



**PARKDALE MILLS PLANT 26**  
**222,740+/- SQUARE FEET ON 71+/- ACRES**  
**WALNUT COVE, NORTH CAROLINA**





# BINSWANGER

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

## PRELIMINARY PARKDALE MILLS PLANT 26 1660 HWY 311 NORTH WALNUT COVE, NORTH CAROLINA

<b>SIZE:</b>	Approximately 222,740 sq. ft.
<b>GROUND:</b>	Approximately 71.05 acres
<b>NUMBER OF BUILDINGS:</b>	One modern single story industrial facility
<b>DIMENSIONS:</b>	Approximately 400' x 480'
<b>DATES OF CONSTRUCTION:</b>	1990 & 1992
<b>CONDITION OF PROPERTY:</b>	Excellent
<b>CONSTRUCTION:</b>	Floors: 6" reinforced concrete on 4" crushed stone Walls: Brick on block Roof: Built up tar and gravel over zeolite insulation on metal deck Columns: Steel
<b>COLUMN SPACING:</b>	40' x 40'
<b>CEILING HEIGHT:</b>	21'4" eaves and same in the center under the main structural steel – the interior bar joists are 23'4" at the center Warehouse clear height ranges from about 20' to 23' clear
<b>LIGHTING:</b>	T-8 fixtures installed in 2008
<b>WATER:</b>	Supplied by Town of Walnut Cove 8" main at 62 PSI; _" domestic line
<b>SEWER:</b>	Supplied by Town of Walnut Cove __" main; _" domestic line;
<b>NATURAL GAS:</b>	Piedmont Natural Gas main located within 1.5 miles; extension possible

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**PARKDALE MILLS  
WALNUT COVE, NC  
PAGE TWO**

- POWER:** Supplied by Duke Power
- Six 2,500 kVA exterior pad mounted utility owned transformers
  - Three 4,000 amp, 480/277 volt, 3 phase, 3 wire switch panels
- HVAC:**
- One 900-ton Trane chiller, one 500-ton Trane chiller and one 500-ton Carrier chiller
  - \_\_\_ CFM air washers
  - Three Marley cooling towers, one of which has two cells
- SPRINKLER:** 100% wet system.  
Density ranges from .29/2500 to .23/3000  
200,000 gallon on site ground level tank with a 1,000 GPM 100 PSI electric booster pump  
Elevated 150,000 gallon community owned water tank on adjacent property provides supply to an onsite fire hydrant and potable water.
- COMPRESSED AIR:** Three Gardner-Denver Electra-Saver II  
50 horsepower 238 CFM with one General Pneumatic dryer and one storage tank
- Compressors may be removed by owner – final status TBD
- RESTROOMS:**
- OFFICE:**  
Men: 1 toilet, 1 sink  
Women: 1 toilet, 1 sink
- PLANT:**  
Men: 5 toilets, 3 urinals, 4 sinks  
Women: 8 toilets, 4 sinks
- TRUCK LOADING:** Seven 10' x 10' manual roll-up doors with levelers, lights and collapsible seals  
One 6' x 8' manual roll up drive in door

