

INDUSTRIAL PARK

241 Vance Street

Forest City, NC 28043

FOR SALE OR LEASE

*9 Buildings (175,542 SF)

*24.43 acres/Outside Storage Yards

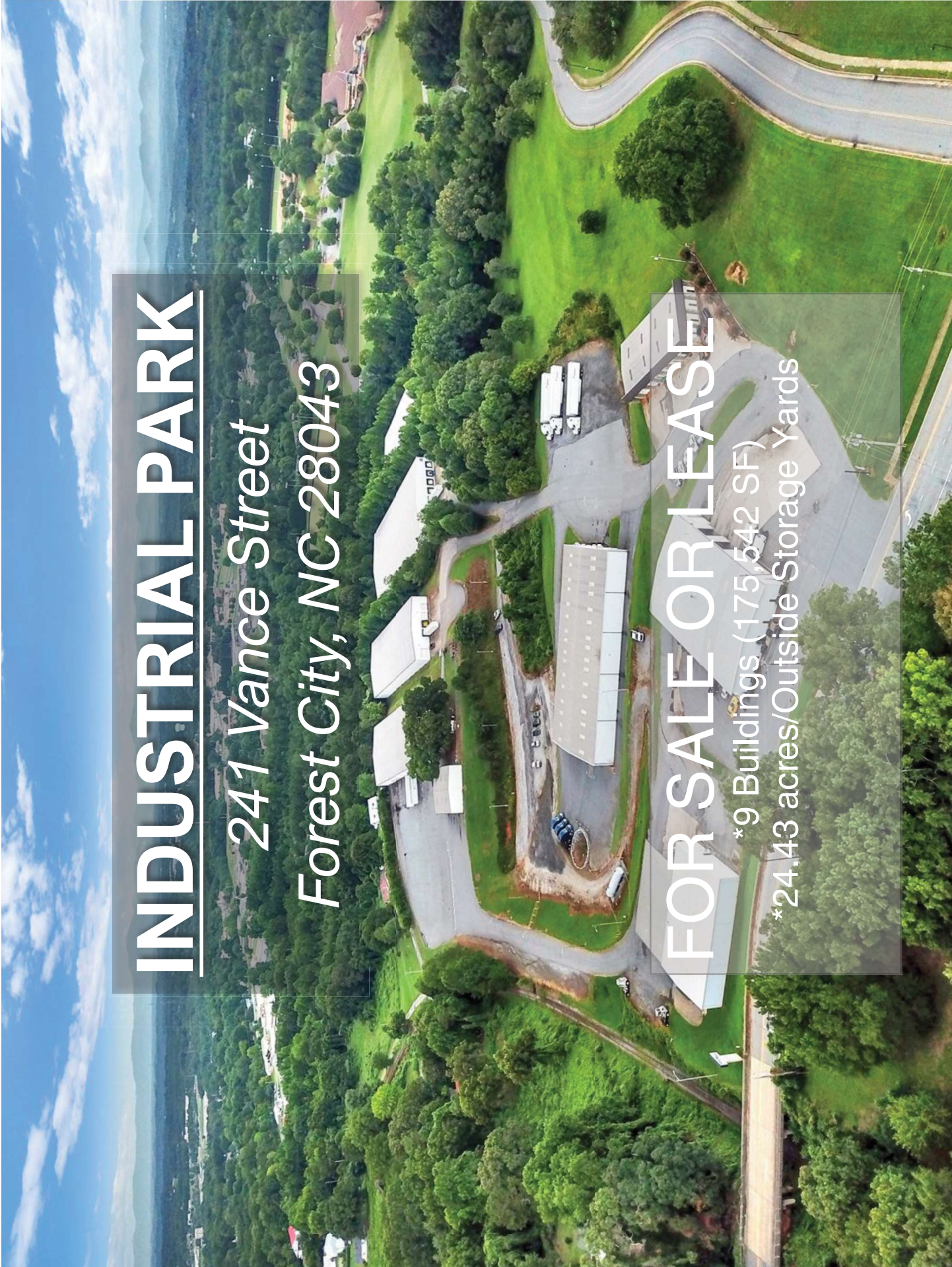


Table of Contents

- I. Property Overview
- II. Investment Highlights
- III. Industrial Park - Site Map
- IV. Building & Yard Summary
- V. Lease & Tenant Summary
- VI. Aerial
- VII. Buildings
 - I. #1 Repair and Parts Shop
 - II. #2 Fuel Station / Shop
 - III. #3 Warehouse
 - IV. #4 Office
 - V. #5 Repair Shop
 - VI. #6 Warehouse
 - VII. #7 Warehouse
 - VIII. #8 Warehouse
 - IX. #9 Warehouse
- VIII. Outside Storage (IOS)
 - I. Yard #1
 - II. Yard #2
 - III. Yard #3
 - IV. Yard #4
- IX. Location
- X. Nearby Industries
- XI. Contact Information

Property Overview



- Property Type: Industrial Park
- Use: Warehouse/Trucking/Office
- Tax Parcel: # 1637706
- Zoning: M-1 (Industrial)
 - Outside Storage, Heavy Manufacturing, Truck Terminal
- Municipality: Town of Forest City
- Land Size: 24.43 acres
- 9 Total Buildings (175,542 SF)
- 2.93 acres Outside Storage Yards

Truck Service Inc, a full truckload carrier, has operated on site for 2 generations growing their company to over 85 tractors and 300+ van trailers. They expanded development of their property over the years to include a repair/parts shop, fuel station, body shop, corporate office and 5 warehouses.

The property has frontage on Vance Street, Marshall St. and the old Seaboard Railroad rail corridor that is owned by Rutherford County and leased to the Thermal Belt Railway. The site has 9 metal buildings with asphalt interior access roads able to accommodate 53' tractor trailers and other large equipment.

Investment Highlights

241 Vance St is a unique investment opportunity to purchase a fully contained industrial park within 1 hour of the Charlotte Douglas International Airport. It is ideally located between Charlotte, NC; Asheville, NC and Greenville/Spartanburg, SC. The area of Forest City continues it's strong growth with the announcement of a 400 unit home development located at HWY 74 and Broadway St, just 2 miles from the Vance St Industrial Park. The park also sits less than 1 mile to Forest City's downtown and is near many industrial manufactures.

The park is currently 74% occupied and has strong credit tenants.

Investor opportunities: immediate return on cash, increase rental rates, adding tenants, and property optimization. The 24 acre property provides many opportunities for revenues from traditional warehouse to truck terminal to trailer parking and outside storage yards (IOS).



