



GESIPA FASTENERS USA
+/- 80,760 SF on 10.04 ACRES
MOCKSVILLE, NORTH CAROLINA





BINSWANGER

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

GESIPA FASTENERS USA 126 QUALITY DRIVE MOCKSVILLE, NC 27028

SIZE:	Approximately 75,760 sq. ft footprint plus approximately 5,000 sq.ft. second floor office
GROUND:	Approximately 10.04 acres
NUMBER OF BUILDINGS:	One modern single story industrial building
DIMENSIONS:	Plant dimensions are approximately 250' x 300' Front entry extension is approximately 10' x 40' Compressor room on west wall is approx. 12' x 30'
DATE OF CONSTRUCTION:	2000
CONDITION OF PROPERTY:	Very Good
CONSTRUCTION:	Floor: 6" reinforced concrete Walls: 6' split face masonry wainscot with insulated metal above Columns: Steel poles Roof: Insulated standing seam metal
COLUMN SPACING:	30' x 50'
CEILING HEIGHT:	21' eaves and 26' center below the main structural steel
LIGHTING:	Primarily LED. Windows on the south and east walls
WATER:	Supplied by Town of Mocksville 12" main
SEWER:	Supplied by Town of Mocksville 8" main
GAS:	Supplied by Piedmont Natural Gas 4" main
POWER:	Supplied by Energy United One exterior pad mounted transformer feeds one 3,000 amp interior 480/277 V, 3 phase, 4 wire switchgear that provides power to several interior subpanels

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA
New York, NY • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON
Valencia, CA • Vienna, VA • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Haarlem • Hamburg • Lima • London
Manila • Mexico City • Mumbai • Paris • San Juan • Santiago • Sao Paulo • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**MOCKSVILLE, NC
GESIPA FASTENERS USA
PAGE 2**

HVAC: Office areas are heated and cooled by package units

One floor mounted Powrmatic unit provides heat and air conditioning in the plant area

The plant is ventilated by wall fans and louvers

SPRINKLER: 100% wet system - rating to be confirmed

COMPRESSED AIR: One Atlas Copco GA 90 USD compressor with a ZEKS dryer and two storage tanks. One Comp Air backup compressor

OFFICE: Approximately 10,000 square foot two level office along the front interior of the building, including reception area, open administrative areas, multiple conference rooms, private offices, restrooms and break area. One person elevator between the two office floors

RESTROOMS: Plant area:
Two male and two female

Office:
Two male and two female

TRUCK LOADING: Four 8' x 10' dock high doors, all with levelers and three with locks and seals. Three are electric.

One 12' wide x 14' high electric drive-in door

PARKING: Paved and marked parking in the front for 42 cars and an additional 44 cars on the west side fenced area

FORMER USE: Manufacturing

ZONING: GI – General Industrial

TAXES: Parcel Number: G30000008403

2025 Assessed Value (next assessment 2029)

Building:	\$4,173,420
Misc improvements:	\$ 149,220
Land:	\$ 251,000
Total:	\$4,573,640

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

**MOCKSVILLE, NC
GESIPA FASTENERS USA
PAGE 3**

TRANSPORTATION:

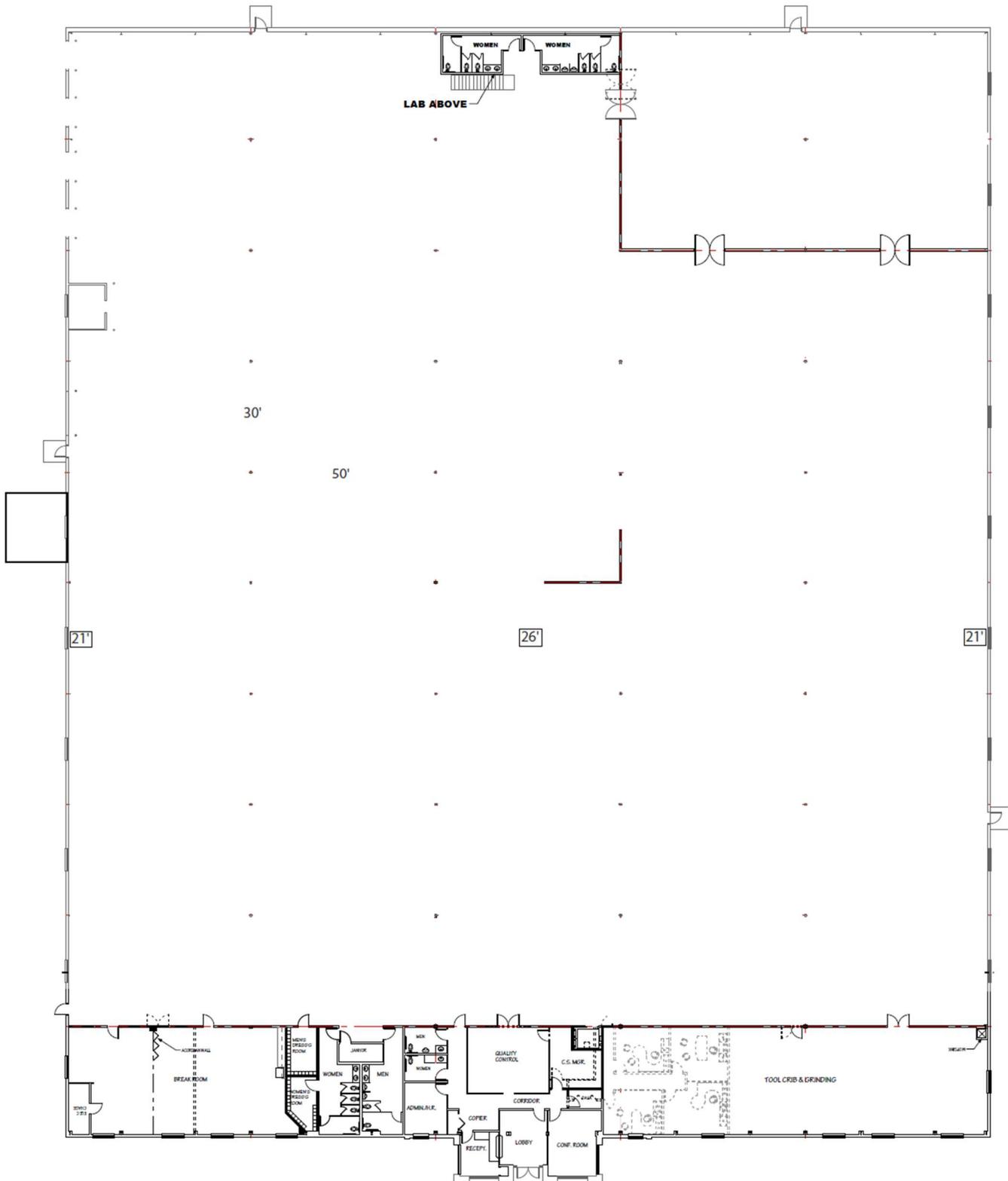
The property is located approximately one mile north of exit 170 on I-40, connecting approximately 17 miles west of I-77 and approximately 55 miles east of I-85 in Greensboro. I-85 is also accessible in Lexington, approximately 27 miles east via Hwy 64.

Piedmont Triad International Airport is approximately 47 miles east of the property via I-40.

MISCELLANEOUS:

The property is located in a foreign trade zone

Fire and burglar alarms in place



SECOND FLOOR OFFICE DETAIL

