



KETER

275,000[±]- Square Feet on 25.32 [±]- Acres

Stanley, North Carolina



BINSWANGER

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PRELIMINARY

KETER

2369 CHARLES RAPER JONAS HWY
STANLEY, NC 28120

SIZE:	Approximately 275,000 sq. ft.								
GROUND:	Approximately 25.32 acres								
NUMBER OF BUILDINGS:	One, modern single story industrial facility								
DIMENSIONS:	Plant/warehouse area is approximately 360' x 750'								
DATES OF CONSTRUCTION:	1986, 2013								
CONDITION OF PROPERTY:	Very good								
CONSTRUCTION:	<table><tr><td>Floor:</td><td>6" and 10" reinforced concrete</td></tr><tr><td>Walls:</td><td>Precast concrete and insulated metal</td></tr><tr><td>Roof:</td><td>Ballasted rubber membrane over insulated metal deck and insulated standing seam metal</td></tr><tr><td>Columns:</td><td>Steel H and round poles</td></tr></table>	Floor:	6" and 10" reinforced concrete	Walls:	Precast concrete and insulated metal	Roof:	Ballasted rubber membrane over insulated metal deck and insulated standing seam metal	Columns:	Steel H and round poles
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Roof:	Ballasted rubber membrane over insulated metal deck and insulated standing seam metal								
Columns:	Steel H and round poles								
COLUMN SPACING:	Primarily 32' x 60'								
CEILING HEIGHT:	<p>Production area: Approximately 28' at the eaves and 29' in the center.</p> <p>Original Warehouse: Approximately 25' – 29' clear</p> <p>New Warehouse: Approximately 24' – 28' clear</p>								
WATER:	Supplied by Town of Stanley								
SEWER:	Supplied by Town of Stanley								
GAS:	Supplied by _____								
POWER:	<p>Supplied by Duke Energy</p> <p>Two 2,500 kVA and one 2,000 kVA pad mounted transformers.</p> <p>Two 4,000 amp and one 3,000-amp, 480/277 volt, 3 phase, 4 wire interior switchgears.</p>								

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CRANES: One 20 ton 24' width and approximately 150' length with 15' under hook

One 30 ton with 15-ton supplemental hook and one 20 ton with 10-ton supplemental hook in one bay of the molding area and one 20 ton in the second production bay. Hook height is approximately 20' clear.

LIGHTING: LED

HVAC: Office areas are air-conditioned and heated by package units.

Gas fired blowers in manufacturing and warehouse areas

Production and warehouse house areas are ventilated by roof fans and louvers.

One 120 ton and one 430-ton chiller with cooling tower chillers cool the molding equipment

COMPRESSED AIR: One 75hp, one 55hp and 37hp Atlas Copco compressor with Ingersoll Rand dryer and storage tank. Airlines throughout the production area.

SPRINKLER: 100% wet system – density TBD
One 300,000-gallon onsite ground mounted fire tank and _____ GPM booster pump.

OFFICE: Approximately 6,900 sq. ft. of attached office featuring open administrative areas, private offices, restrooms, and breakrooms.

Additional _____ sq. ft. of two-story office located in the original warehouse area.

RESTROOMS: Office:
Women: 3 toilets, 1 sink
Men: 2 urinals, 1 toilet, 1 sink

Plant:
4 men and women's facilities located in production and warehouse areas.

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TRUCK LOADING:

Original warehouse has eight 9' x 10' dock high doors with locks, levelers, seals, and lights.

Warehouse expansion has eight 9' x 10' dock high doors with seals and lights, three with full pit levelers and the balance with edge of dock levelers.

One 8' x 8' dock high and two 8' x 10' dock high doors in the south wall resin receiving area – one with leveler.

Three 12' x 14' manual drive-in doors in the new warehouse and one 12' x 10' high drive-in door in the original warehouse.

One 14' wide by 15' high drive-in door in the production area

RAIL:

Active spur from CSX will accommodate approximately six cars.

PARKING:

Paved and marked parking for several hundred vehicles.