Site Map



Enter

4

Y2

Y4

9

8

7

6

5

Y1

3

2

1

Y3

Building & Yard Summary

Location	Acres	Use	Material
Yard 1	1	Storage Yard	Asphalt/Gravel
Yard 2	0.5	Storage Yard	Asphalt/Gravel
Yard 3	0.6	Storage Yard	Asphalt
Yard 4	0.83	Storage Yard	Gravel

Location	Total Size (SF)	Office (SF)	Restrooms	Use	Construction	Year Built	Clear Height	Drive-in	Dock High
Building 1	10,000	1,600	1	Repair/Parts	Metal	1988	19'	6	
Building 2	6,000	400	1	Fuel Station/Shop	Metal	1974	17'	1	1
Building 3	20,200	1,437	3	Warehouse	Metal	1989	20.5'	1	1
Building 4	5,000	3,569	2	Office	Metal	1985	16'	1	
Building 5	4,242		1	Body Shop	Metal	1988	20'	5	
Building 6	30,000		1	Warehouse	Metal	1989	18'-21'	1	4
Building 7	30,000	216	1	Warehouse	Metal	1997	21.5'-25'	1	4
Building 8	50,100	1,410	2	Warehouse	Metal	1999	21'-27'	1	7
Building 9	20,000	236	1	Warehouse	Metal	1999	21'-25'	1	4

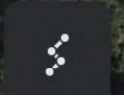
Summey Park

Aerial

Entrance

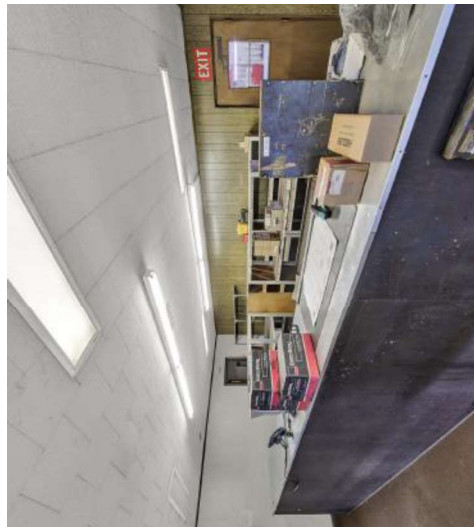
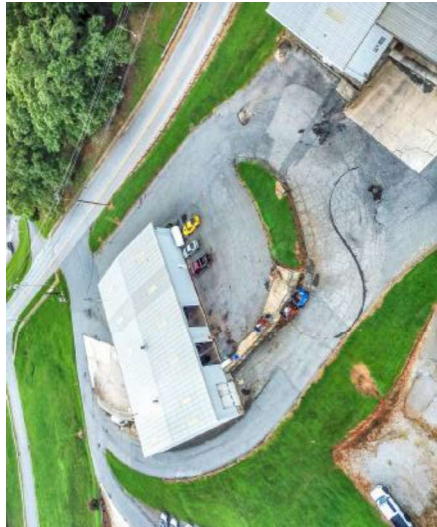
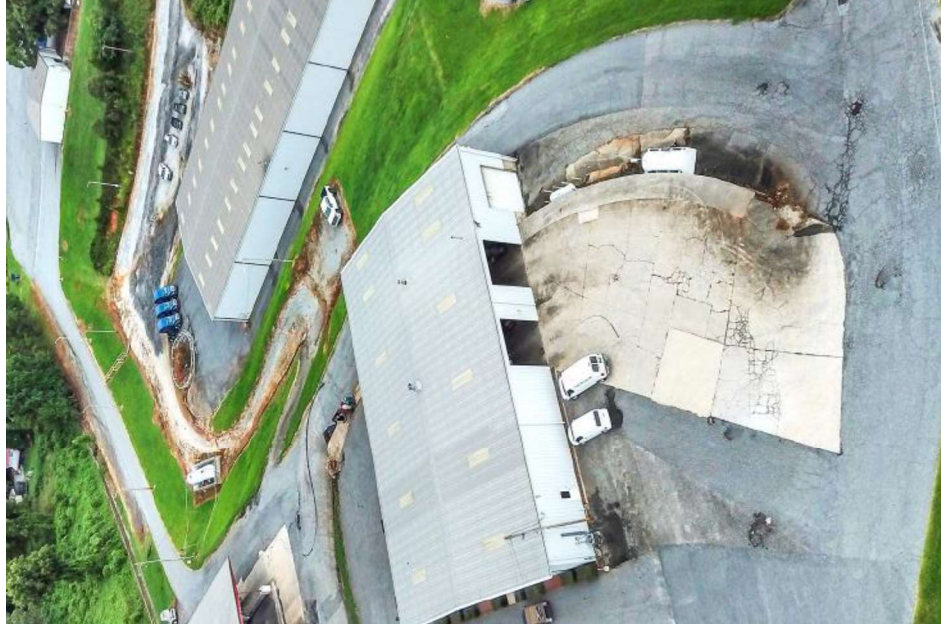
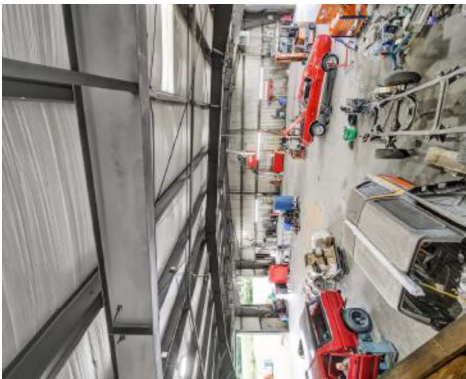
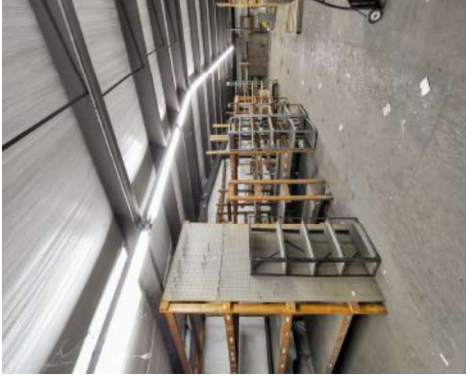


