



CLASS A - MANUFACTURING FACILITY

422,315 SF ON 50+ ACRE SITE

HVAC THROUGHOUT: 26 AIR EXCHANGE PER HOUR

EXISTING COMPRESSED AIR AND CHILLED WATER SYSTEMS

15 MW CAPACITY - ABILITY TO EXPAND

200K SF EXPANSION AVAILABLE

PROPERTY OVERVIEW

High quality modern manufacturing building previously occupied and outfitted by Gildan Yarns with high capacity power, compressed air and chilled water systems to support a major manufacturing operation. The facility is situated on a 50 acres site less than two miles from Interstate 85 and within one hour of Charlotte Douglas International Airport with over 700 daily flights. The sixteen county Charlotte Region is the world headquarters to nine Fortune 500 companies and a population of over 2.6 million people. The area offers a highly skilled workforce in a right to work state and very competitive location sensitive operating costs.

WAREHOUSE FEATURES

CLEAR HEIGHTS: 24'-26'

POWER: 15MW power capacity

WATER: 2M gallons of freshwater

and 1.6M gallons of waste water per day

LOADING: 14 Dock-level Doors +5 Grade Level

LOCATION: 2 miles to I-85 and 1 hour to CLT Airport

Mike O'Neill Jr. - Principal

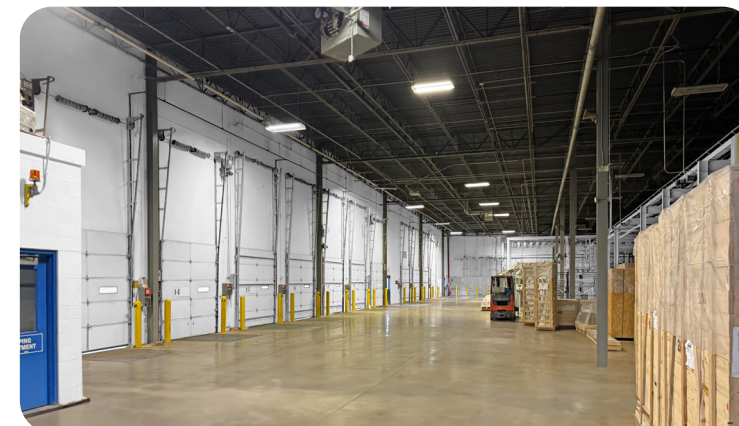
610 - 220 - 0255

moneilljr@primerockencap.com

Kyle Wade. - Leasing

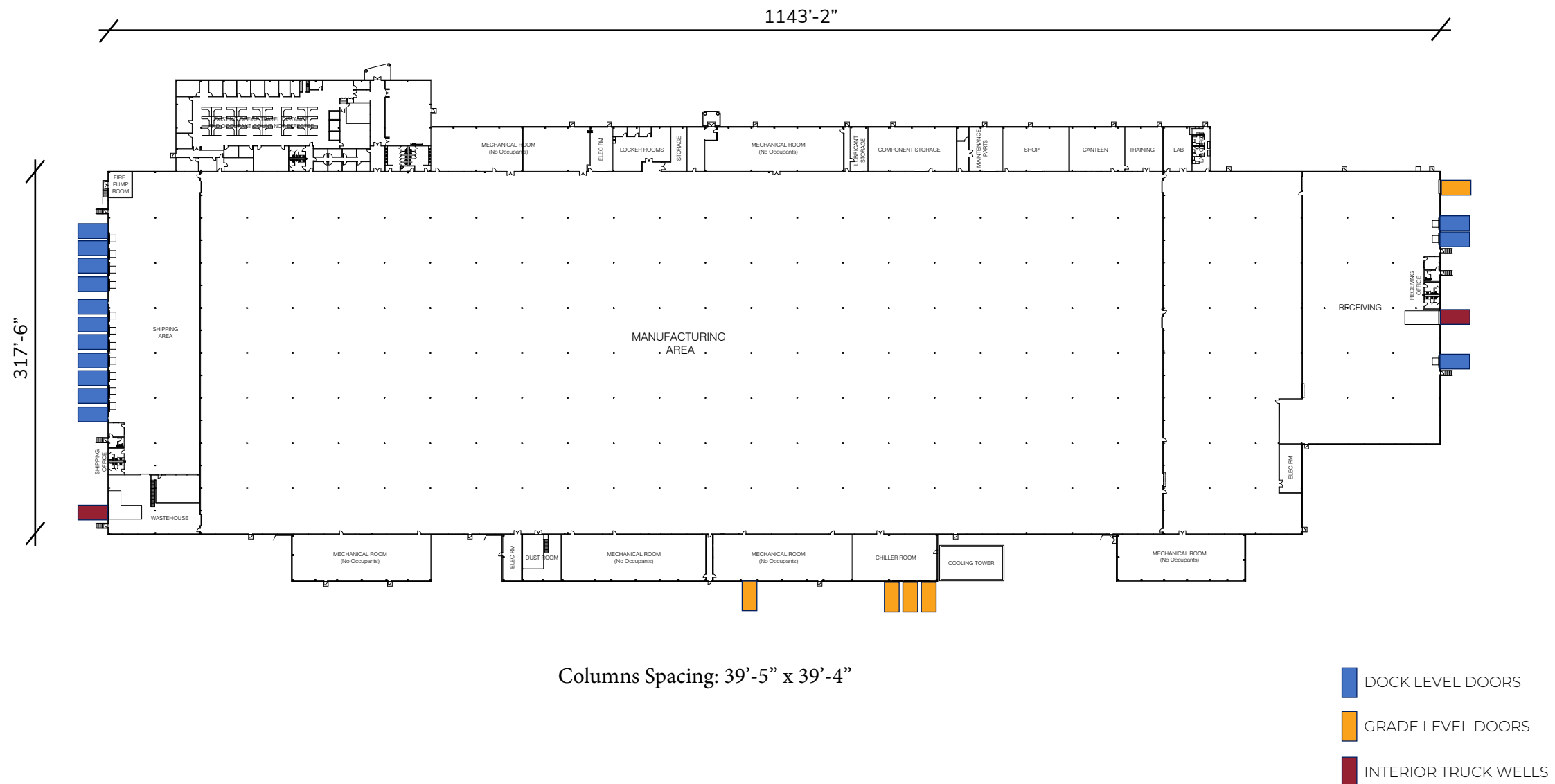
856 - 745 - 1430

kwade@primerockencap.com





• 4 Million People Located Within An Hour Drive



PRIMEROCK

Prime Rock is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.





CLASS A
MANUFACTURING
FACILITY



AREA
422,315 SF BUILDING
50+ ACRE SITE



200K SF
EXPANSION
AVAILABLE



PARKING
EMPLOYEE: 461



CLEAR HEIGHTS
24'-26' TO JOISTS
26'-28' TO ROOF DECK



NEW TPO ROOF
, GAF, 2014



TRUCK
LOADING
14 DOCK-LEVEL DOORS
5 GRADE LEVEL DOORS



BUILDING
DETAILS

POWER CAPACITY



TOTAL MW AVAILABLE
15MW (6 MONTHS) | 24MW (24 MONTHS) | 80+ MW (36-48 MONTHS)

6 MONTH

15 MW

24 MONTH

24 MW

36-48 MONTH

80+ MW



6
2500 KVA
TRANSFORMERS



5
3,000 AMP 600Y/347V
SWITCHGEAR



1
3,000 AMP 480Y/277V
SWITCHGEAR

HVAC SYSTEMS



WATER
UTILITIES



320,000 SF
COVERAGE



3
MARLEY SPX
COOLING TOWERS



2
1,000 TON
CHILLERS



1
500 TON
CHILLER



2
180 HP
AIR
COMPRESSORS



2
HIGH
PRESSURE
DRYERS



6
AIR WASHERS



10 INCH WATER LINE
2 MILLION GALLONS PER DAY,
CAN BE MORE



8 INCH SEWER LINE
1.6 MILLION GALLONS PER DAY
CAN BE MORE