



**SCOTT BADER, INC.**  
**108,960+/- SQUARE FEET ON 13.78 +/- ACRES**  
**212 QUALITY DRIVE**  
**MOCKSVILLE, NORTH CAROLINA**



# BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210  
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

**SCOTT BADER, INC.**  
**212 QUALITY DRIVE**  
**MOCKSVILLE, NC 27028**

**SIZE:** Approximately 108,960 sq. ft.

**GROUND:** Approximately 13.78 acres

**NUMBER OF BUILDINGS:** One modern single story industrial building

**DIMENSIONS:** 300' x 360' - exterior front office is approx. 23' x 42'

**DATE OF CONSTRUCTION:** 2018

**CONDITION OF PROPERTY:** Excellent

**CONSTRUCTION:**

- Floor: 6" 4,000 PSI reinforced concrete with 6x6 – W2.9 x W2.9 mesh over vapor barrier on 4" crushed stone
- Walls: 7' split face masonry block with insulated metal above
- Columns: Steel poles
- Roof: Insulated standing seam metal

**COLUMN SPACING:** 60' x 60'

**CEILING HEIGHT:** 32' eaves and 36' center

**LIGHTING:** 4' LED strips

**WATER:** Supplied by Town of Mocksville  
12" main; 2" domestic line, 10" fire line

**SEWER:** Supplied by Town of Mocksville  
8" main; 6" service line

**GAS:** Supplied by Piedmont Natural Gas  
4" main; 2" service line

**POWER:** Supplied by Energy United

One 1000 kVA exterior pad mounted transformer feeds one 1200 amp and one 1600-amp interior 480/277 V, 3 phase, 4 wire panels

One gas fired Generac emergency generator powers emergency lights and some of the process exhaust fans

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|                        |  |
|------------------------|--|
| <b>HVAC:</b>           | Office areas are heated and cooled by package units and one 10-ton all in one unit. A separate 10-ton DOAS unit serves the QC lab in the interior office.<br><br>One 50-ton DOAS exterior pad mounted unit, five 5-ton and two 3-ton interior wall mounted units with exterior pad mounted condensers provide heating and cooling to the approx. 24,500 SF interior production and storage areas.<br><br>Supplemental ventilation by wall fans and louvers |
| <b>SPRINKLER:</b>      | ESFR   |
| <b>COMPRESSED AIR:</b> | One Kaeser SFC 45T 125 psi 60hp compressor plus storage tank. Air lines throughout the production area   |
| <b>OFFICE:</b>         | Approximately 5,450 SF of front office including conference rooms, reception area, private offices, break areas and restrooms. Designed to accommodate a second floor.<br><br>Additional approximately 3,435 SF of production office and QC lab located inside the plant interior.   |
| <b>RESTROOMS:</b>      | Main locker room:<br>Men: 2 urinals, 2 toilets, 2 sinks, 2 showers and lockers<br>Women: 4 toilets, 3 sinks, 2 showers and lockers<br><br>Interior plant office:<br>One unisex with 1 toilet and 1 sink<br><br>Trucker's lounge:<br>One unisex with 1 toilet and 1 sink  |
| <b>TRUCK LOADING:</b>  | Six 9' x 10' manual dock high doors, two with levelers, locks and seals<br><br>One 12' x 14' manual drive-in-door  |
| <b>PARKING:</b>        | Paved and marked parking for 32 vehicles   |
| <b>FORMER USE:</b>     | Gel coat and structural adhesive manufacturing   |

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**ZONING:** GI – General Industrial