Park



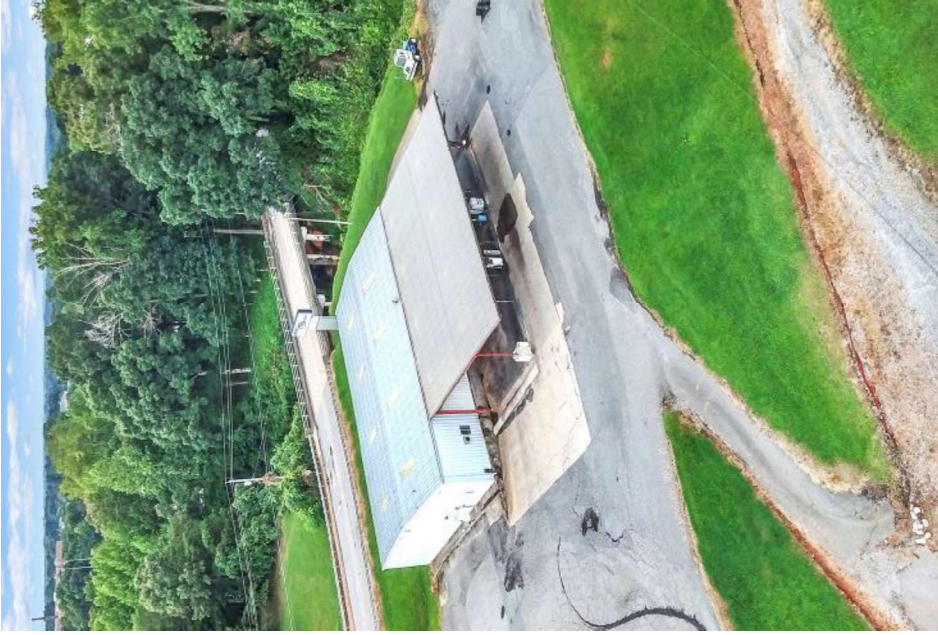
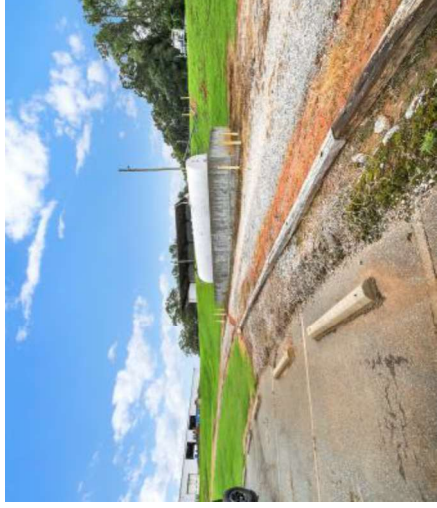
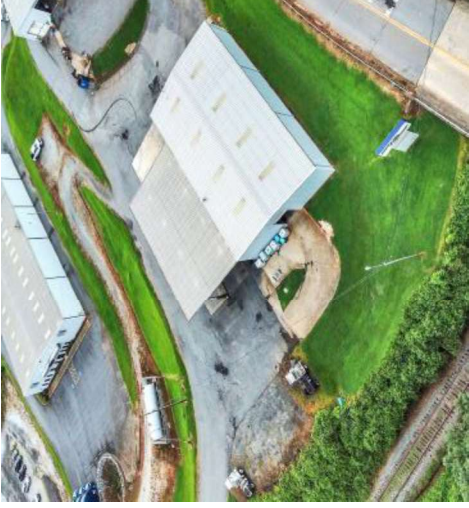
Building 1 *Repair/Parts Shop*

Utilized as a heavy truck repair shop and parts storage, the building contains 10,000 SF total. Approx. 1,600 SF is parts storage with attached office, break room and restroom with shower. Additional storage is available in the mezzanine area. The remaining 8,400 SF serves as a workshop with 6 overhead doors (drive through) and a single lane grease pit for under carriage service. Includes above ground "off road diesel" storage tank for all off road equipment fueling. Concrete apron for heavy equipment to access the building. The building's insulation and exterior panels have recently been replaced. Utilities are city water and septic.



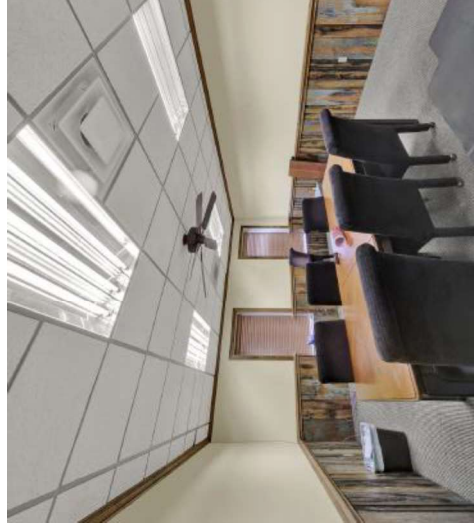
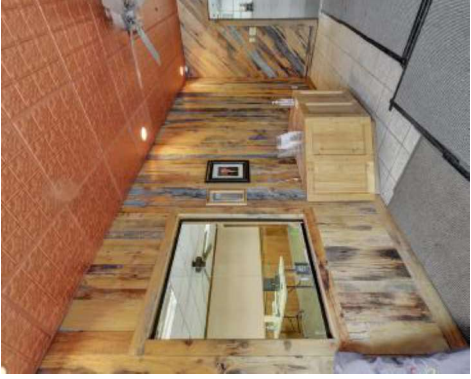
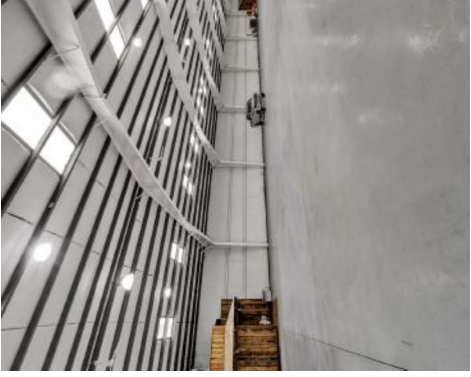
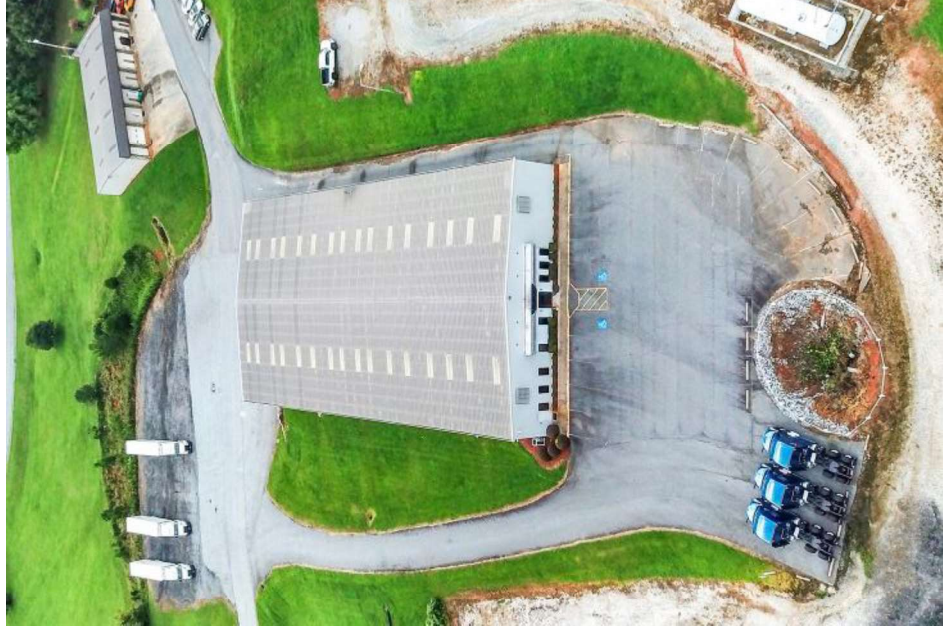
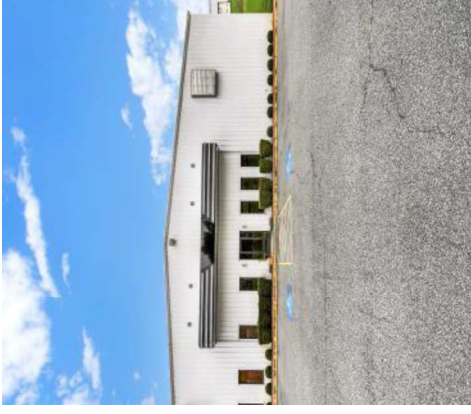
Building 2 *Fuel Station/Shop*

