



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

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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:	<table><tr><td>Floor:</td><td>6" reinforced concrete reinforced with 6x6-6/6 WWM on 4" stone</td></tr><tr><td></td><td>Numerous equipment foundations varying in thickness and location</td></tr><tr><td>Walls:</td><td>Masonry</td></tr><tr><td>Columns:</td><td>Steel</td></tr><tr><td>Roof:</td><td>Primarily rock ballasted EPDM membrane over 1.5" rigid insulation on metal deck</td></tr><tr><td></td><td>TPO on the office/lobby area and a small section of built-up on one entrance roof</td></tr></table>	Floor:	6" reinforced concrete reinforced with 6x6-6/6 WWM on 4" stone		Numerous equipment foundations varying in thickness and location	Walls:	Masonry	Columns:	Steel	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
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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
<u>Land:</u>	<u>\$1,932,880</u>
Total:	\$6,274,210

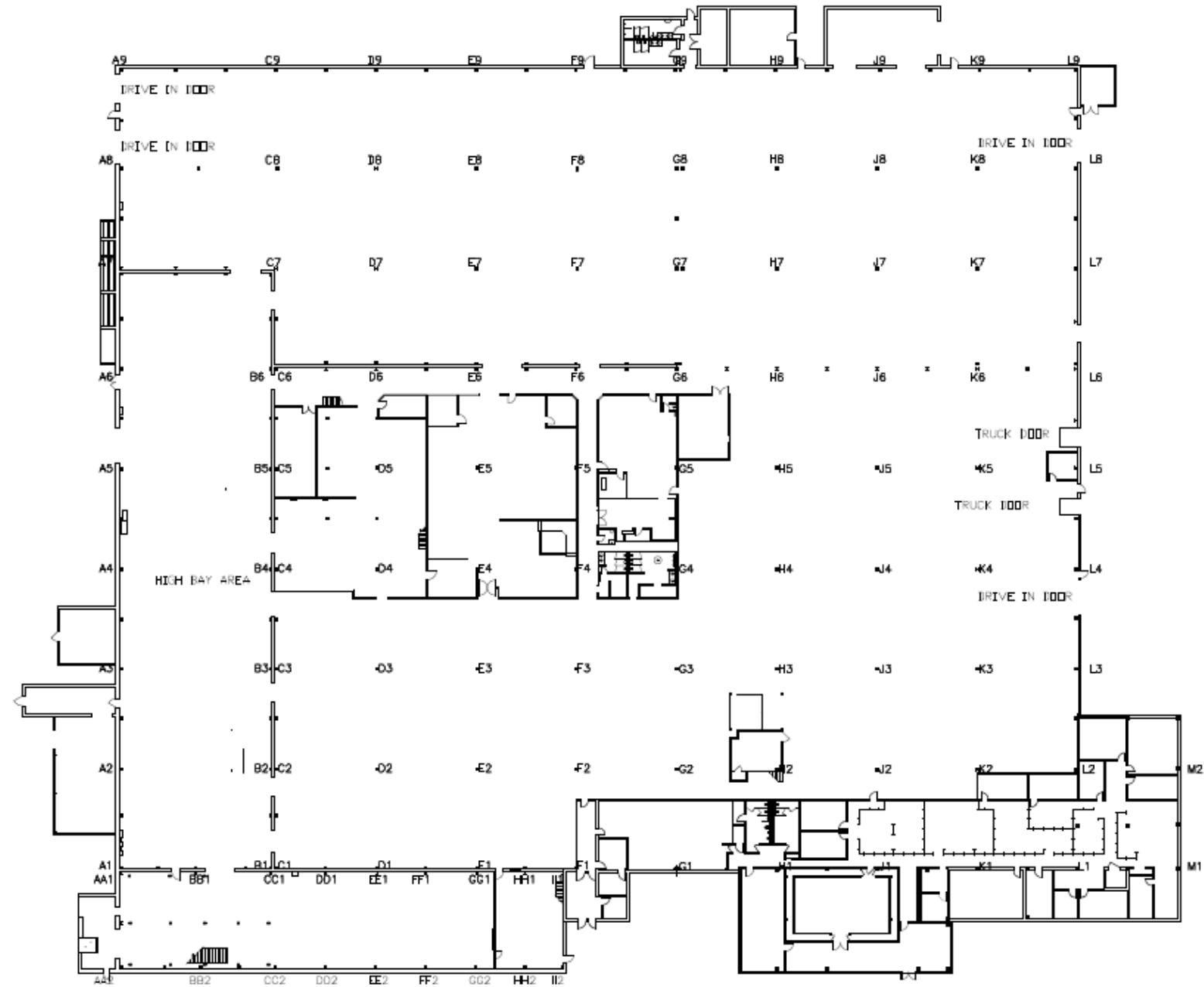
2024 Iredell County tax rate:	\$.50/\$100
2024 City of Troutman tax rate:	\$.50/\$100
2024 County / B&F fire tax rate:	\$.10/\$100

