



QST INDUSTRIES
117,000+/- SQUARE FEET AVAILABLE
140 LIONHEART DRIVE
MOCKSVILLE, NORTH CAROLINA



BINSWANGER

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QST INDUSTRIES 140 LIONHEART DRIVE MOCKSVILLE, NC 27028

SIZE:	Approximately 117,000 +/- sq.ft. section of the 233,000 +/- sq.ft. foot facility
GROUND:	Approximately 55.4 +/- acres
NUMBER OF BUILDINGS:	One modern single-story industrial facility
CONDITION OF PROPERTY:	Very good
DATE OF CONSTRUCTION:	1993
CONSTRUCTION:	Floor: 6" reinforced concrete Walls: Insulated metal Columns: Steel Roof: Insulated standing seam metal roof
COLUMN SPACING:	Primarily 40' x 40' with one 40' x 50' bay in the center and one 40' x 60' bay on the west wall
CEILING HEIGHT:	14'- 20'
LIGHTING:	LED, T8, and skylights
WATER:	Supplied by City of Mocksville
SEWER:	Supplied by City of Mocksville
GAS:	Supplied by Piedmont Natural Gas
POWER:	Supplied by Duke Energy One 1,000 KVA pad mounted transformer feeds interior 1200-amp, 480/277 V, three phase, four wire switch gear. One 150 KVA pad mounted transformer feeds interior 400 amp and 350-amp 120/208 panel boxes with a transformer.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

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AIR CONDITIONING:	Office area and restroom areas plus approximately 32,200 sq.ft. of the warehouse/plant area is air-conditioned.
HEAT:	Gas pack heating units throughout the warehouse
VENTILLATION:	Numerous wall mounted exhaust fans
SPRINKLER:	100% coverage with density from .2 1500 to ESFR. 100 HP booster pump supplies the three risers covering the building.
COMPRESSED AIR:	2" air lines running throughout warehouse but no compressors, dryers, or tanks on site
OFFICE:	Total office, breakroom and restroom area is approximately 2,600 sq.ft.
TRUCK LOADING:	<u>Shipping:</u> Four 8' x 9' manual overhead dock high doors with manual pit levelers (South Wall) Three 8' x 9' manual dock high doors, two with seals and edge of dock levelers (West Wall) Three 8' x 9' manual dock high doors with manual pit levelers (East Wall) Three 8' x 9' manual dock high doors. Two with edge of dock levelers (Northeast Corner) One 12' x 14' electric drive-in door with concrete ramp
PARKING:	50+ paved parking spaces available
RESTROOMS:	<u>Warehouse:</u> Men – 3 toilets, 2 urinals, 2 sinks Women – 5 toilets, 2 sinks

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FORMER USE: Apparel component manufacturing and warehousing

ZONING: Heavy Industrial

TAXES: Parcel ID# I50000004302 and I500000043 (entire property)