The building is utilized as a storage facility for equipment as well as fuel and wash station. The enclosed building area is 6,000 SF and includes 1 drive-in door at the rear and dock level door under the canopy. Inside is approx. 400 SF of office with reception and restroom. An additional 3,900 SF canopy is attached with concrete pad, covered wash bay, fueling bay, DEF tank and 10,800 gallon above ground diesel tank. Drive in access with a concrete drive in the rear. Parking is in the gravel lot in the rear and asphalt lot in the front. The building's insulation and exterior panels have recently been replaced. Utilities are city water and septic.



Building 3 Warehouse

Most recently used as an auto museum, this building is ideal for warehousing and/or manufacturing. The building has a clear span design consisting of 20,200 SF and includes full office build out with conference room, kitchen area, private offices and restrooms. Finishes include reclaimed wood, epoxy floors, ceiling fans, LED lights, sky lights, and additional mezzanine storage area. Includes one dock high door, recently installed, and one drive-in door. The building's insulation, exterior panels and roof have recently been replaced. The front parking lot is asphalt and provides 21 parking and 2 handicap spaces. City water and septic serve this building.



Building 4 *Office*

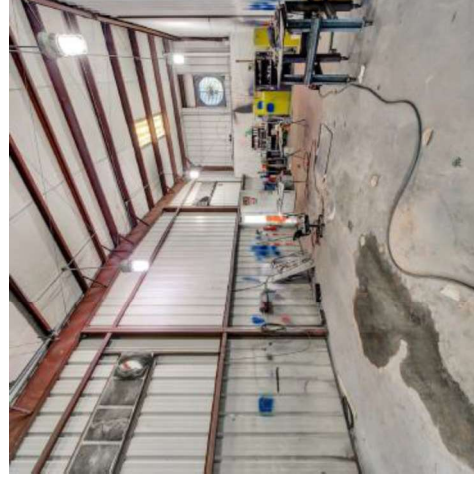
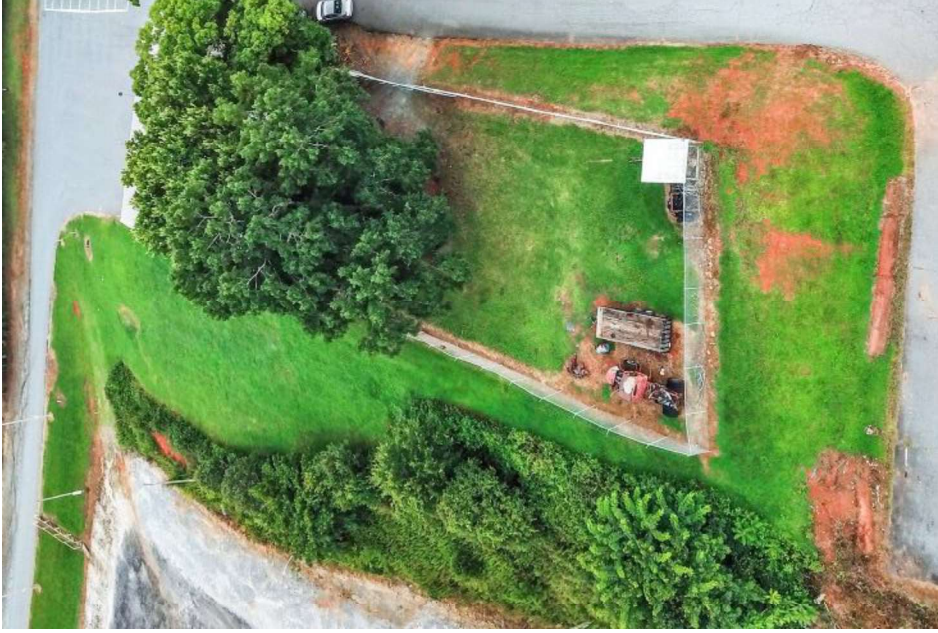
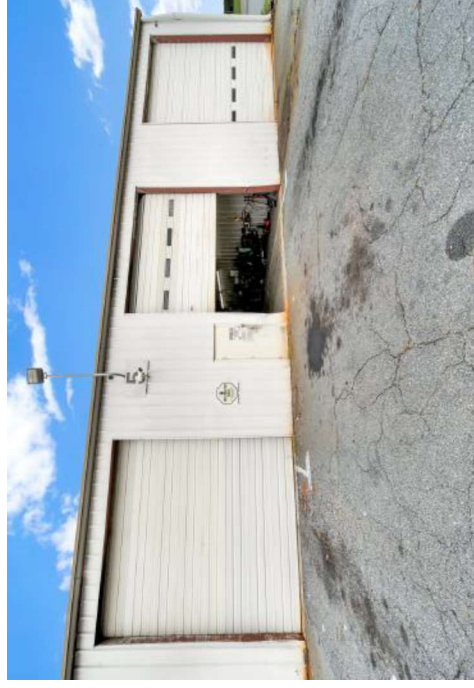
Utilized as a corporate office this 5,000 SF building includes stone front façade, office build-out and unfinished storage area with ground level door. The office is approx. 3,569 SF with private offices, open cubicles, reception area, conference room, break room and 2 restrooms.

