

# FOR SALE: Carolina Mills Maiden NC Campus : many uses: Investment, Corporate Site, Development



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## Campus Highlights: 618/620 N. Carolina Ave. Maiden NC

- ~Parcel # 364713141912 A 9+ acre site with a rail spur that is available for use. Built/Maintained 1920 -2023
- Carolina Mills operated their national HQ on site along with many mill processes and distribution of goods.
- ~The original textile mill is located at this site with the original flooring and other unique salvageable materials.
- ~During the life span of the company, this site has been expanded to accommodate the growing industry and the changes & diversification in product offering .
- Today the site is used for offices that could be renovated for a school, training facility, call center and creative office space. With approximately 10 additional buildings on the campus and most are leased for distribution or light manufacturing tenants. On the campus are 5 warehouses @ 5000+ SF, 3 warehouses @ 6-8000 SF and 1 at 11,500 SF. The warehouses are operable and leased ;however, some are available.
- ~The main original mill is not being used; however, it can be restored or renovated into additional useable space.
- ~Currently 66,000 SF is being leased with annual income of \$103,920. In addition 17,000+SF Office/Administrative Building is available.
- ~This site is a possible prospect for the NC State Historic Mill Tax Credit - Consult with your counsel regarding the requirements.

