



KEYSTONE POWDERED METAL COMPANY
145,244+/- SQUARE FEET ON 49.56 +/- ACRES
250 OLD MURDOCK ROAD
TROUTMAN, NORTH CAROLINA





BINSWANGER

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KEYSTONE POWDERED METAL COMPANY 250 OLD MURDOCK ROAD TROUTMAN, NC 28166

SIZE:	Approximately 145,244 sq. ft.
GROUND:	Approximately 49.56 acres
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Approximately 365' x 385'
DATE OF CONSTRUCTION:	1983 – 2016
CONDITION OF PROPERTY:	Very good
CONSTRUCTION:	<div>Floor: 6" reinforced concrete reinforced with 6x6-6/6 WWM on 4" stone Numerous equipment foundations varying in thickness and location</div> <div>Walls: Masonry</div> <div>Columns: Steel</div> <div>Roof: Primarily rock ballasted EPDM membrane over 1.5" rigid insulation on metal deck TPO on the office/lobby area and a small section of built-up on one entrance roof</div>
COLUMN SPACING:	Primarily 40' x 40'
CEILING HEIGHT:	Approximately 22' and 29' clear below the main structural steel
LIGHTING:	Primarily T8 four tube fixtures
WATER:	Supplied by Town of Troutman
SEWER:	Supplied by Town of Troutman
GAS:	Supplied by Dominion Energy

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**KEYSTONE BUILDING 1
TROUTMAN, NC
PAGE TWO**

POWER:

Supplied by Duke Energy

Four 1500 kVA interior transformers, 2000-amp,
480/277 volt, 3-phase, 4-wire switchgear

12,470 volts incoming

Busbar throughout production area

HVAC:

Office areas are heated and cooled by package
units and by two 125 hp gas fired Cleaver Brooks
boilers

The plant area is ventilated by roof fans and cooled
by roof mounted air conditioning and air make up
roof mounted units

Supplemental suspended gas fired heaters in the
plant area

COMPRESSED AIR:

Compressors to be removed, airlines throughout
manufacturing area

SPRINKLER:

100% wet system – density is .18/2500

OFFICE:

Approximately 14,240 sq. ft. of front administrative
office including private offices, open administrative
areas and break room

Additional production offices located in the plant
area.

RESTROOMS:

Men and women's restrooms at three locations in
the facility

Men - 7 toilets, 6 urinals, 6 sinks, one half
Bradley sink, one full Bradley sink
and one shower

Women - 8 toilets, 6 sinks and one shower

**KEYSTONE BUILDING 1
TROUTMAN, NC
PAGE THREE**

TRUCK LOADING: Four 8' x 10' manual dock high doors with levelers, seals and lights

Five 14' x 14' electric drive-in doors

CRANES: Two 2-ton and one 5.5-ton 60' wide bridge cranes in the 30' high bay press area.

PARKING: Paved and marked parking for approximately 295 vehicles

ZONING: HI – Heavy Industrial

TAXES: Parcel Number: 4731981888.000

2023 Assessed Value (next assessment 2027)

Building:	\$4,125,030
Miscellaneous improvements:	\$ 216,300
Land:	\$1,932,880
Total:	\$6,274,210

2024 Iredell County tax rate: \$.50/\$100

2024 City of Troutman tax rate: \$.50/\$100

2024 County / B&F fire tax rate: \$.10/\$100

TRANSPORTATION: The property is located approximately three miles west of Exit 45 on I-77, approximately six miles south of its intersection with I-40