Warehouse area includes additional mezzanine storage. The parking lot is made of concrete and asphalt and accommodates +/-22 parking spots. This building is on city water and septic.



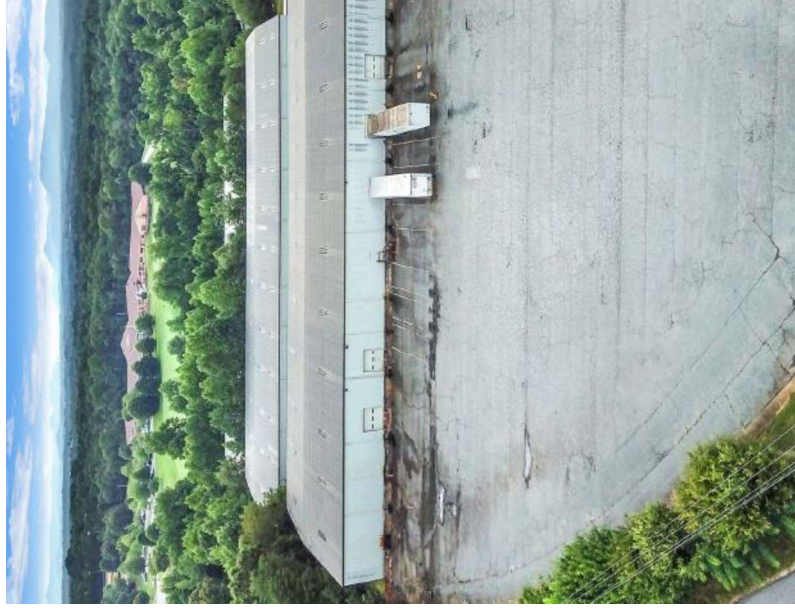
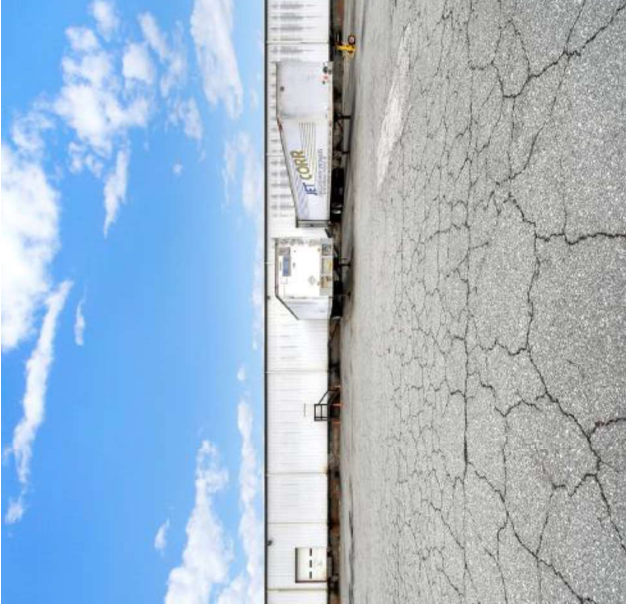
Building 5 *Repair Shop*

Utilized as a tractor trailer repair and paint shop. The building contains 4,242 SF with 5 overhead doors and a restroom. There are 2 drive through bays and 3rd bay upfit as a paint booth. Included with this shop is a .25 acre fenced rear yard with gate. The building is on city water and city sewer.



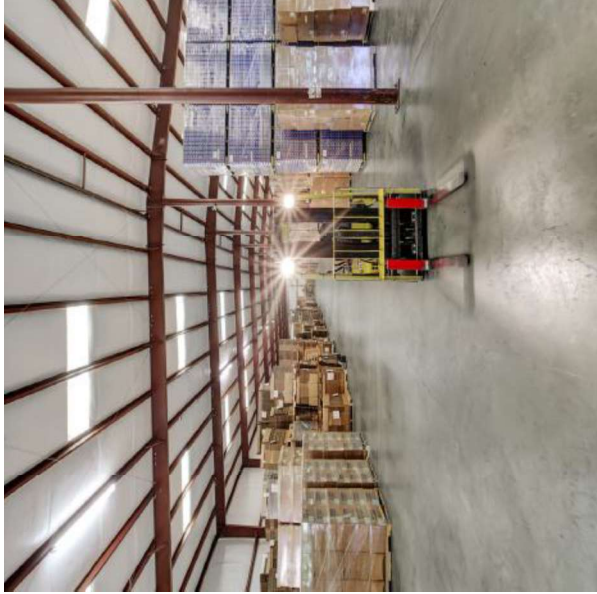
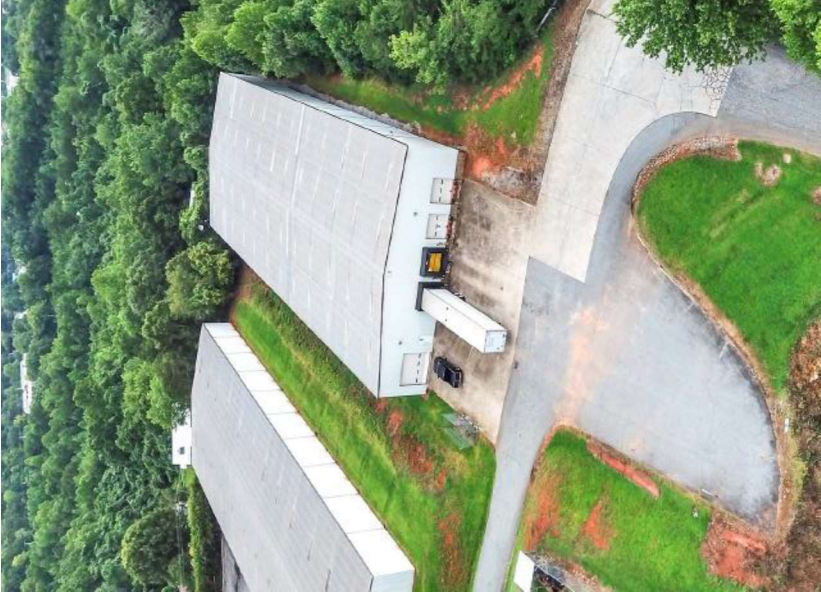
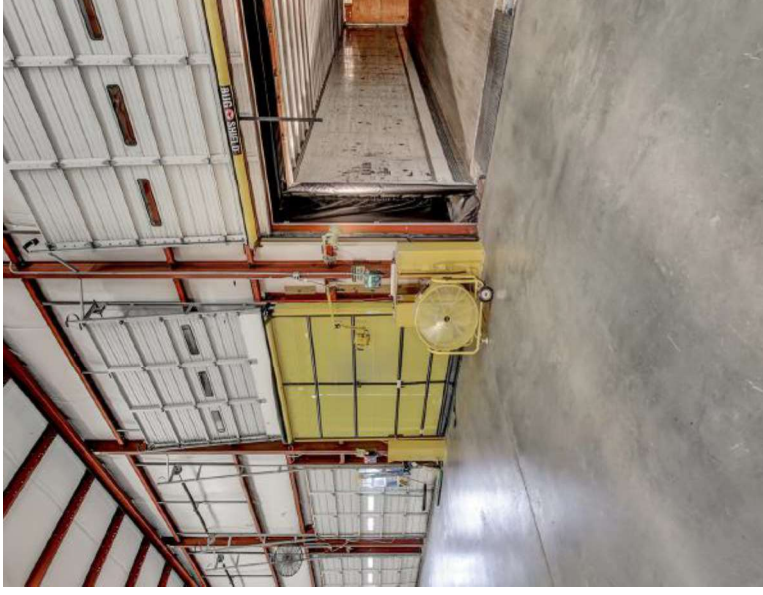
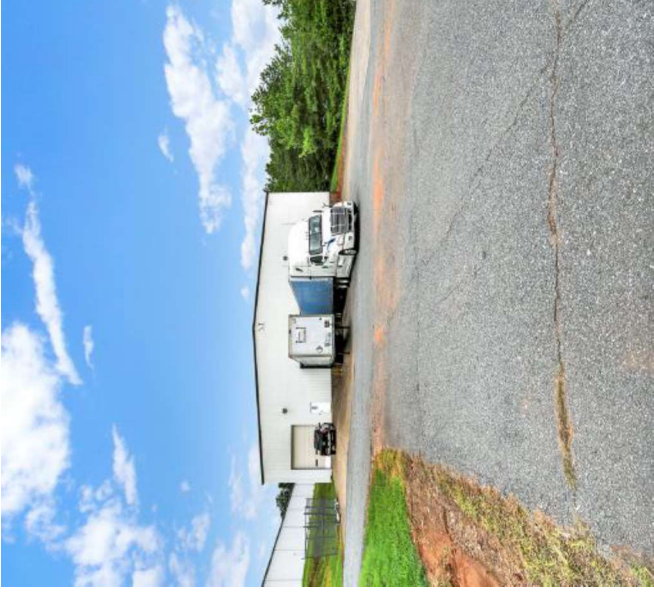
Building 6 Warehouse

