



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM



**Food, Cold, & Dry Warehouse Space
25,000 to 180,000 Sq Ft**

212 Nuway Packing Dr, Forest City, NC

Drone Video

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Access



Route 74	2 miles	4 min
Route 221	7 miles	18 min
Route 64	11 miles	17 min
I-26	24 miles	24 min
I-85	32 miles	42 min
I-40	58 miles	40 min
Shelby, NC	20 miles	24 min
Spartanburg, SC	32 miles	48 min
Asheville, NC	62 miles	1hr/ 5min
Charlotte, NC	63 miles	1hr/12min
Fayetteville, NC	201 miles	3hr/18min
Atlanta, GA	201 miles	3hr/19min
Raleigh-Durham, NC	226 miles	3hr/33min



Property Photos

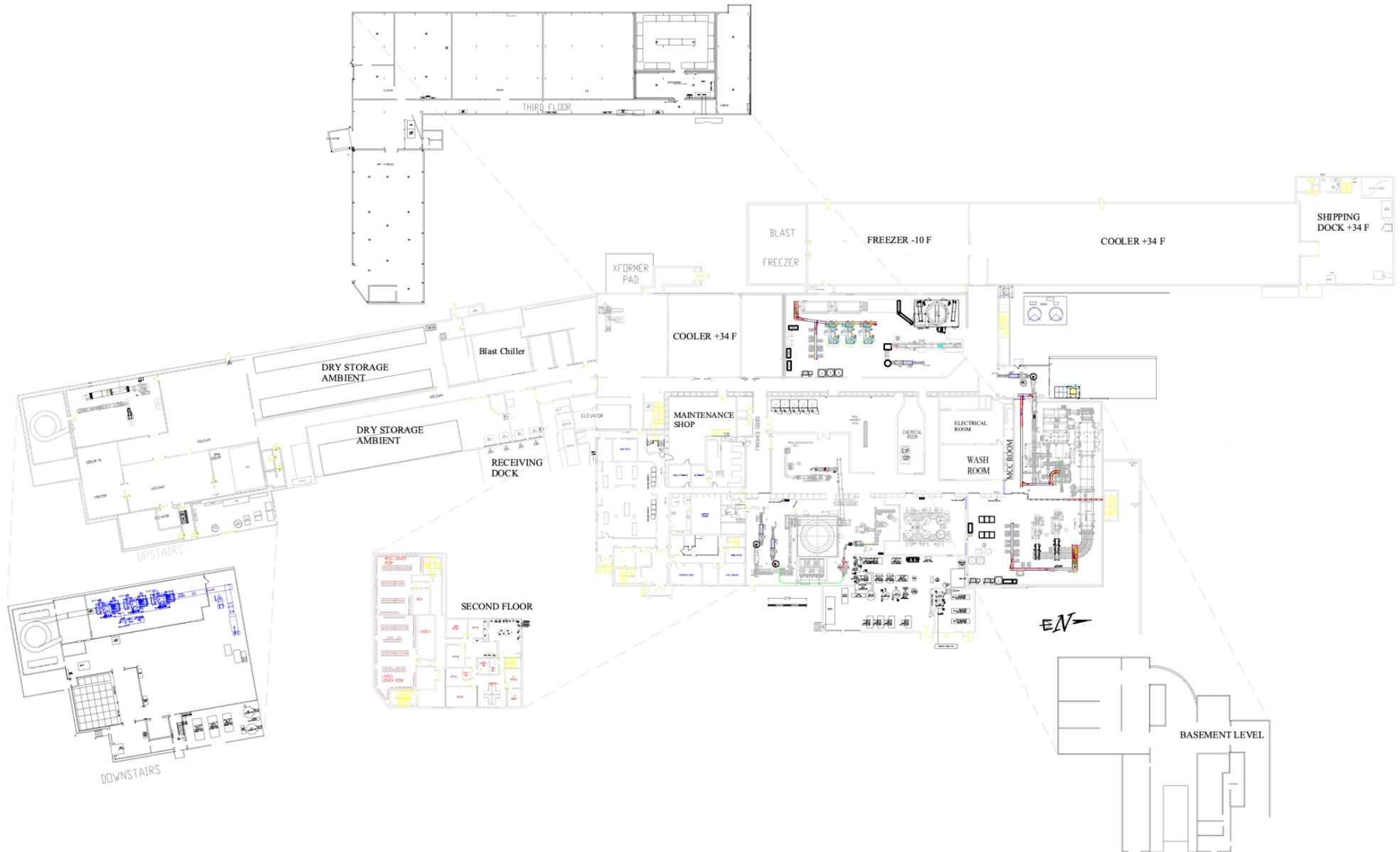
PROPERTY DETAIL

- ▶ **Square Feet:** 180,000 Total, dividable to 25,000
 - Cooler: 87,976
 - Freezer: 17,500
 - Dry: 46,364
 - Office: 6,770
 - Locker & Break: 9,443
 - Mechanical: 11,500
- ▶ **Acres:** 31.7
- ▶ **Type:** Cold Space, Food Processing, Freezer, & Dry Warehouse
- ▶ **Sprinkler:** Wet
- ▶ **Clear Height:** Dry Warehouse/Storage – 30’
Production/Cooler/Freezer – 20’
- ▶ **Prior Uses / Occupants:** Items created on site: Pasta, Pasta Sauces, Chicken, etc.

Most Recent Occupant: Valley Fine Foods

Notable Product Line: Hardees Chicken / Carl’s Junior
- ▶ **Loading:** 9 Docks (with levelers)
1 Drive In
- ▶ **Parking:** 520 (120 upper lot, 400 lower lot)
- ▶ **Power:** (2) 4,000 Amps Services
- ▶ **Cold System:** Ammonia (2 Systems)
- ▶ **Food Infrastructure:** Spiral Freezer
Floor Drains Throughout
- ▶ **Renovations:** Ages vary, most recent 2016

Site Plan



Notable Local Occupants



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Facebook Data Centers (2), Forest City NC

- ▶ 740,000 Sq Ft
- ▶ \$650 Mil Value



BMW Spartanburg Plant

- ▶ 219,000 Sq Ft
- ▶ 1,500 New Vehicles Produced Daily



Workforce



	2 MILE	5 MILES	10 MILES
	Employees	Employees	Employees
Service-Producing Industries	2,252	9,489	18,159
Trade Transportation & Utility	440	2,712	3,576
Information	21	210	280
Financial Activities	211	587	2,917
Professional & Business Services	165	595	1,196
Education & Health Services	720	2,775	5,821
Leisure & Hospitality	260	1,161	1,601
Other Services	184	700	1,231
Public Administration	251	749	1,537
Goods-Producing Industries	574	1,936	3,412
Natural Resources & Mining	2	11	65
Construction	145	444	891
Manufacturing	427	1,481	2,456
Total	2,826	11,425	21,571