**TAXES:** Parcel Number: G3000008412

2025 Assessed Value (next assessment 2029)

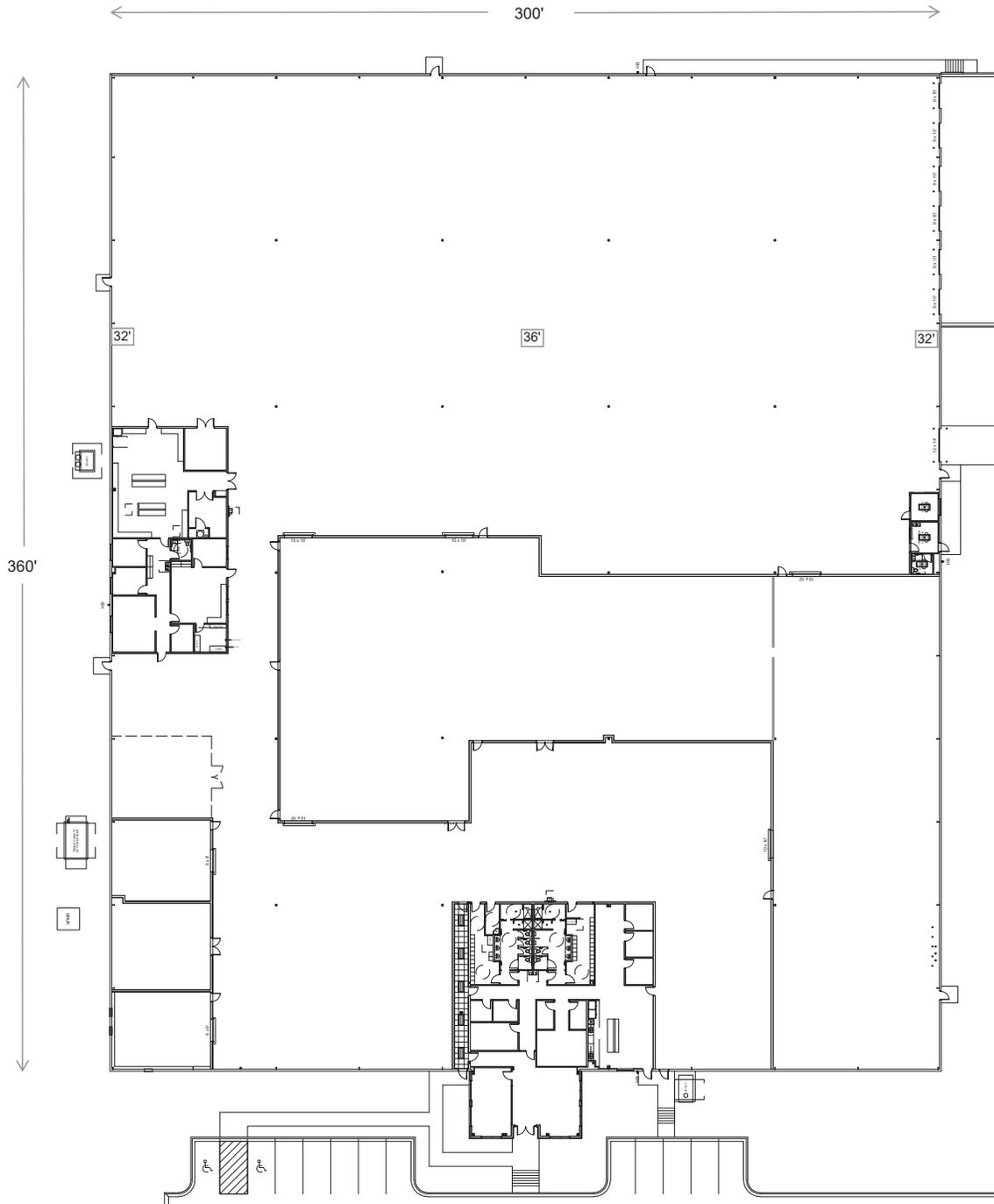
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|--------------------|-------------|
| Building:          | \$6,757,600 |
| Misc improvements: | \$ 148,860  |
| Land:              | \$ 344,500  |
| Total:             | \$7,250,960 |

|                                   |             |
|-----------------------------------|-------------|
| 2025 Davie County tax rate:       | \$.64/\$100 |
| 2025 Town of Mocksville tax rate: | \$.29/\$100 |
| 2025 Fire district tax rate:      | \$.04/\$100 |

**TRANSPORTATION:** The property is located approximately one mile north of exit 170 on I-40, connecting approximately 17 miles west of I-77 and approximately 20 miles east to I-85 in Lexington

