



WEST PENN HARDWOODS
120,000+/- SQUARE FEET AVAILABLE
1405 DEBORAH HERMAN ROAD
CONOVER, NORTH CAROLINA





BINSWANGER

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WEST PENN HARDWOODS 1405 DEBORAH HERMAN ROAD CONOVER, NC 28613

SIZE:	Approximately 120,000 sq. ft. available
DIMENSIONS:	400' x 300'
CONDITION OF PROPERTY:	Excellent
DATE OF CONSTRUCTION:	2000
CONSTRUCTION:	Floor: 6" reinforced concrete Walls: Insulated metal with 7' liner panel Columns: Steel Roof: Insulated standing seam metal
COLUMN SPACING:	30' x 50', 25' x 42' and 25' x 54'
CEILING HEIGHT:	21' eaves and 24' clear center below the main structural steel.
LIGHTING:	LED – UFO fixtures. Skylights in 37,500 SF
WATER:	Supplied by Town of Conover 10" main; 8" line
SEWER:	Supplied by Town of Conover
GAS:	Supplied by Piedmont Natural Gas

The information contained herein is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof.

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**1405 DEBORAH HERMAN ROAD
CONOVER, NC
PAGE 2**

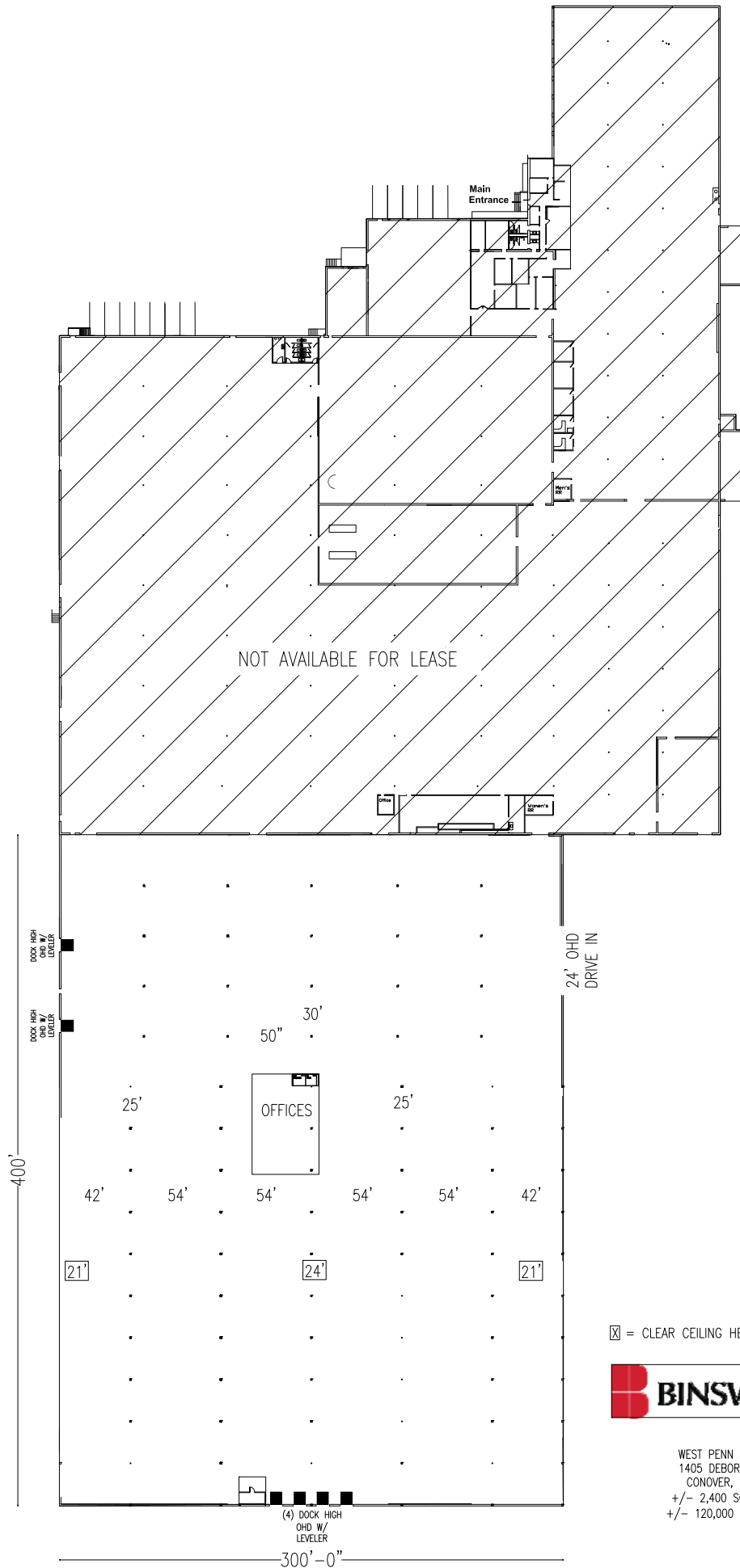
POWER:	Supplied by Duke Energy Company <ul style="list-style-type: none">- 1,200 amp, 480/277 volt, 3 phase, 4 wire switchgear- 750 VA pad mounted transformer
HVAC	Heated by suspended gas blowers and ventilated by wall fans and louvers.
SPRINKLER SYSTEM:	100% wet system 37,500 SF is .371/3000. 82,500 SF is ESFR.
OFFICE:	Approximately 2,400 square feet of interior office and restroom area, and a small shipping office at the rear dock doors.
RESTROOMS	Men - two toilets, one urinal, one sink Women - three toilets, one sink
TRUCK LOADING:	<ul style="list-style-type: none">- Six 8' x 9' electric roll up doors with levelers, seals- One 25' W x 16' H electric drive in door.
PARKING:	Paved and marking for approx. 45 automobiles
FORMER USE:	Warehousing
ZONING:	M1 – General Manufacturing
TRANSPORTATION:	The facility is located just south of four lane Highway 70, less than 2 miles west of exit 130 on I-40.

