

FOR SALE

NAIPiedmont Triad

\$2,825,000.00



520 E Main Street, Candor, NC 27229

Industrial | 77,396 SF

- 77,396 Total SF Consisting of 3,000 SF of Office/Finished Breakroom and 74,396 SF of Warehouse/Manufacturing Space
- 2000 Amps & 277/480 Volts of Power
- 9 Dock Doors
- Conditioned Warehouse
- LED Lighting Throughout
- New Roof as of 2016
- 17' - 20' Ceiling Heights
- Wet Sprinkler System
- Brick and Metal Façade
- Adequate Finished Parking for ±50 Employees
- Building is Encompassed on 19.71 Acres – with 13 Acres of Land Available



✉ **Bob Lewis**
336.214.1799
blewis@naipt.com

✉ **Jason Smith**
336.709.6745
jsmith@naipt.com

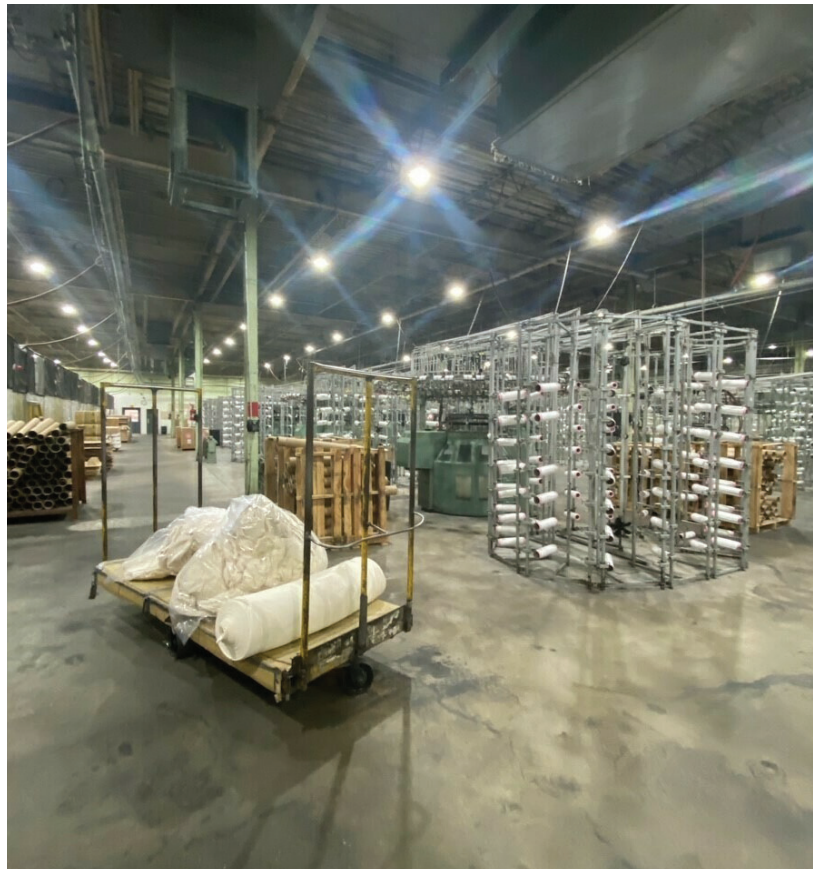
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MONTGOMERY COUNTY

Manufacturing jobs accounts for almost 1/3 of the workforce in Montgomery County. Montgomery County High School and Montgomery County Community College offer an impressive range of programs and coursework designed to prepare the workforce for the future needs of industry through the Joint Career Technical Education Center. New and expanding companies may be eligible for free customized training programs that will prepare residents for the specific processes on a particular company.

The Career Technical Education Center Initiative includes programs such as:

- › Air Conditioning & Heating
- › Automotive Systems Technology
- › Culinary Arts
- › Facility Maintenance Technology
- › Electrical Systems Technology
- › Computer Aided Machining
- › Mechatronics
- › Sustainable Agriculture
- › Welding

LARGEST EMPLOYERS

MONTGOMERY COUNTY SCHOOLS	GREDE
CAPEL, INC/	FIRSTHEALTH MONTGOMERY MEM.
JORDAN LUMBER & SUPPLY, INC.	TROY LUMBER COMPANY
SOUTHERN CORRECTIONAL CENTER	MOUNTAIRE FARMS
REALISTIC FURNITURE, INC.	LANCER
McRAE INDUSTRIES	AUTUMN CARE OF BISCOE
MONTGOMERY COUNTY	SANDY RIDGE ASSISTED LIVING
MOHAWK	INTERNATIONAL AUTOMOTIVE
WAL-MART	LONGWORTH INDUSTRIES
SAPUTO	PAPERWORKS PACKING GROUP

