

6491 Franz Warner Parkway

Rock Creek Center
Whitsett, NC 27377
www.cbre.com/triad

217,818 SF Industrial Manufacturing/Warehouse Space in Rock Creek Center

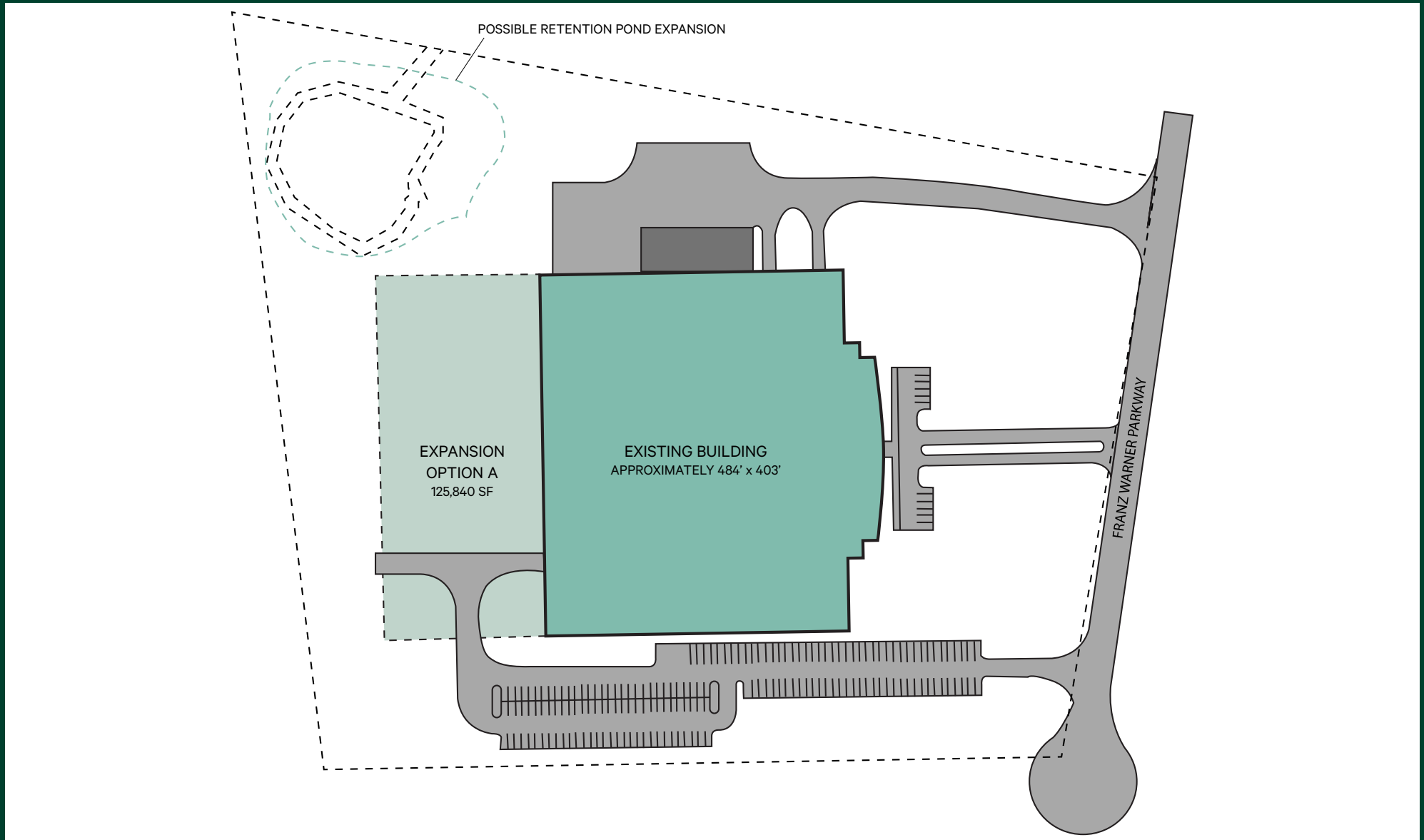


Property Overview

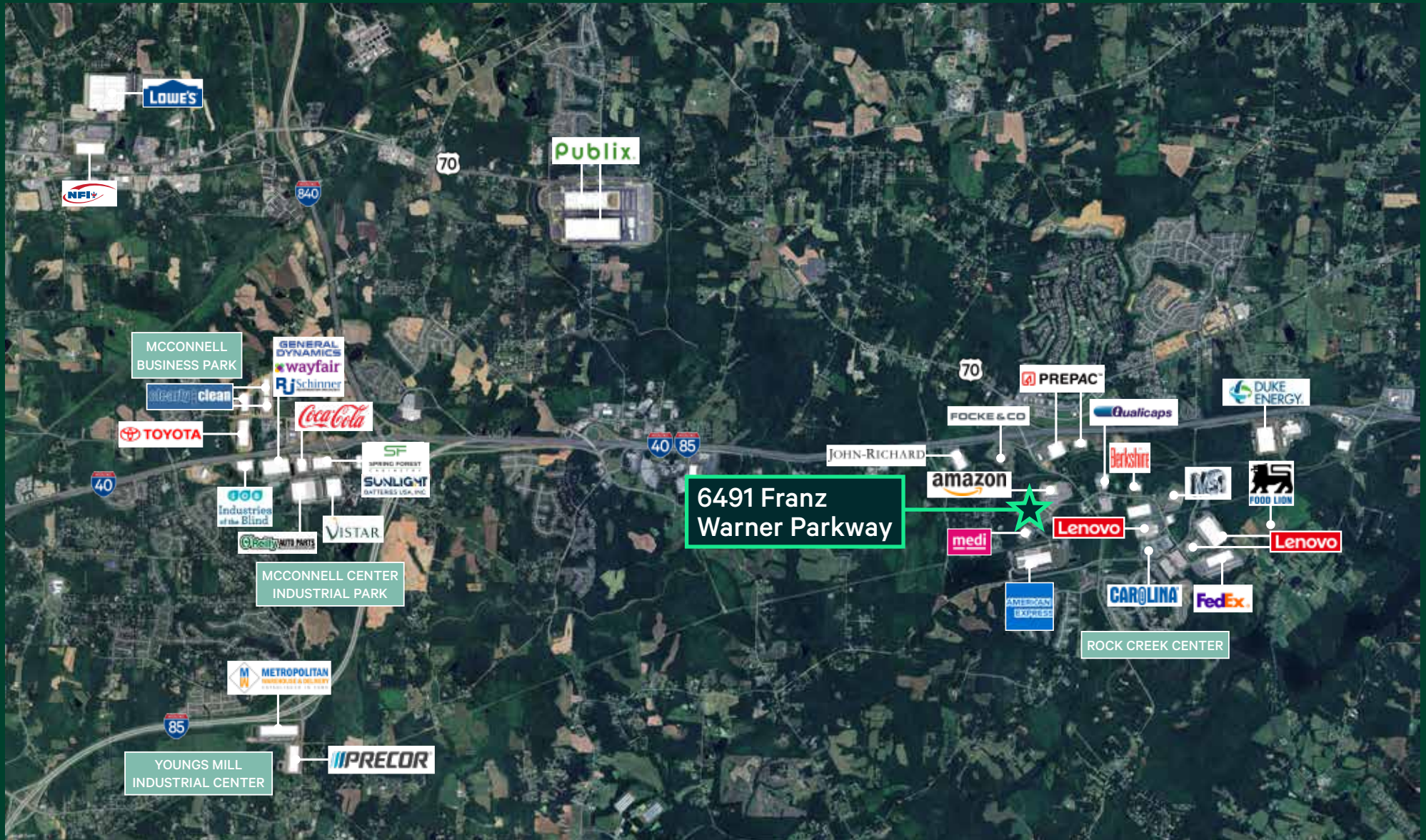
Building Size	217,818 SF Manufacturing/Warehouse: 190,870 SF Office & Lab: 26,948 SF (Can be subdivided to 130,000 SF)
Site Size	22.4 Acres
Year Built	1996
Expansion	Additional Expansion Available with Pre-Graded Expansion Pad for Approximately 125,000 SF
Construction	Conventional Steel & Masonry Exterior (Rear expansion wall is pre-cast concrete)
Roof	Rubber Membrane with Ballast
Ceiling Height	26'3" - 27'9"
Column Spacing	40' x 40'
Dimensions	Approximately 484' x 403' in Warehouse
Doors	Dock High: 12 (With hydraulic levelers, lights & shelters) Drive-In: 8
Floor	8" in Warehouse, 4,000 PSI (Some areas are thicker)
Lighting	400 Watt Metal-Halide Fixtures in Warehouse
HVAC	100% Air Conditioned; 2 chillers (450 ton & 400 ton) and 13 Roof Top units
Power	Three Pad Mounted Transformers - 2,500 KVA each with 12,500 Volts Service to Transformers. Backup Kohler 50 KVA Generator
Sprinklers	Fully Sprinklered (Ordinary Hazard)
Parking/Storage	278 Paved Spaces & 26 Concrete Trailer Stalls



Site Plan



Location Overview



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For Sale or Lease

Contact Us

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