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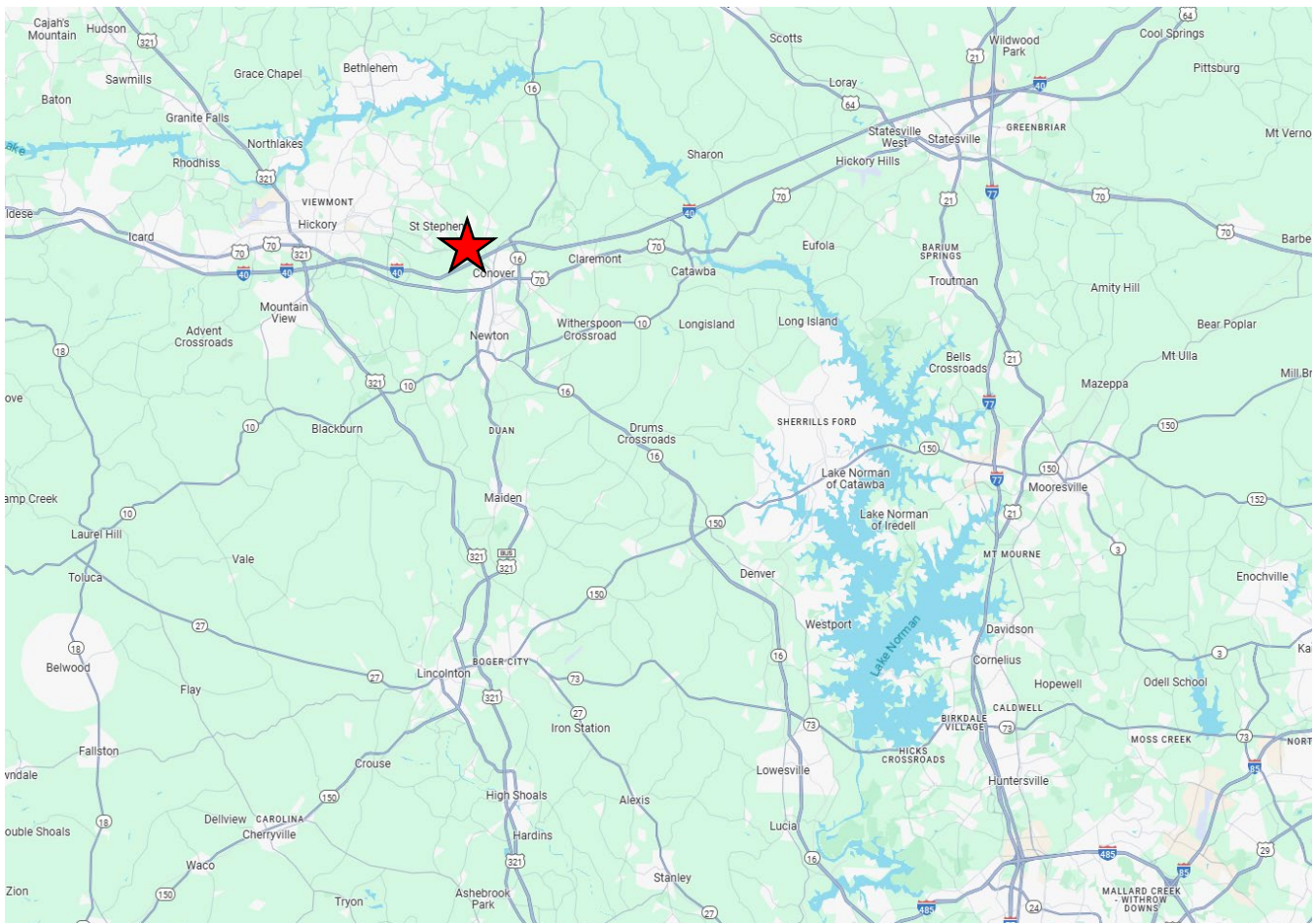
☒ = CLEAR CEILING HEIGHT



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+/- 2,400 SQ. FT. OFFICE
+/- 120,000 SQ. FT. TOTAL

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





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