

1221

Commerce St SW

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



Price: \$985,000
Lease Rate: \$7,000/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

(828) 312-4846
tonyj@teamprism.com
www.teamprism.com

COMMERCIAL REAL ESTATE
DEVELOPMENT
PROPERTY MANAGEMENT


PRISM

The Offering

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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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 m².

Warehouse (S-1)
 EXPOSED STRUCTURE BEARING
 APPROXIMATELY 8"4" TO ROOF
 DECK AT HIGH SIDE BAYS
 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		REQUIRED WIDTH PER OCCUPANT (FROM TABLE)		ACTUAL WIDTH (FROM DRAWING)	
			CALCULATED OCCUPANT LOAD	PERCENT OF FLOOR AREA	LEVEL	LEVEL	LEVEL	LEVEL
Warehouse (S-1)	4000	280	14	0.2	24"	24"	24"	24"
Office (B)	600	170	4	0.2	4'7"	4'7"	4'7"	4'7"
Total Area	4600		18	0.2		4'7"	4'7"	4'7"

1. See Table 1004.1.1 for occupancy classification and gross area allowances. Occupant load shall be based on the maximum number of persons permitted to be present at any one time.
2. Minimum width of any exit shall be 44 inches.
3. Minimum width of any exit shall be 44 inches.
4. Minimum width of any exit shall be 44 inches.
5. Minimum width of any exit shall be 44 inches.
6. Minimum width of any exit shall be 44 inches.
7. Minimum width of any exit shall be 44 inches.

The fire door shall be a 1 1/2 hour rated door with a 30-minute fire rating. The door shall be self-closing and shall be provided for each exit.

Handrails shall be provided for all exits.

Exits shall be provided with a total egress width based on the occupant load. Exits shall be provided with a total egress width based on the occupant load. Exits shall be provided with a total egress width based on the occupant load.