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

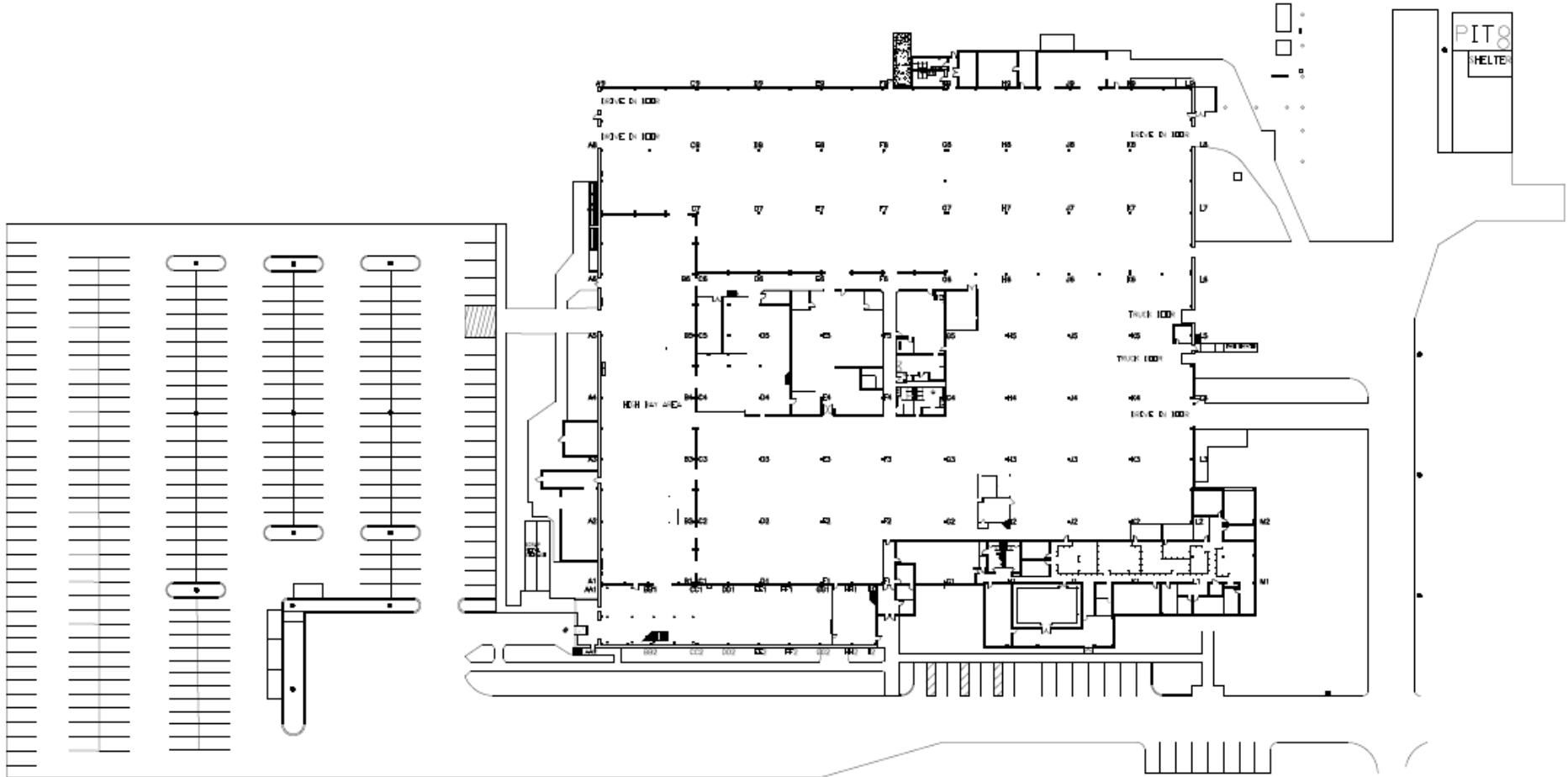
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