



PARKDALE MILLS PLANT 29

432,230+/- SQUARE FEET ON 33.58 +/- ACRES

SANFORD, NORTH CAROLINA





BINSWANGER

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**PRELIMINARY
PARKDALE MILLS – PLANT 29
1921 BOONE TRAIL ROAD
SANFORD, NC 27330**

SIZE:	Approximately 432,230 sq.ft.
GROUND:	Approximately 33.58 acres
NUMBER OF BUILDINGS:	One modern single story industrial facility
DATES OF CONSTRUCTION:	1993, 1994 and 1996
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: 6" concrete reinforced 6x6 – 4/4 WWM over vapor barrier on 4" stone Walls: Masonry Columns: Steel Roof: Membrane – replaced in 2008
COLUMN SPACING:	Primarily 40' x 50'
CEILING HEIGHT:	18' clear eaves, 21' clear center
LIGHTING:	T-8
WATER:	Supplied by City of Sanford
SEWER:	Supplied by City of Sanford
GAS:	None currently. Enbridge Natural Gas main is in Boone Trail Road

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**PARKDALE MILLS – PLANT 29
SANFORD, NC
PAGE TWO**

POWER:

Supplied by Duke Power – two substations

West wall – one substation with six pad mounted transformers totaling 12,041 kVA that feed four 4,000 AMP, 600 volt, 3 phase 3 wire switchgears and one 3,000 AMP, 600 volt, 3 phase 3 wire switchgear

One 3750 kVA pad mounted transformer that feeds one 4,000 AMP 480/277 volt, 3 phase 4 wire exterior switchgear

South wall – one substation with three 1,250 kVA pad mounted transformers that feed one 3,000 AMP, 600 volt, 3 phase, 3 wire switchgear

East wall – one 1,000 kVA pad mounted transformer feeds one 3,000 AMP 480/277 volt, 3 phase 4 wire switchgear

HVAC:

Office is supplied by package units

Plant area is temperature and humidity controlled by a total of seven Trane chillers with a total nominal capacity of approx. 4,000 tons and seven air washers with a total airflow capacity of approx. 1,325,000 CFM

Parts have been removed from some chillers, and all have been evacuated of refrigerant

COMPRESSED AIR:

Two Gardner Denver 150 HP air compressors and one Gardner Denver 75 HP air compressor . Air lines throughout production area

HEAT:

Electric supplemental units in the warehouse area. The production area heat was provided by process equipment

SPRINKLER:

100% wet system – primary density is .17/3,000

**PARKDALE MILLS – PLANT 29
SANFORD, NC
PAGE THREE**

OFFICE: Front office is approximately 9,200 sq. ft. consisting of open administrative areas, private offices, conference rooms, restrooms and break area. Additional production office, break room and restroom in the production area.

TRUCK LOADING: Seven 10' x 10' manual rollup dock high doors with 40,000 lb. levelers and shelters, with one knockout panel in place for an eighth door

Several drive-in doors

PARKING: Paved and marked parking for several hundred vehicles

FORMER USE: Yarn spinning

ZONING: LI – Light Industrial

TAXES: Parcel #: 9634-43-0406-00

2023 Assessed Value (next assessment 2027)

Building:	\$10,680,700
<u>Land:</u>	<u>\$ 1,427,200</u>
Total:	\$12,107,900

2025 Lee County tax rate: \$.65/\$100
2025 Sanford City tax rate: \$.535/\$100

TRANSPORTATION: The facility fronts on four lane US Hwy 421 providing direct access west to Greensboro. Approx 2.5 miles east of the property is four lane US Hwy 1 which provides direct access to north the Raleigh Durham area and the Raleigh Durham International Airport. The Lee County aviation center is located approximately 11 miles north of the building





