

1901 Main Steet, E.

Valdese, NC 28690

Industrial Facility For Sale

164,883 SF



**Industrial
Facility Opportunity**

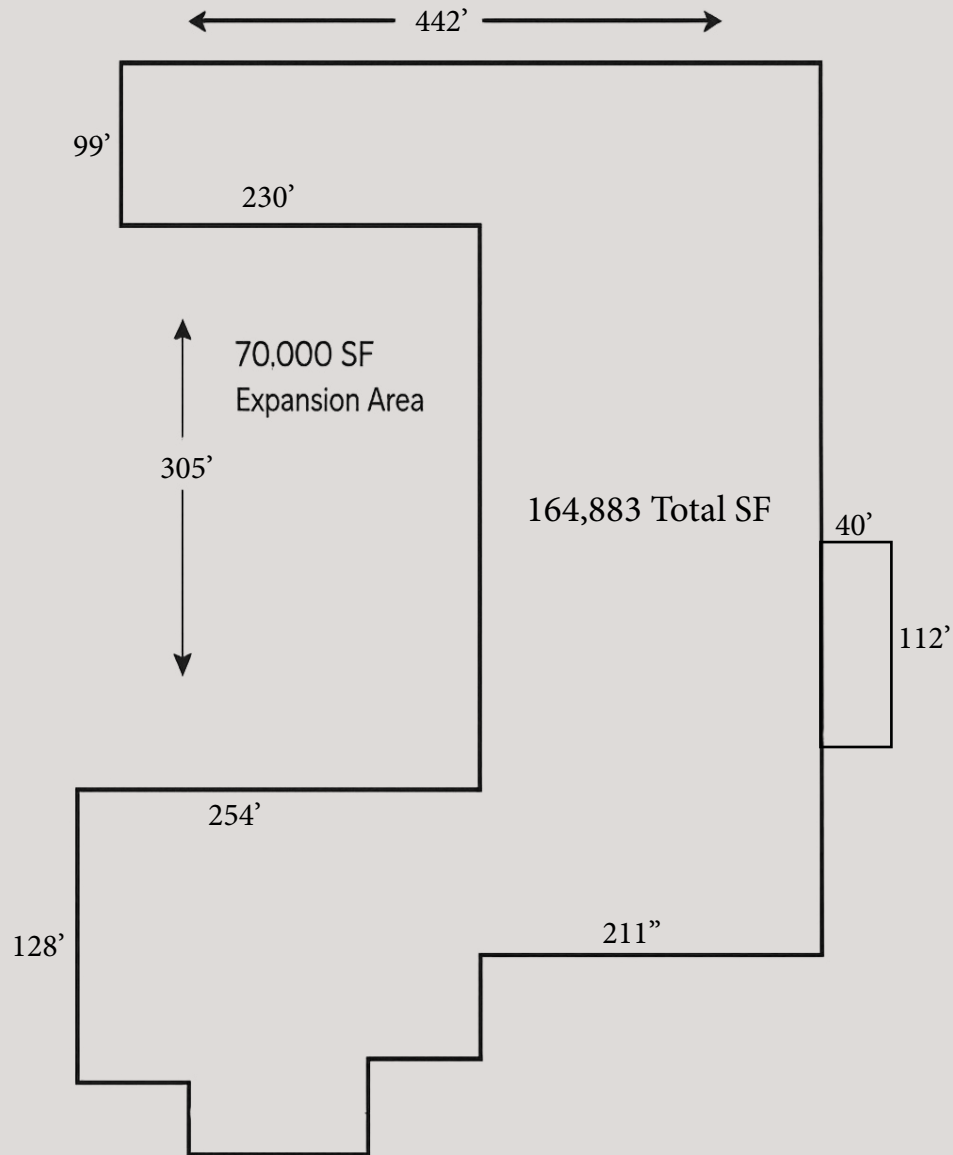


NAI Southern Real Estate
4201 Congress Street, Suite 170
Charlotte, NC 28209
srenc.com / 704-375-1000

Contact:

Joe Wilkinson
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O: 704-632-7618

Floor Plan



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***Approximate floor plan - not to scale and measurements need verification*