**PARKDALE MILLS  
WALNUT COVE, NC  
PAGE THREE**

**PARKING:** Paved and marked parking for approximately 164 vehicles

**FORMER USE:** Yarn spinning

**ZONING:** Industrial

**TAXES:** Parcel #697301164138

2025 Assessed Value (next assessment 2029)

Building/Improvements: \$5,745,200

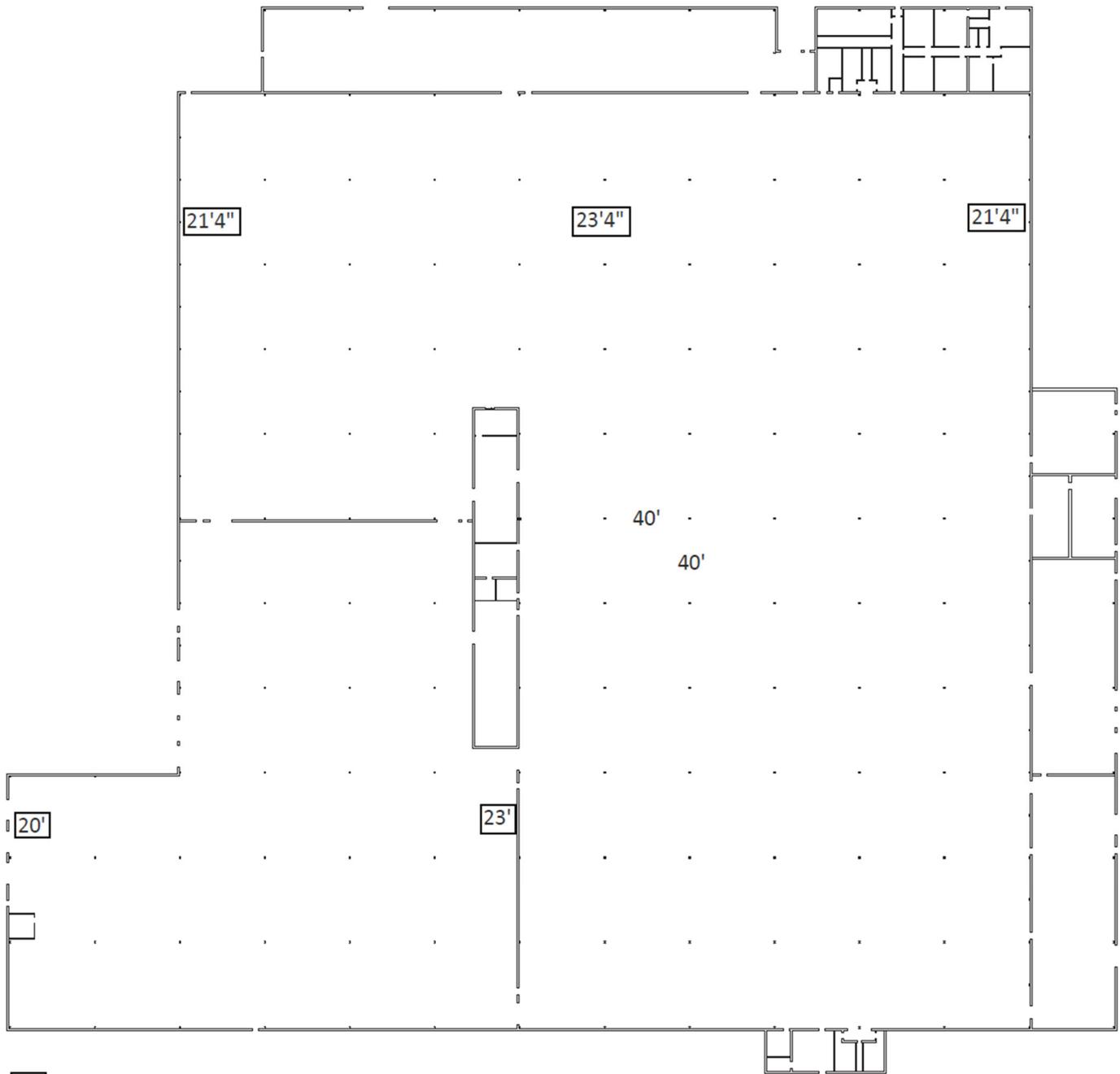
Land: \$1,136,800

Total: \$6,882,000

2025 Stokes County tax rate: \$.625/\$100