WORKFORCE DEMOGRAPHICS

Unemployment Rate: 3.4% (May)

# of Employees - Managers	Within 30 min. - 307	Within 60 min. - 2,002
# of Employees - Operators	Within 30 min. - 848	Within 60 min. - 4,365
# of Employees - General Laborers	Within 30 min. - 793	Within 60 min. - 2,523

LABOR SHED



Avg Private Sector Wage: \$47,841



Population: 25,751



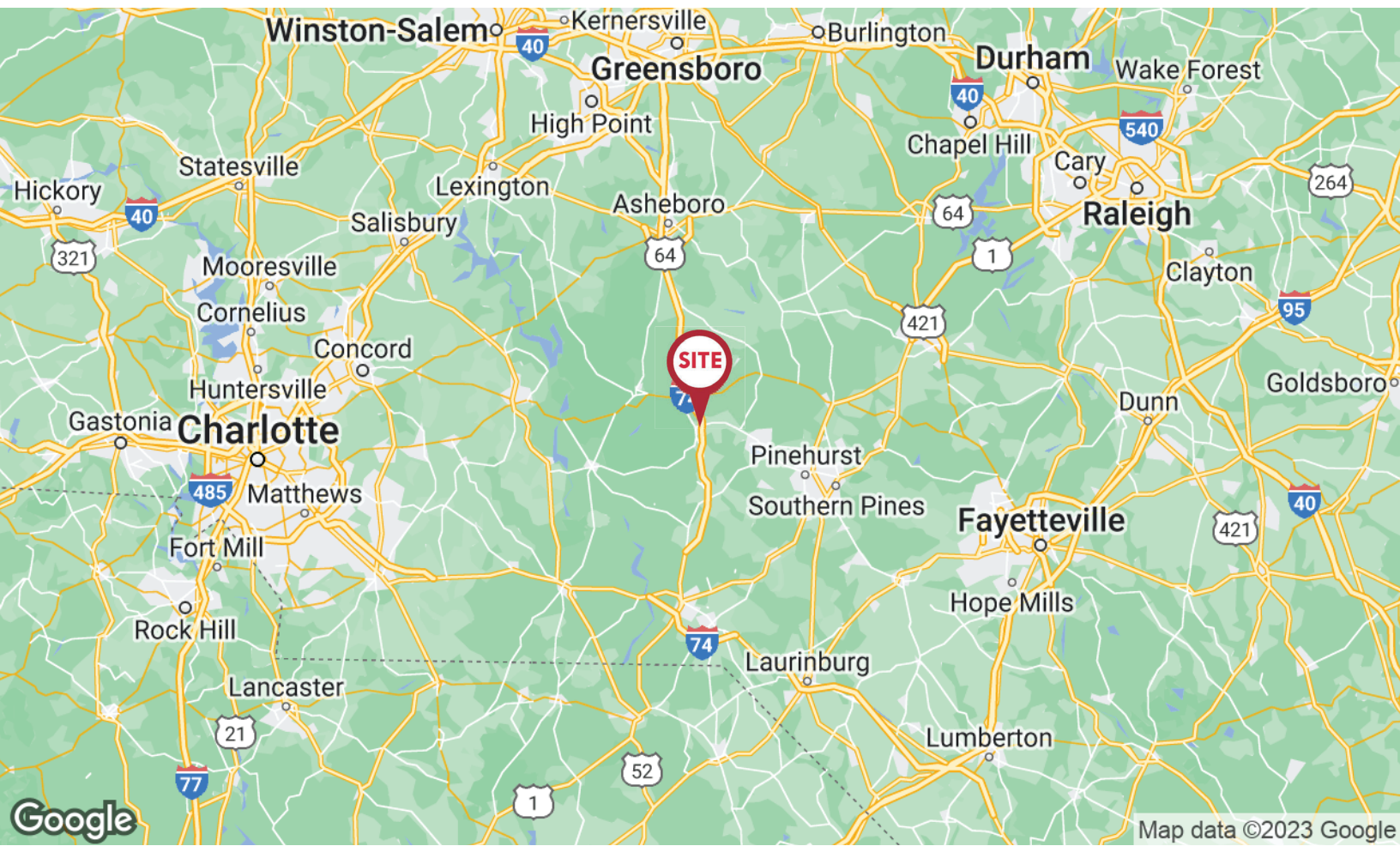
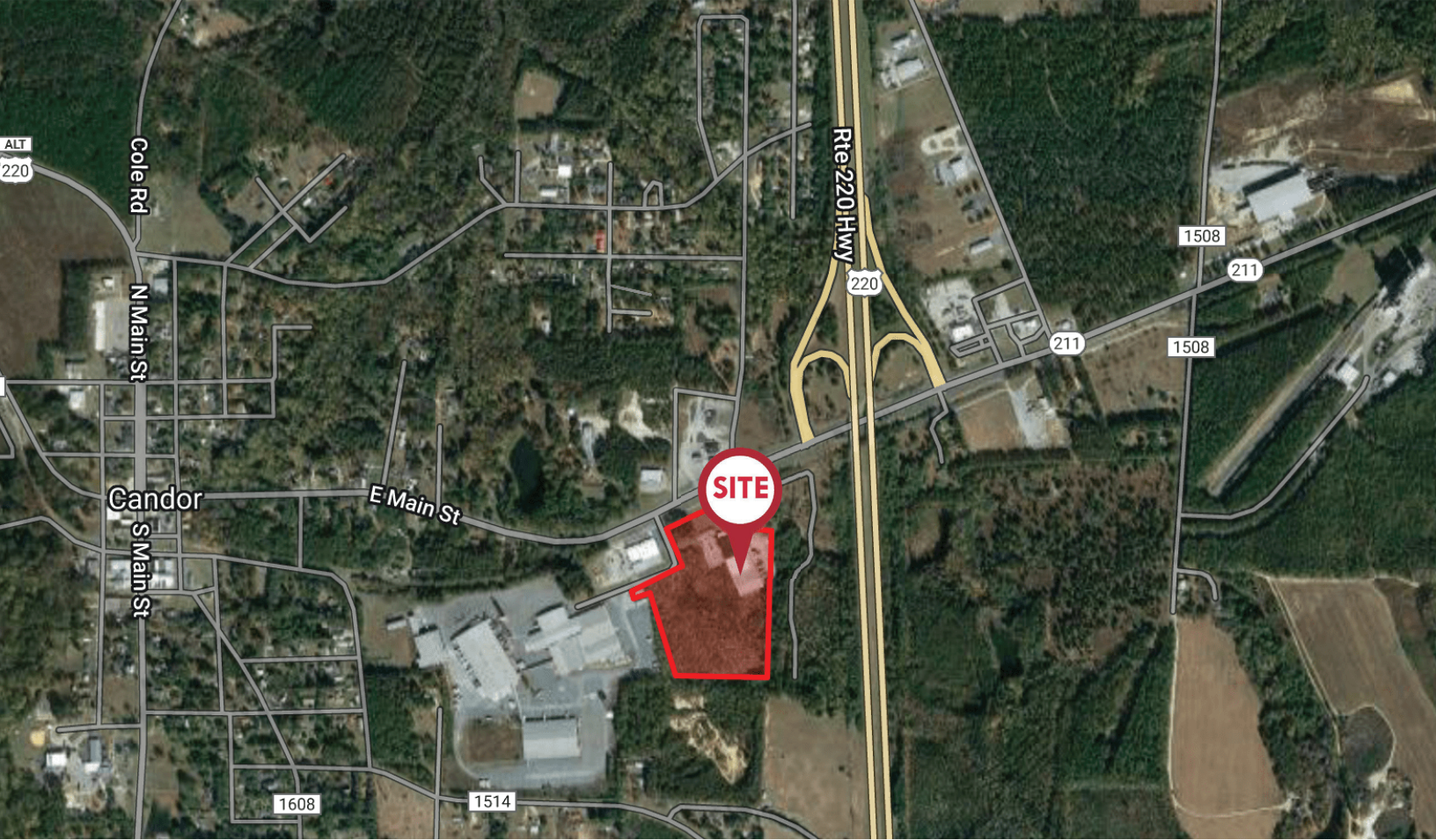
Workers: 462,000



Manufacturing Workers: 49,000

COUNTIES

- Guilford
- Forsyth
- Moore
- Cumberland
- Harnett
- Lee
- Randolph
- Richmond
- Hoke
- Stanly
- Scotland
- Chatham



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