FORMER USE:

Injection molding.

ZONING:

M1 - Industrial

TAXES:

Parcel #: 176603

2023 Assessed Value (next assessment 2027)

Building/Improvements:	\$7,289,650
Land:	\$ 653,200
Total:	\$7,942,850

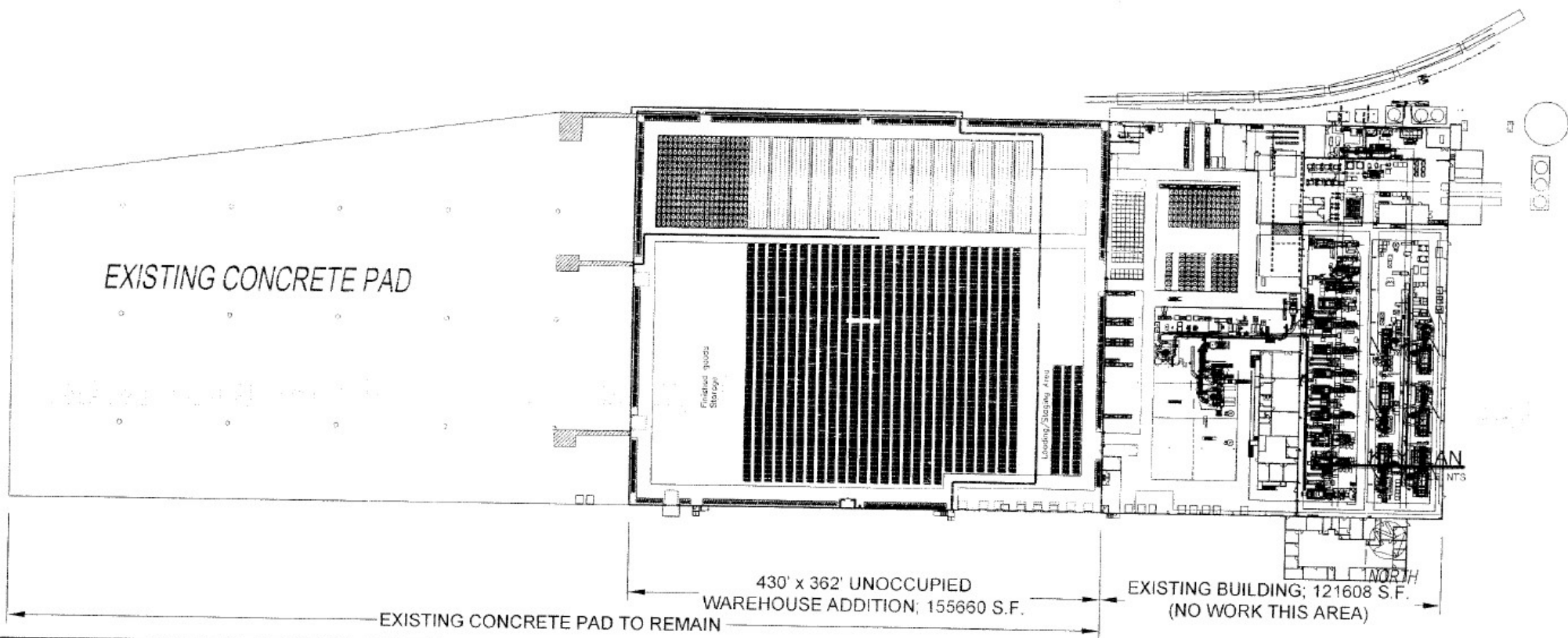
2023 Gaston County tax rate:	\$.61/\$100
2023 East Gaston FD tax rate:	\$.085/\$100