2025 Assessed Value (next assessment 2029)

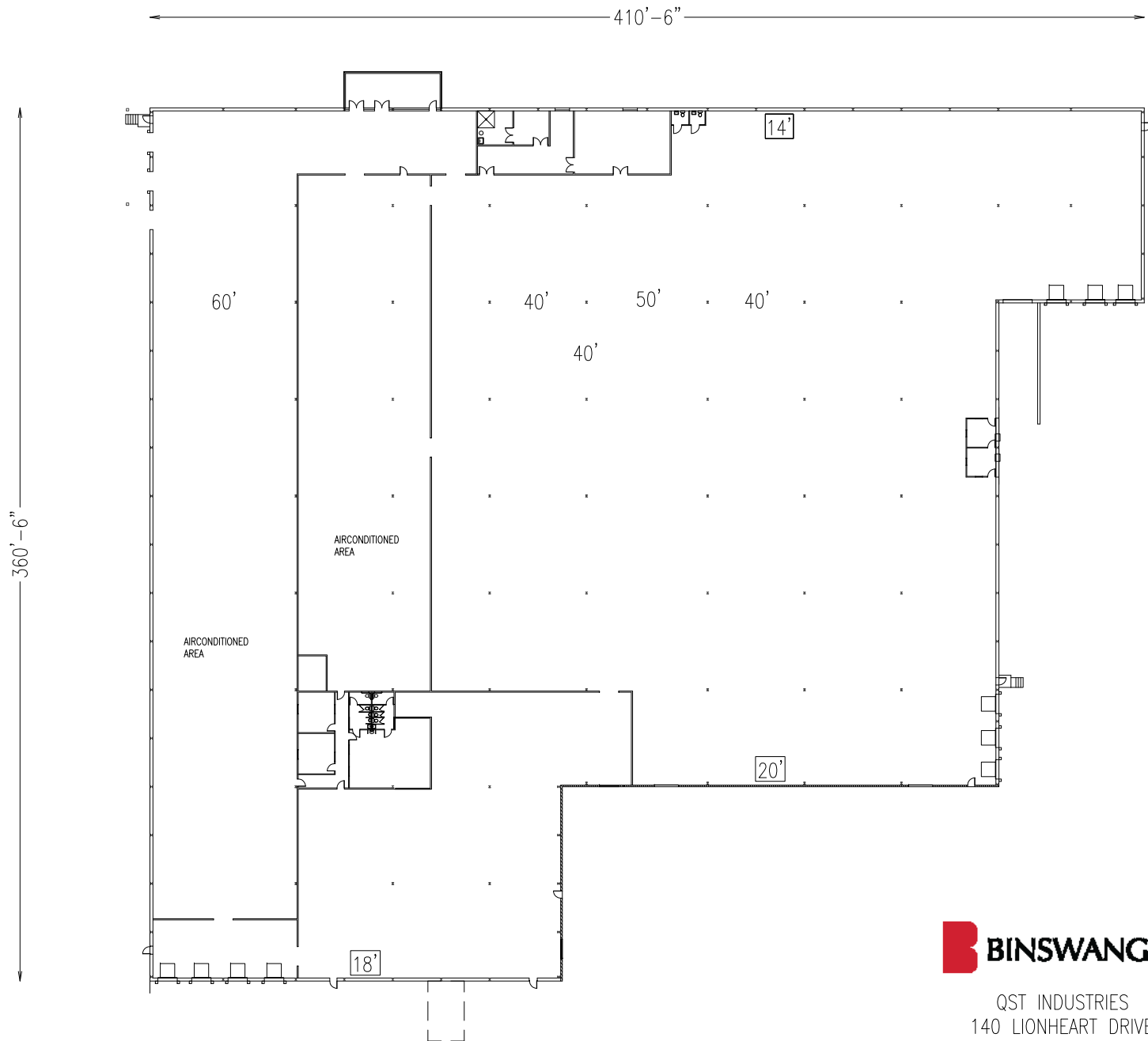
Land:	\$1,171,250
<u>Improvements:</u>	<u>\$5,901,570</u>
Total:	\$7,072,820

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

TRANSPORTATION: The facility is located five miles southeast of I-40 and 45 miles southwest of the Piedmont Triad International Airport.

