

# 1221

## Commerce St SW

Conover, NC 28613  
Just off Fairgrove Church Rd, Exit 128



*Price: \$919,000*  
*Lease Rate: \$6,500/mo NNN*  
*Property Size: 0.65 Acres*  
*Building Size: 7,500 Sq. Ft.*

The information given herein has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, changes in terms, prior sale or withdrawal without notice.

Represented By:

**Tony Jarrett**

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COMMERCIAL REAL ESTATE  
DEVELOPMENT  
PROPERTY MANAGEMENT



# The Offering

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*Here is your opportunity to own or lease a brand new building in Conover, close to I-40 at Exit 128 (Fairgrove Church Rd) & Hwy 70.*

*Office Space: 607 Sq. Ft.*

*Two Ground Level Doors: 12' x 14'*

*Clear Span Building*

*Column Space: ~27'*

*Clear Height to Bottom of Beam: 15.33' to 18'*

*Clear Height to Bottom of Purlin: 17.5' to 19.75'*



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**PRISM**

W140

E140

FAIRGROVE CHURCH RD SE

ST PAULS CHURCH RD SW

COMMERCE ST SW

Site



**TABLE 1004.1**  
**MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**  
**FUNCTION OF SPACE OCCUPANT LOAD FACTORS**

Accessory storage areas, mechanical equipment rooms	100 gross
Business areas	100 gross
Industrial areas	10 gross
Stock areas	100 gross
Storage, stock, shipping areas	100 gross
Stages and platforms	10 net
Warehouses	200 gross

Net = 1 foot = 304.8 mm, 1 square foot = 0.093 m<sup>2</sup>.

**Warehouse (S-1)**  
 EXPOSED STRUCTURE BEARING  
 APPROXIMATELY 8"4" TO ROOF  
 DECK AT HIGH SIDE BAY  
 4000 SF NET AREA  
 14 PERSONS (OCCUPANT LOAD)  
 280 SF PER PERSON

**OCCUPANT LOAD AND EXIT WIDTH**  
 (TABLE 1004.1.1)

USE GROUP OR SPACE DESCRIPTION	FRI AREA	FRI AREA PER OCCUPANT	TABLE 1004.1.1		EXIT WIDTH (IN FEET)		EXIT WIDTH (IN FEET)	
			REQUIRED OCCUPANT LOAD	MINIMUM PER OCCUPANT	REQUIRED WIDTH	MINIMUM WIDTH	ACTUAL WIDTH	MINIMUM WIDTH
Warehouse (S-1)	4000	286	14	0.2	24.0	24.0	24.0	24.0
Office (B)	600	42.9	14	0.3	4.7	4.7	4.7	4.7
<b>Total Area</b>	<b>4600</b>		<b>28</b>	<b>0.2</b>	<b>4.7</b>	<b>4.7</b>	<b>4.7</b>	<b>4.7</b>

1. See Table 1004.1.1 for minimum number of exits and exit door widths. See Table 1004.1.1 for minimum number of exits and exit door widths.
2. Minimum width of exit door shall be 32 inches.
3. Minimum width of exit door shall be 32 inches.
4. Minimum width of exit door shall be 32 inches.
5. Minimum width of exit door shall be 32 inches.
6. Minimum width of exit door shall be 32 inches.
7. Minimum width of exit door shall be 32 inches.

The fire alarm system shall be installed in accordance with the requirements of the applicable codes and standards. The fire alarm system shall be installed in accordance with the requirements of the applicable codes and standards. The fire alarm system shall be installed in accordance with the requirements of the applicable codes and standards.