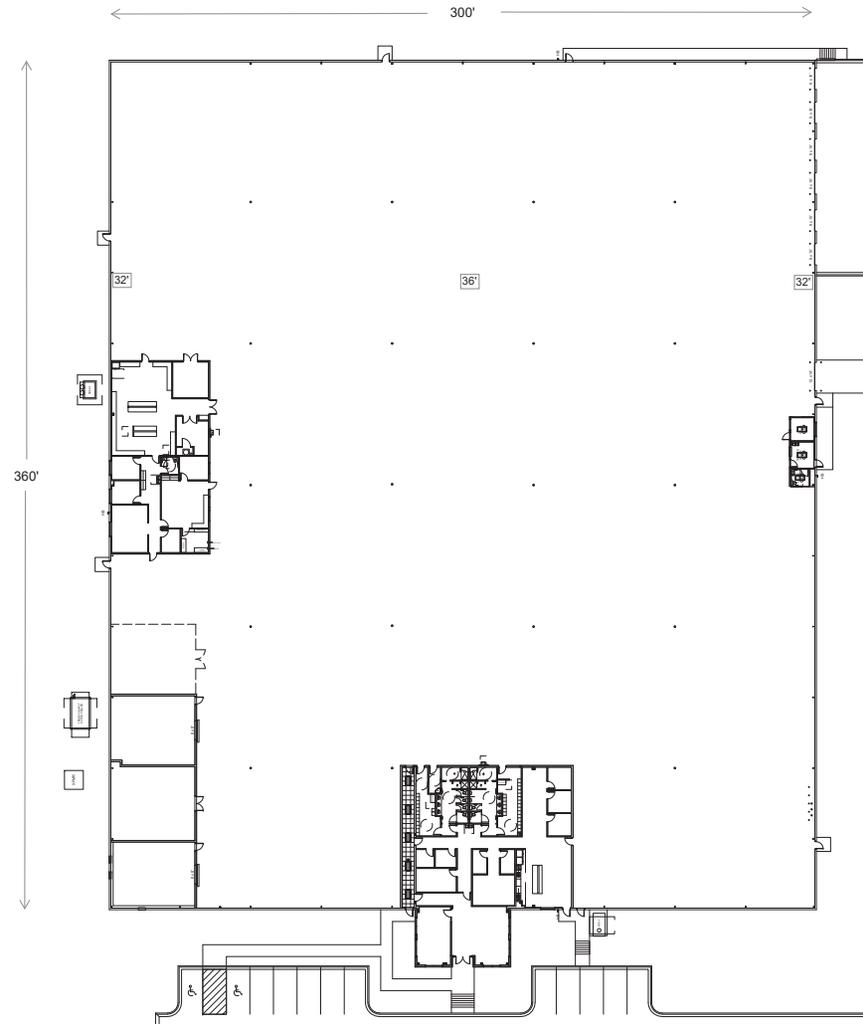
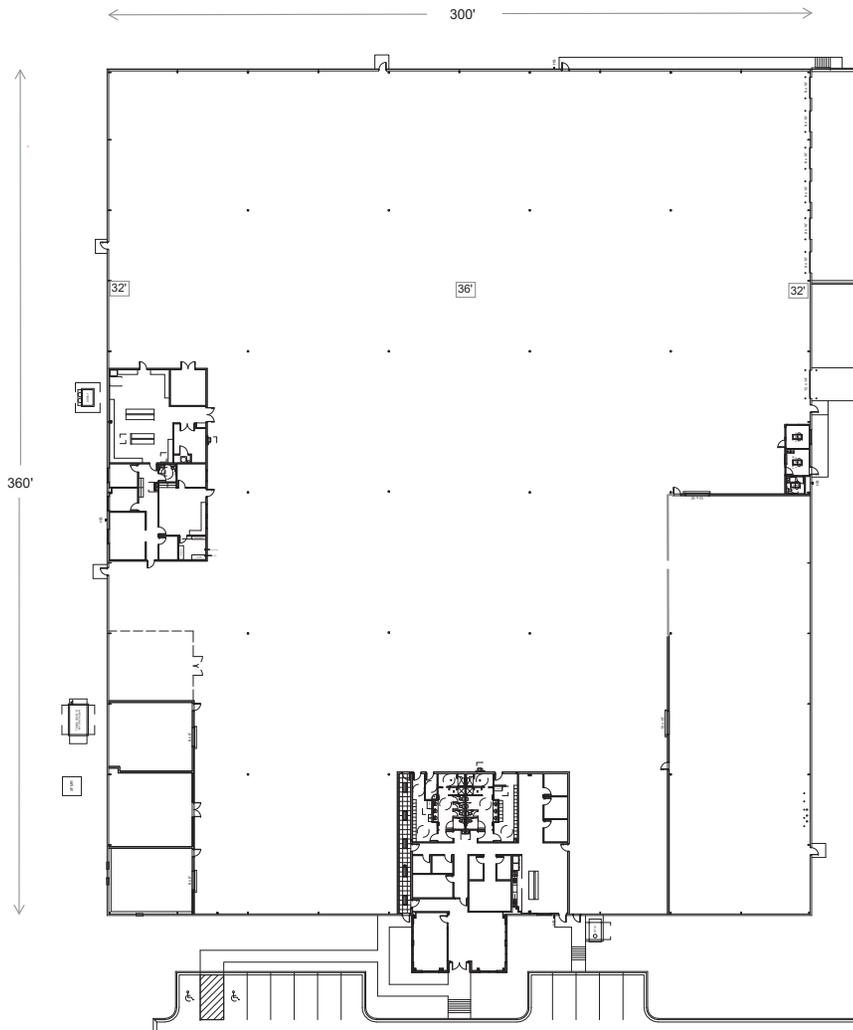
**MISCELLANEOUS:** The property is located in a foreign trade zone