MISCELLANEOUS: ADT security system

Some rack available for future tenant use



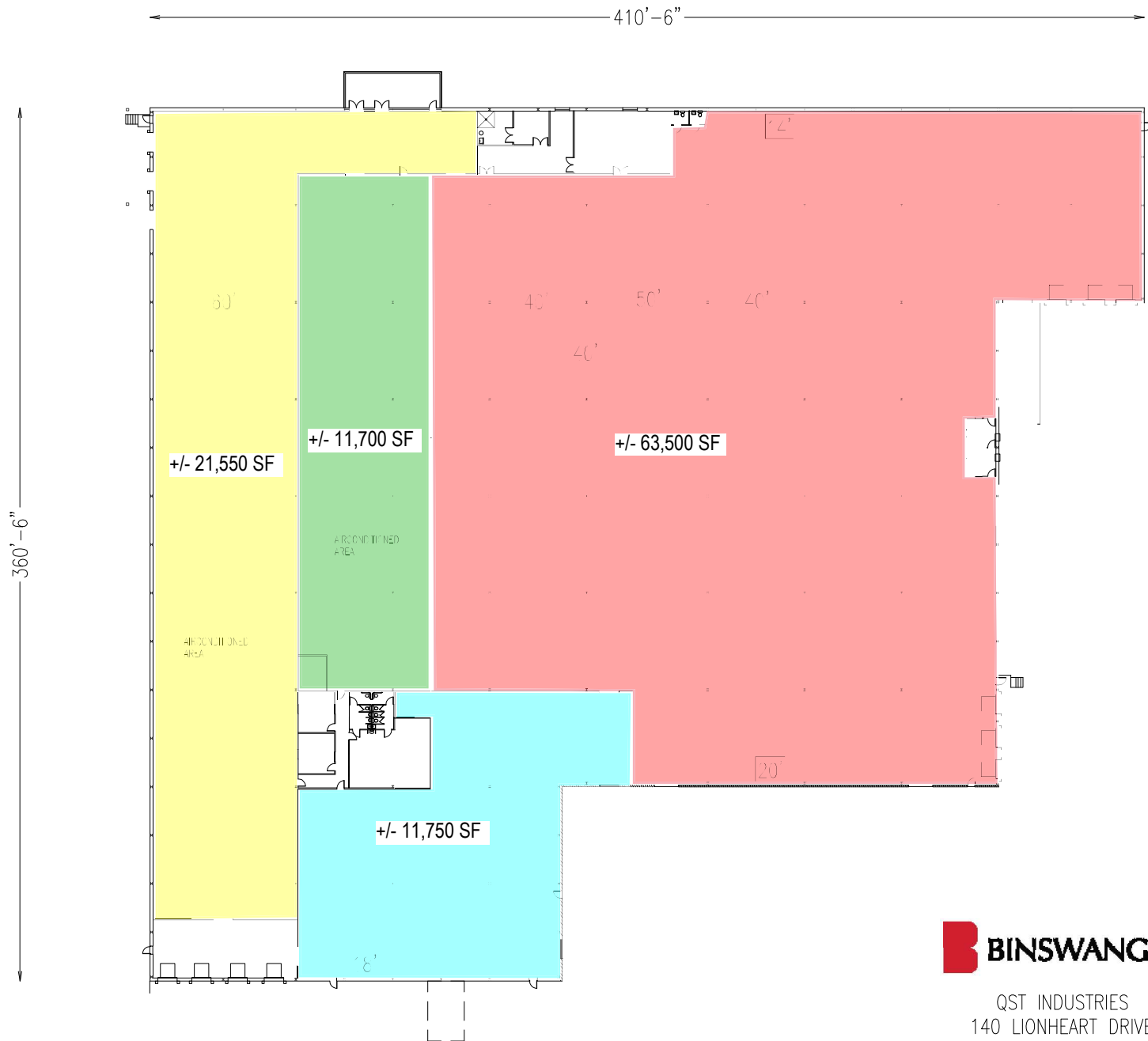
X' X" = CLEAR CEILING HEIGHTS

NOTE: INFORMATION CONTAINED IN THIS DRAWING IS DERIVED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED. DRAWING IS DIAGNOSTIC, ALL LOCATIONS, MEASUREMENTS, AND DIMENSIONS ARE APPROXIMATE.