2025 Walnut Cove fire district tax rate: \$.09/\$100

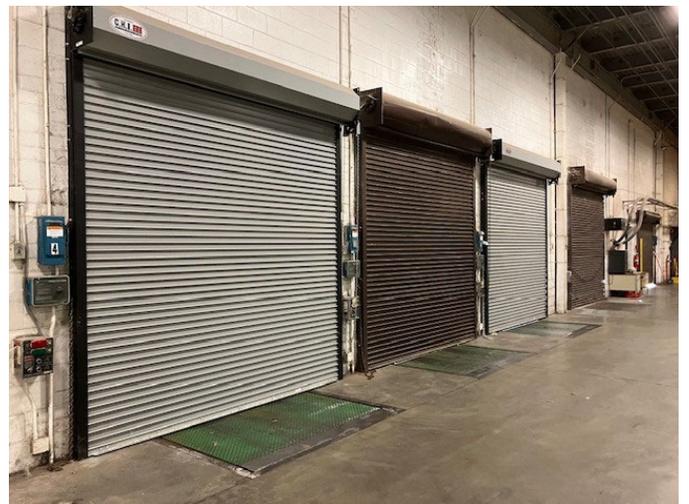
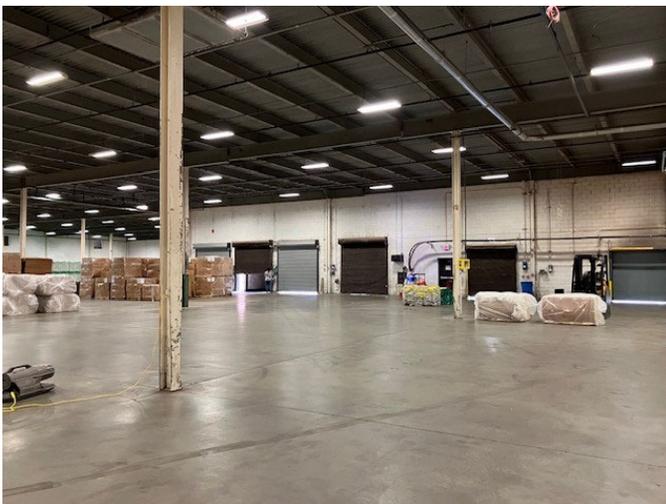
**TRANSPORTATION:** Facility is located on Highway 311 approximately 14 miles east of Interstate 73 and 17 miles north of Interstate 40. Piedmont Triad International Airport is located less than 40 minutes southeast of the facility.