# Current Layout



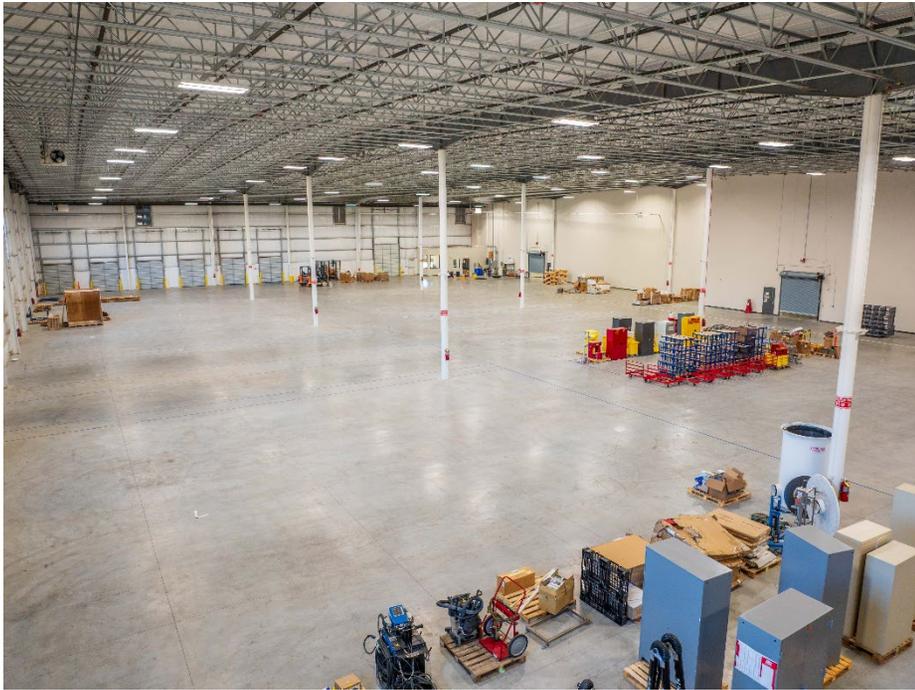
[XX'] = CLEAR CEILING HEIGHT

# Conceptual Layouts



[XX'] = CLEAR CEILING HEIGHT







# Building Location