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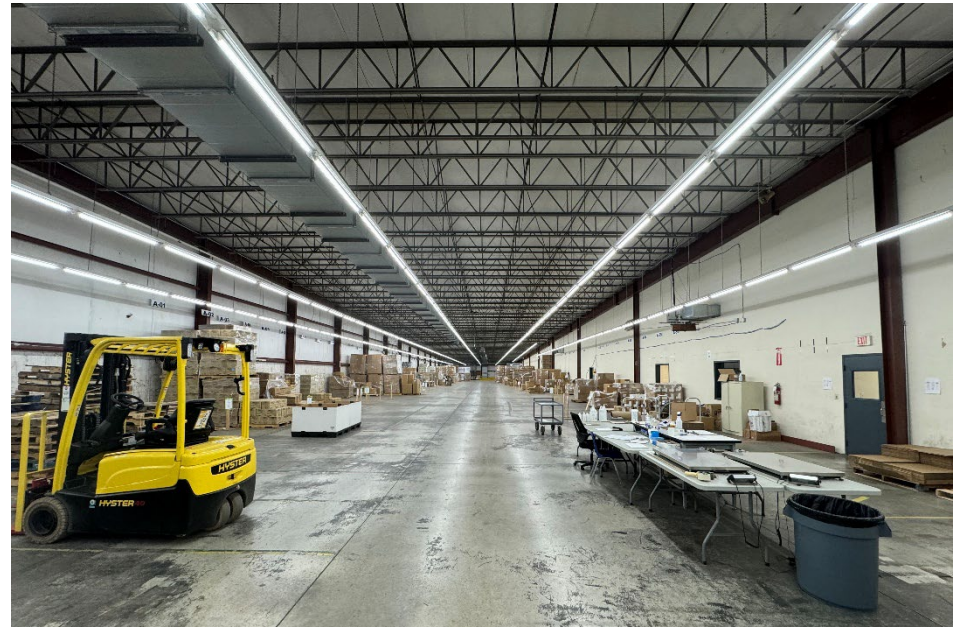
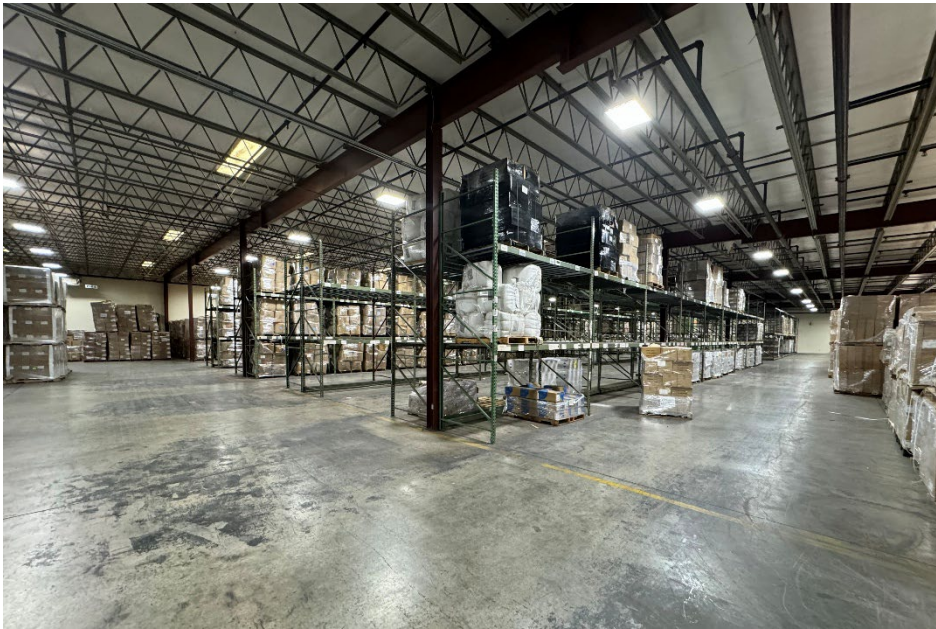
+/- 117,000 SQ.FT. SECTION