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Building Construction

- ± 164,833 SF
- Date of construction:
 - 112,996 SF Original Plant: 1987
 - 35,997 SF Addition: 1988
 - 15,840 SF Warehouse Addition: 1995
- Condition: Excellent
- Office Layout:
 - 5 Private Offices, 2 Open Administrative Areas
 - Conference Room, Reception Area, Lobby
 - Men's and Women's Restrooms, Executive Office Lavatory
 - First Aid Room, Supply Room, Copier Room
- Masonry Construction
- Interior Construction: Brick/Concrete Block
- Construction Frame:
 - Structural Steel, Steel Girders
 - Steel Joist with 70'-0" Clear Spans
 - Framing System for 22,862 SF Area

Columns

- Pre-stressed concrete columns, beams and double tees
- Designed for live load of 250 lbs/SF
- Type: I Beam (Concrete in 22,862 SF Area)
- Spacing: 36' x 72' (plus various other)

Ceiling & Floor

- 22' – 28' Ceiling height
- 26' – 28': Manufacturing/Warehouse area
- 22' – 24': Clear below main beams (manufacturing/warehouse area)
- Exposed beams and joists with 22 gauge galvanized metal deck
- 6" – 8" Floor thickness
- Reinforced 3000 lb. concrete, 4" compacted stone subgrade
- Reinforced with 6 x 6 x 10/10 wire mesh

Parking

- 144 Spaces

Fencing

- 6' High chain link fence with 3 sliding gates

Sprinklers

- Fully sprinkled: 100% coverage via wet system
- Density: 0.19/2000 and 0.45/3000
- Demand: 449 gpm + 250 (hose) with residual pressure 52.4 PSI

Other Systems

- Contains fire alarm system
- Compressed Air: Air lines throughout production areas
 - Sullair (50 HP and 100 HP)

Doors

- 2 Roll up doors for boiler room access
- 1 Drive-in door at rear
- Traffic Doors (inside):
 - 6–10' x 10' Plastic High Impact, of which 2 are fire doors Truck Loading Dock Doors
- 3 – 8'W x 10'H vertical lift metal overhead doors
- 2 – 8'W x 12'H vertical lift metal overhead doors
- Recessed 6' x 6' dock levelers with concrete pits
- Vertical Lift Overhead Doors
 - 2 – 10'W x 12'H drive-in vertical lift metal overhead doors – boiler room
 - 1 – 10'W x 12'H high lift metal overhead door at washer/chiller room – back building. Double Door (outside)
 - 1 – 8' x 8' double metal door at washer/chiller room – east side

Electric

- Source: Duke Energy
- On-site Electrical Substation
- Contract: 480/277 volts, 3 phase power, 4 wire grounded neutral fed by 44 KV line
- TX bank rated 4600 kVA, 5750 kVA if fans added
- General: 6000 amp switchgear
- Supply Bus: Main 2500 amps, Neut 2500 amps
- Section Bus: Main 2500 amps, Neut 2500 amps

Heating / Ventilation

- 100% Heated and Cooled (except 22,862 SF Area)
- 1 – 450 and 1 – 329 Ton Trane centrifugal liquid chiller
- 2 – Chillers, 12 – Rooftop Units
- All heating and cooling except 1 cooling only
- Total Tons: 93.2
- 4 Exhaust Fans; 9 Roof Vents

