



**PARKDALE MILLS PLANT 32-35**  
**+/- 750,000 SF on 254.83 ACRES**  
**1 ADVANCED TECHNOLOGY DRIVE**  
**HILLSVILLE, VIRGINIA**





# BINSWANGER

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**PRELIMINARY  
PARKDALE MILLS PLANTS 32-35  
1 ADVANCED TECHNOLOGY DRIVE  
HILLSVILLE, VA 24343**

<b>SIZE:</b>	Approximately 750,000 sq. ft.
<b>GROUND:</b>	Approximately 254.83 acres
<b>NUMBER OF BUILDINGS:</b>	One modern single story industrial building
<b>DIMENSIONS:</b>	Approximately 850' x 880'
<b>DATE OF CONSTRUCTION:</b>	1995, 1997 and 1998
<b>CONDITION OF PROPERTY:</b>	Excellent
<b>CONSTRUCTION:</b>	Floors: 6" reinforced concrete Walls: Insulated precast panels Columns: Steel Roof: Built up tar and gravel and membrane
<b>COLUMN SPACING:</b>	Varies – see drawing
<b>CEILING HEIGHT:</b>	19' – 22' clear below the steel
<b>LIGHTING:</b>	T8 and LED
<b>WATER:</b>	Supplied by Carroll County 8" main
<b>SEWER:</b>	Supplied by Town of Hillsville
<b>GAS:</b>	Available from Utility Pipeline Services
<b>POWER:</b>	Supplied by AEP  Onsite substation is dual fed by two 138 kVA steel transmission lines. Substation owned and maintained by AEP.  One 25 MW Parkdale owned transformer installed new in 2022  Eight switchgear rooms with total 36,750 kVA. Primary voltage is all 12,470 volt and secondary voltage is 575 and 4160

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**PARKDALE MILLS  
HILLSVILLE, VA  
PAGE TWO**

**HVAC:**

Package units for the office area.

Plant air conditioning is provided by:

Front plants (32 and 33):

- Three 770-ton chillers currently in place – some 4,160V switches have been removed and replacement is needed for these chillers to be operational
- Eight air washers totaling 1,410,000 CFM

Rear plants (34 and 35):

- Two 900-ton chillers and one 1280-ton chiller
- Seven air washers totaling 1,140,000 CFM

**SPRINKLER:**

100% wet system

Onsite 300,000 gallon ground mounted storage tank with two 1500 GPM pumps

**AIR CONDITIONING:**

Eight Marley cooling towers

- Front chiller towers: (1) 3-cell and (1) 1-cell, approximately 800 tons per cell
- Rear chiller towers: (4) 1-cell, approximately 800 tons per cell
- Compressor towers: (2) 2-cell

**OFFICE:**

Total of approximately 12,000 SF of office area (3 separate areas in the building)

**RESTROOMS:**

Plants 32 & 33:

Men – 4 toilets, 2 urinals, 6 sinks  
Women – 7 toilets, 6 sinks

Plant 34:

Men – 2 toilets, 1 sink in the plant area  
Women – 3 toilets, 1 sink

Office:

Men – 2 toilets, 2 urinals, 2 sinks  
Women – 4 toilets, 2 sinks

Plant 35:

Men – 2 toilets, 1 urinal, 2 sinks  
Women – 4 toilets, 2 sinks

**PARKDALE MILLS  
HILLSVILLE, VA  
PAGE TWO**

**DOCK LOADING:**

South wall:

Two 9' x 9' rollup doors with hydraulic levelers, locks and seals

North wall:

Five 8' x 9' electric rollup doors with levelers and seals and locks

One 8' x 10' electric rollup door with lock and leveler but no seal

One compactor door

**FORMER USE:**

Yarn spinning

**ZONING:**

Industrial

**TAXES:**

Parcel ID #: 68-A-2, 68-A-2T and 68-A-2T

2025 Assessed Value (next assessment 2029)

Building: \$14,839,000

Land: \$ 1,758,800

Total: \$16,597,800

2025 Carroll County tax rate: \$0.49/\$100

**TRANSPORATION:**

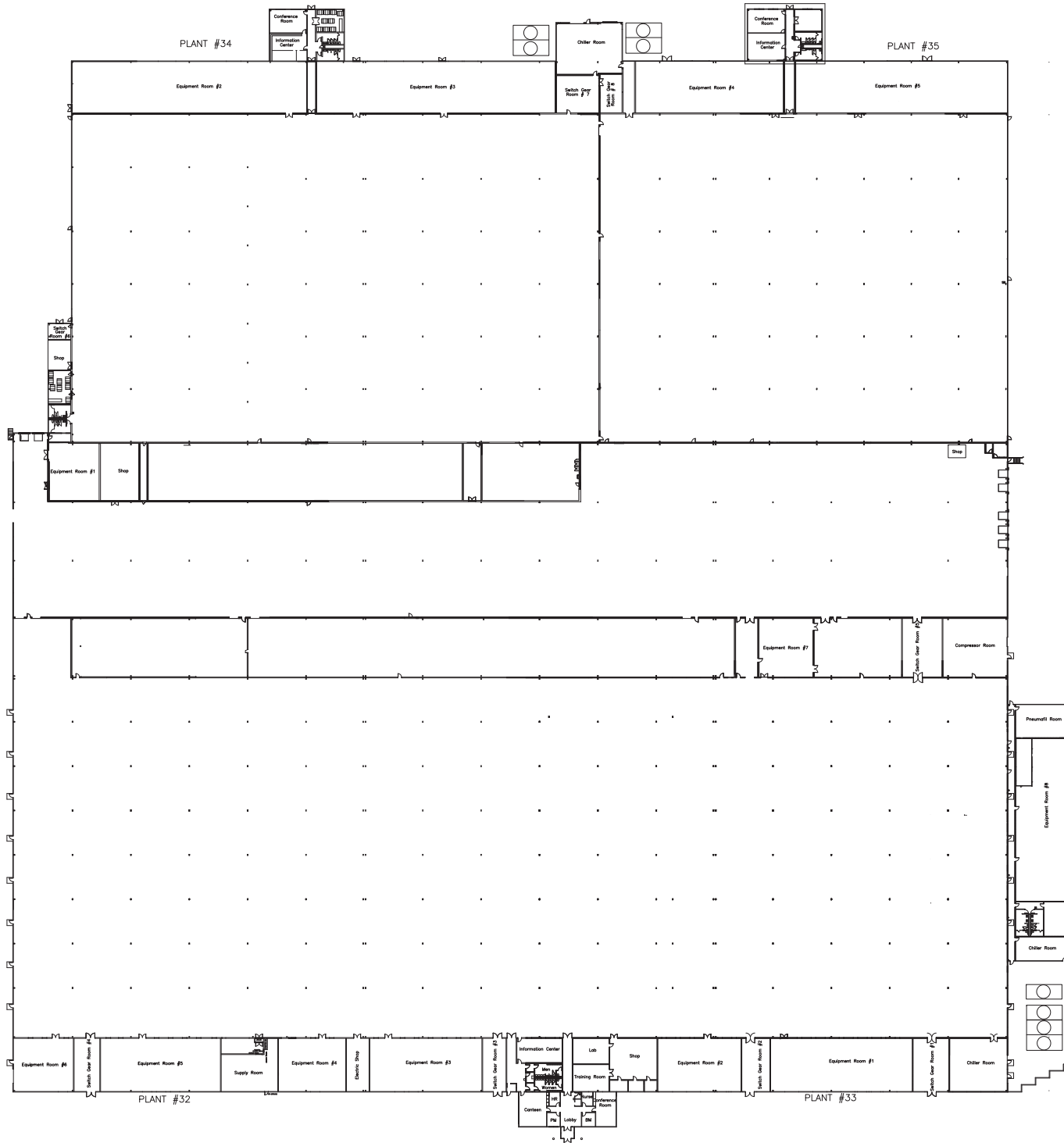
Facility is located approximately 4 miles east of exit 14 on I-77, approximately 18 miles south of its intersection with I-81.

PLANT #3 (34)

PLANT #4 (35)

PLANT #1 (32)

PLANT #2 (33)



Plants 32 Through 35