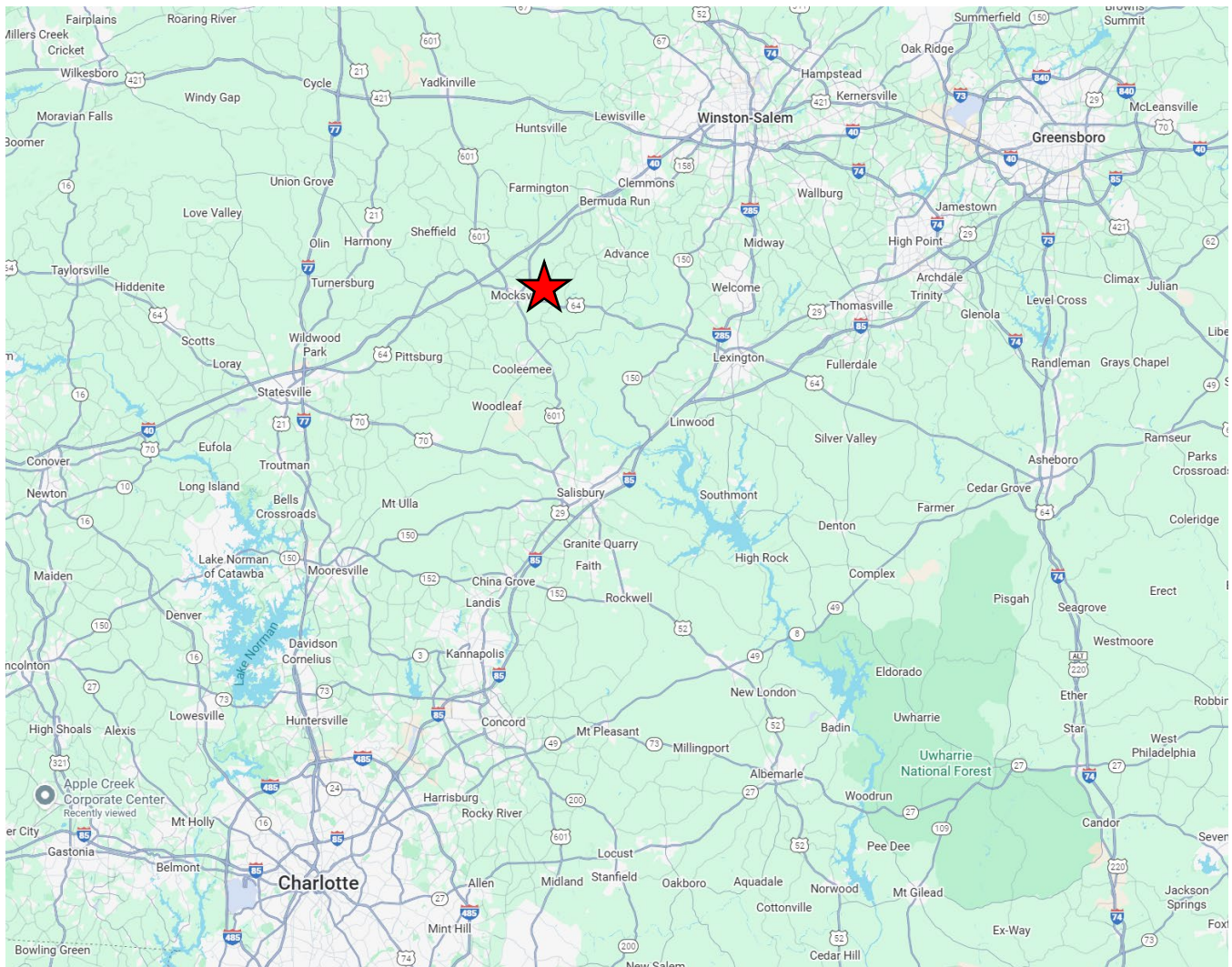


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