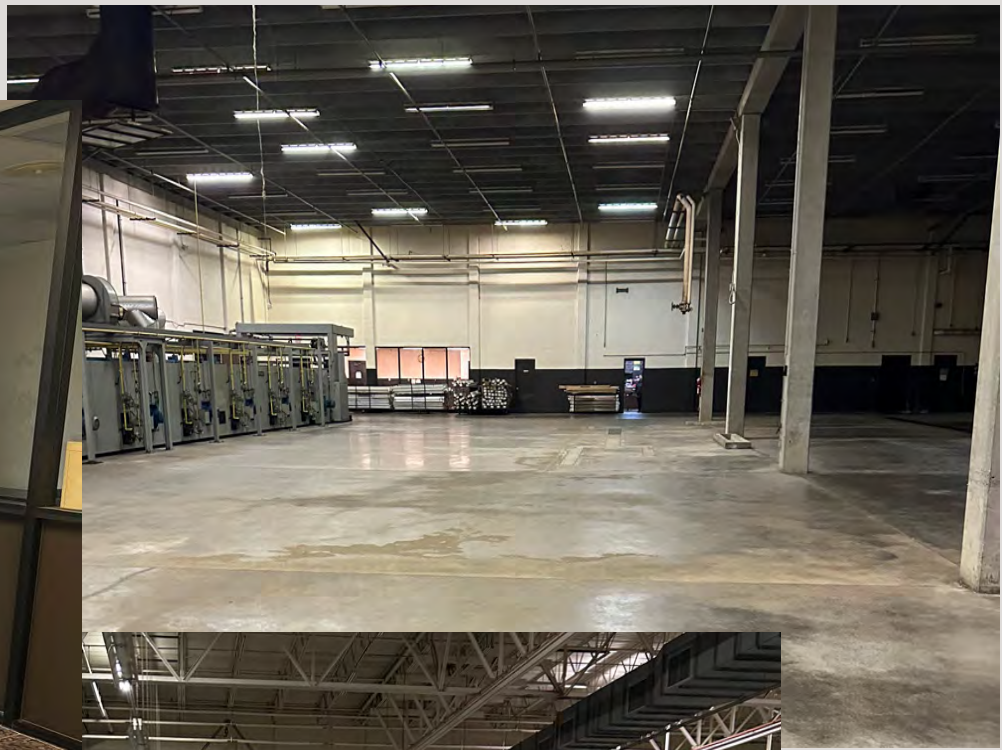
Boilers

- 2 – 800 HP Cleaver-Brooks Firetube Boilers
- Max Pressure: 150 PSI
- Input: Natural Gas; BTU/HR – Oil: 25 GPH
- Each produces 27,600#/HR of 125 PSIF Steam
- Burns #2 Oil / Natural Gas

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Property Images



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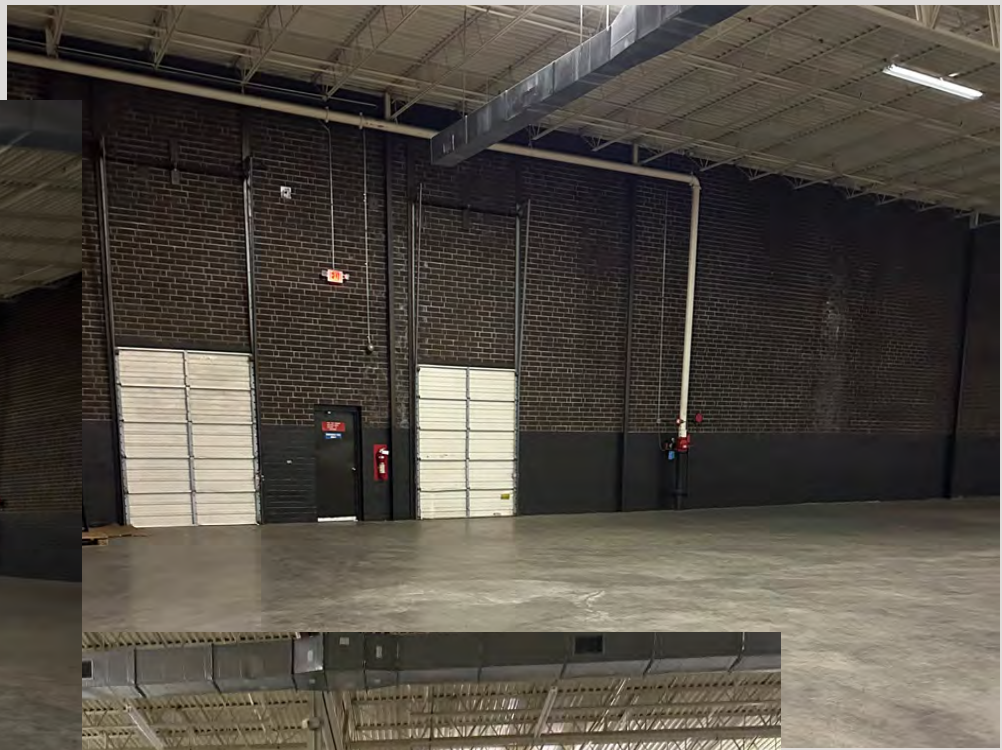


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