Utilized as a warehouse by a single tenant, this 30,000 SF building provides ample flexibility. There are presently 4 dock high doors; more can be easily added. The building's orientation also makes it well suited for multiple tenants with smaller bays. Accessories include a restroom, LED lights, and skylights throughout. The yard is continuous asphalt and provides many opportunities for personal vehicle or truck and trailer parking. The building is on city water and septic.



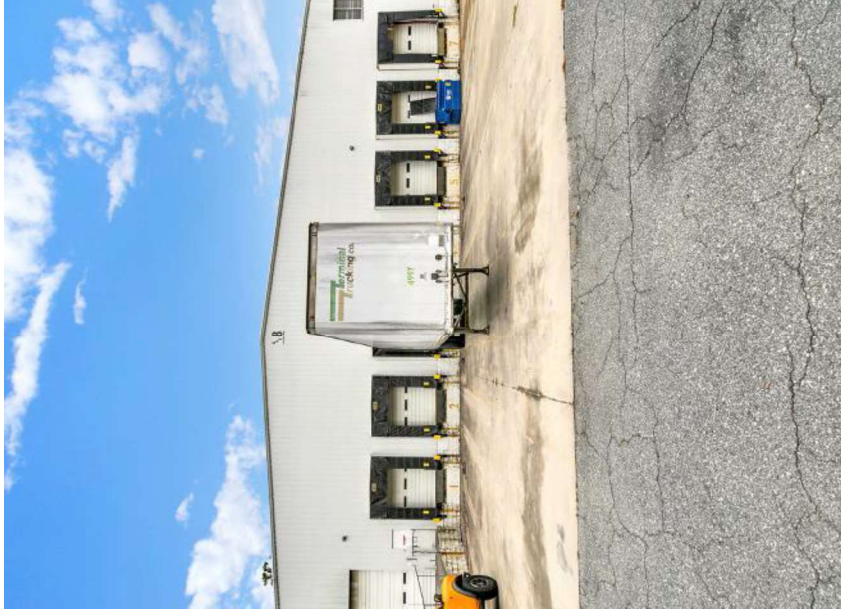
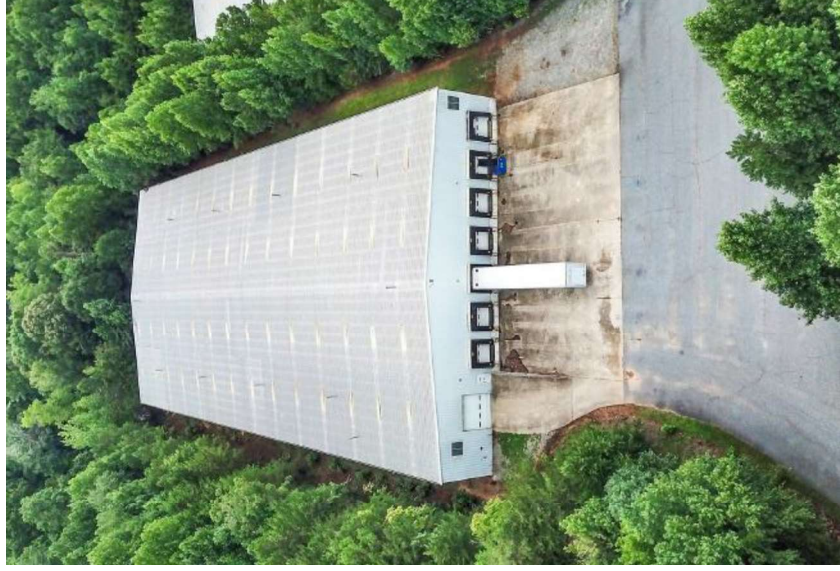
Building 7 Warehouse

Utilized as a warehouse and distribution facility for food grade products. The building is 30,000 SF with 4 dock high doors and 1 drive in. Included is a small office and restroom. The truck court has a concrete apron with concrete turn in addition to an asphalt yard for maneuvering and trailer storage. The building is on city water and septic.



