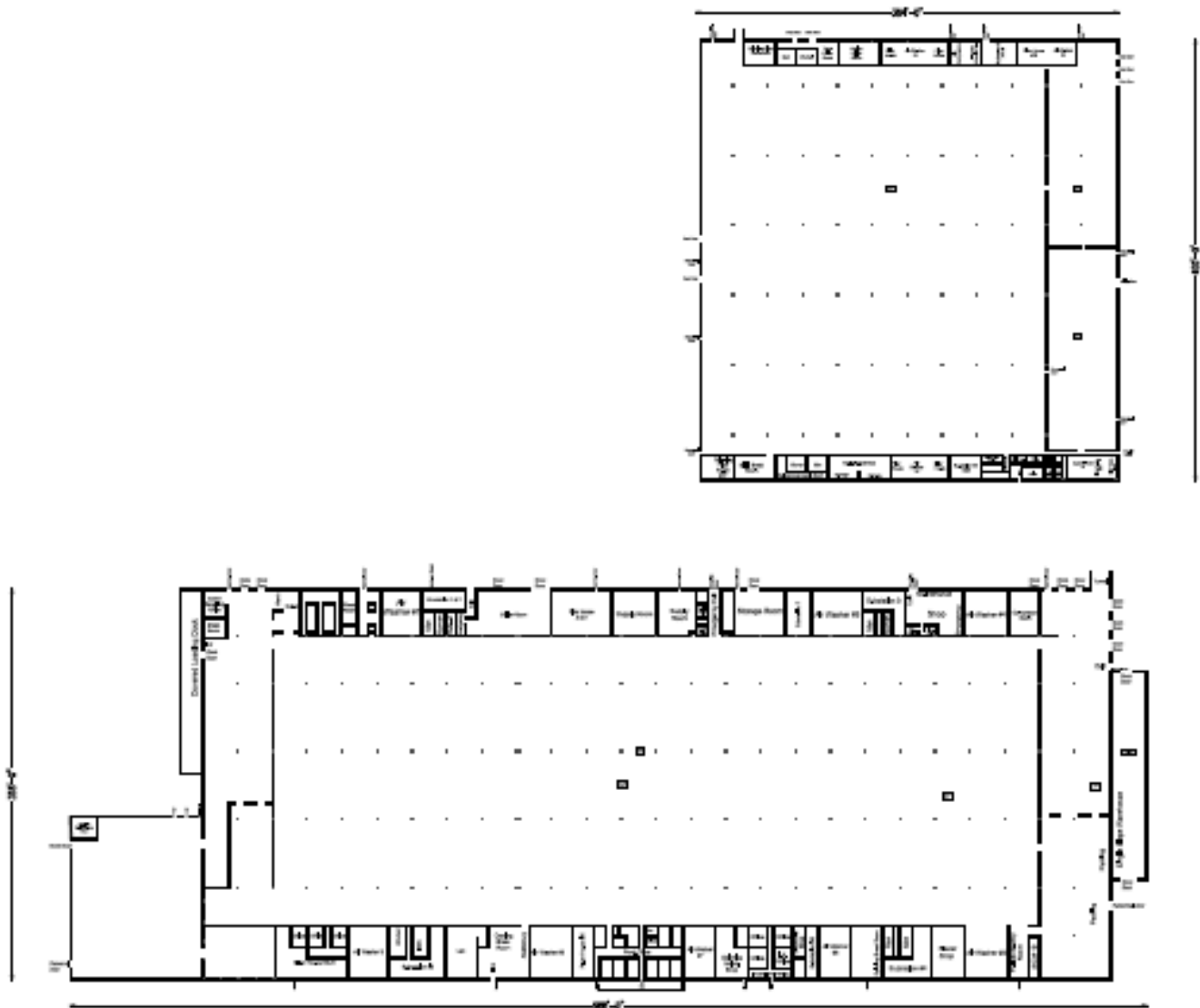


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### **SITE PLAN:**



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