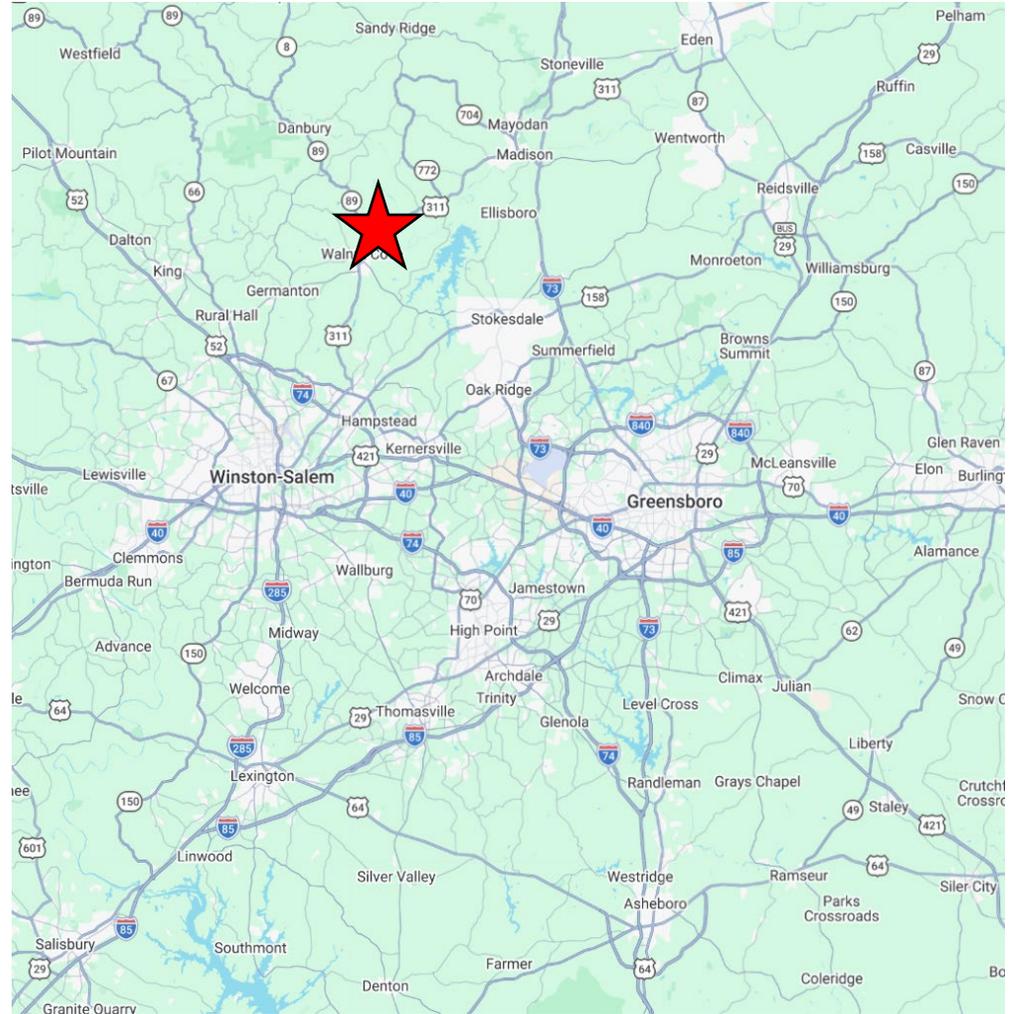
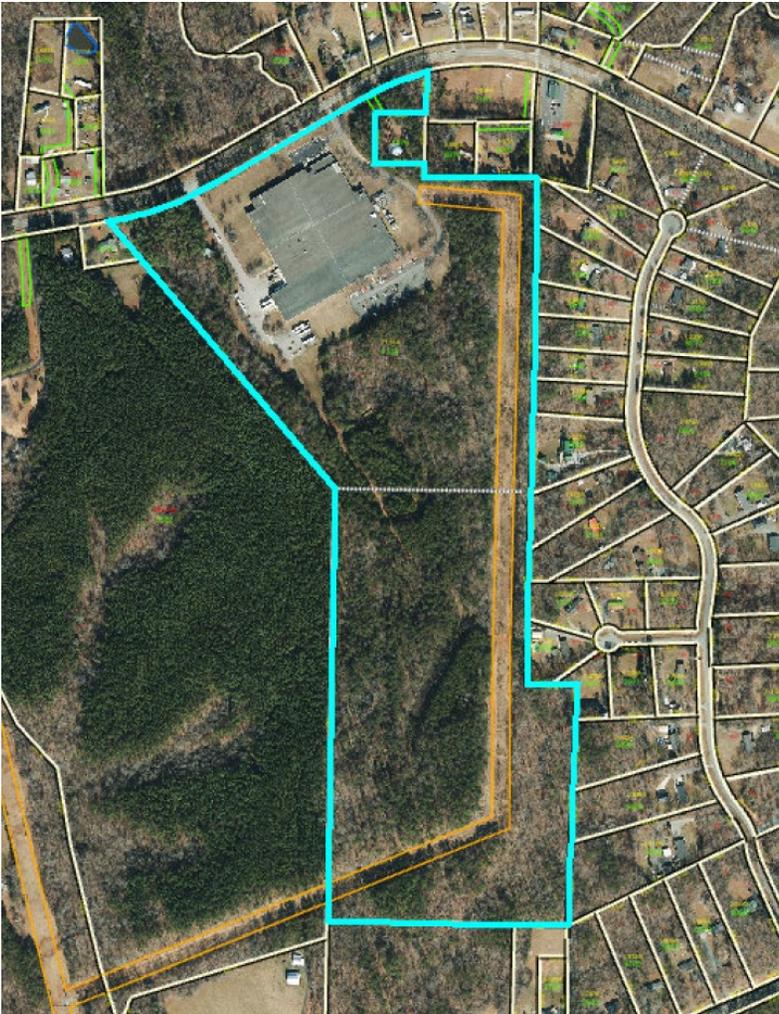


**XX'** = CLEAR CEILING HEIGHT









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