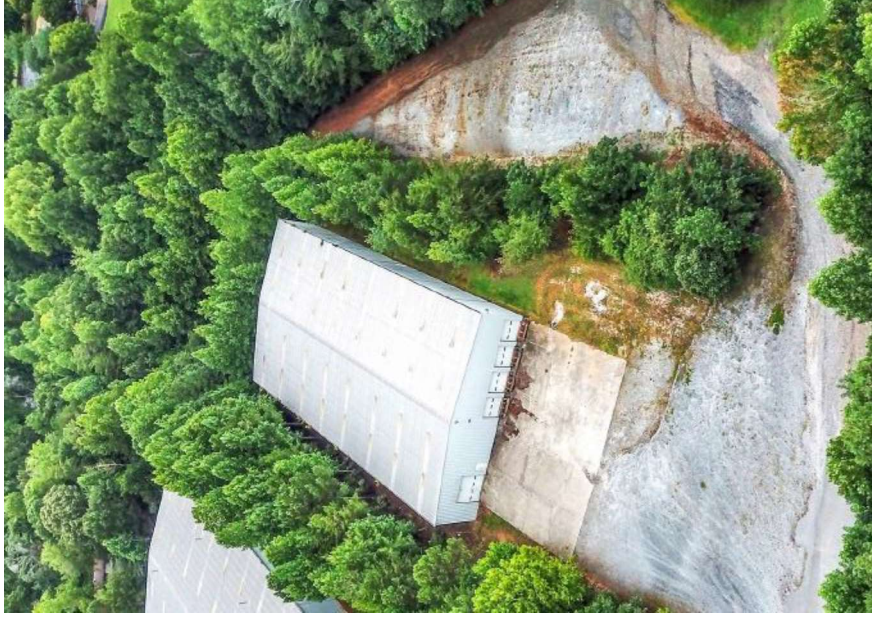
Building 8 Warehouse

Utilized as a warehouse and distribution facility, the building is 50,100 SF. There are 7 dock high doors with electric dock plates and one drive in door. Includes 2 story office area with approx. 1,410 SF and 2 restrooms. Other accessories include sprinklers, warehouse heaters, warehouse fans, LED lights and sky lights. The truck court has a concrete apron with asphalt yard. Additional gravel area for personal vehicle or trailer parking. The building is on city water and city sewer.

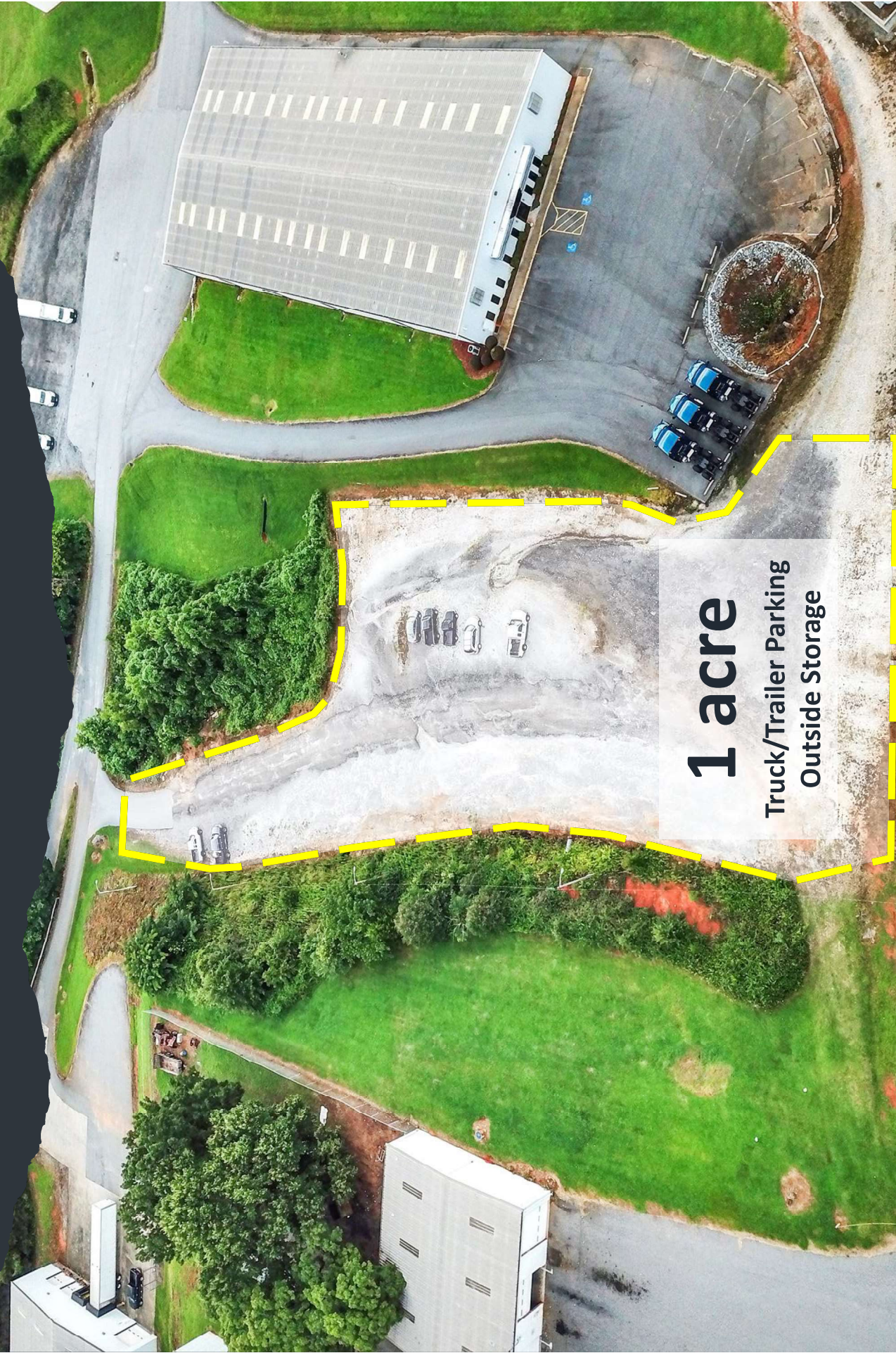


Building 9 Warehouse

The building is 20,000 SF and is used as a warehouse with 2 tenants. The are 4 dock high doors, 1 drive-in dock high doors, 1 drive-in and approx. 236 SF of office with a restroom. Included is a concrete pad at the dock with gravel yard and space to park personal vehicles or trailers. The building is on city water and city sewer.