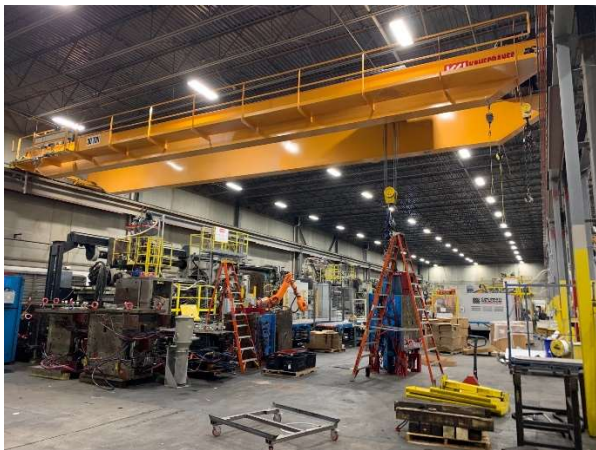
MISCELLANEOUS:

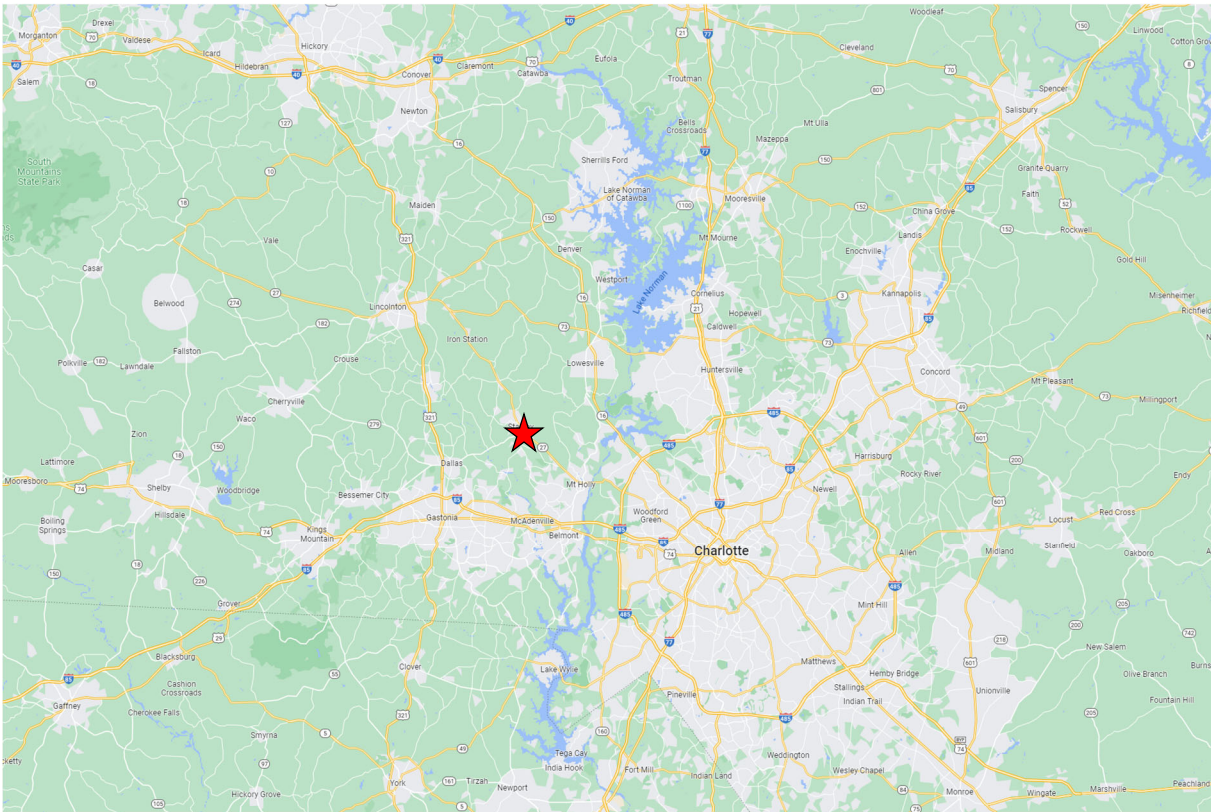
Resin extraction system can unload two railcars simultaneously.

Six 200,000lb resin silos.

Resin blending equipment in place and may remain.







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