YARD 1 (asphalt/gravel)



1 acre

Truck/Trailer Parking
Outside Storage



.5 acres
Truck/Trailer Parking
Outside Storage

YARD 2 (asphalt/gravel)



.6 Acres

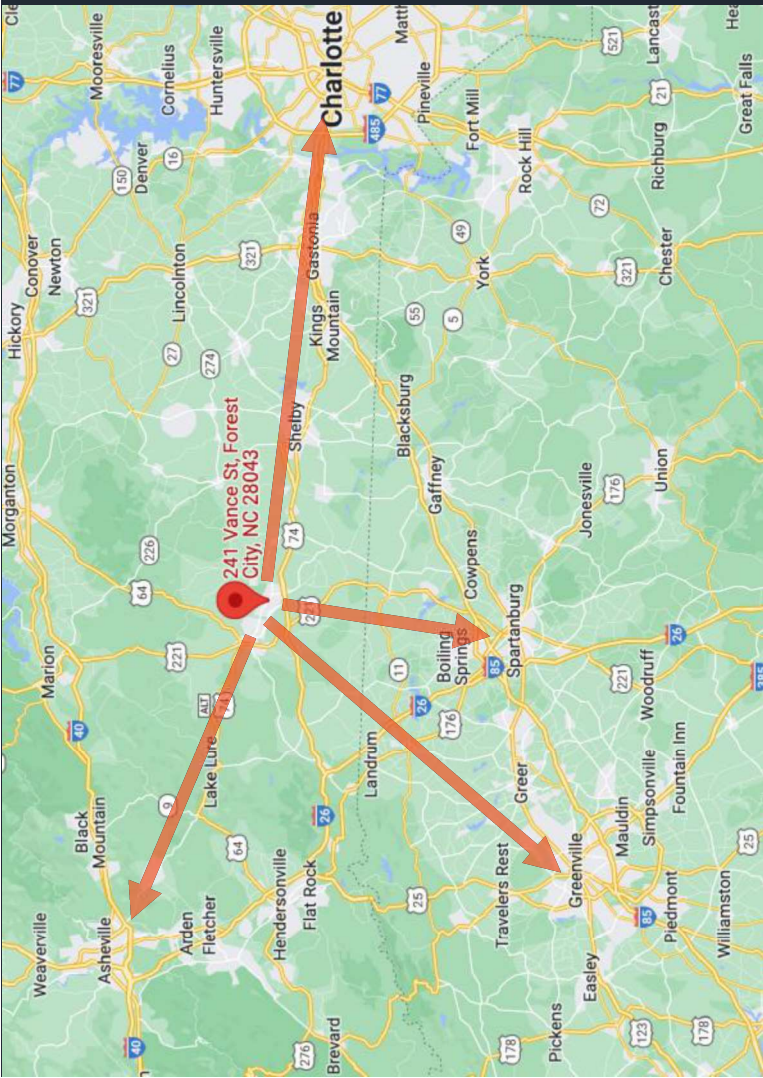
Truck/Trailer Parking
Outside Storage

YARD 3 (asphalt)



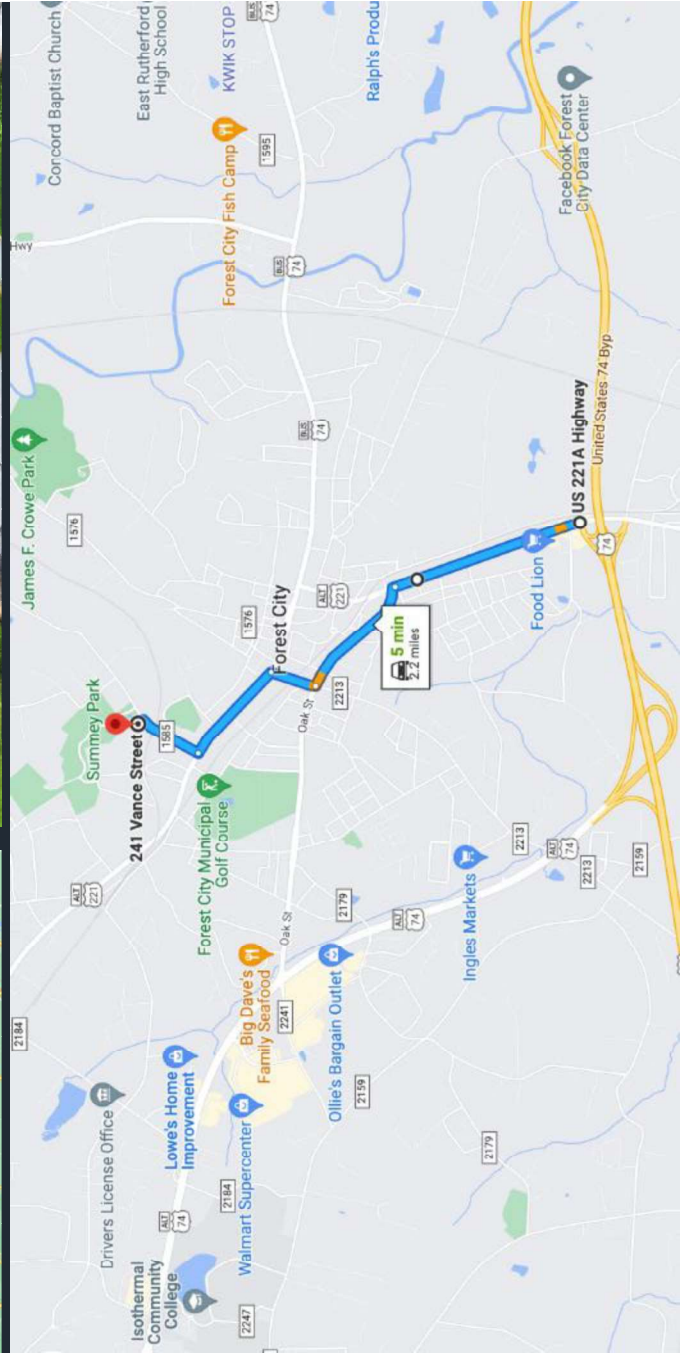
YARD 4 (gravel) .83 acres

- Truck/Trailer Parking
- Outside Storage
- Expansion Opportunity



Downtown - Forest City

Site



Location

Nearby Industries



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TIMIKEN



WestRock



LOWE
THE FIBER COMPANY

MERRITOR[®]

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