

**PARKDALE MILLS
LEESBURG, AL
TWO BUILDING COMPLEX OF
474,642 SQ. FT. ON 81.59 ACRES**



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PARKDALE MILLS – BUILDING I

**400 INDUSTRIAL BOULEVARD
LEESBURG, ALABAMA 35983
474,642 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	Approximately 321,042 sq. ft.
GROUNDS:	Approximately 81.59 acres
NUMBER OF BUILDINGS:	Two adjacent single-story manufacturing, warehouse and office facilities: Building I is approximately 321,042 SF and Building II is approximately 153,600 SF.
CONSTRUCTION:	Floors: 8" Reinforced concrete Walls: Brick over concrete block Roof: Mechanically attached TPO system (2005, 2010, 2011) Columns: Steel "I" beams
CONSTRUCTION DATE:	1973 with 14,000 SF warehouse addition in 1987
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	355' x 832' plus 120' x 147' warehouse on the north end, and 233' x 32' bay on the south end
CEILING HEIGHTS:	Approximately 20'-23' to the bottom of the structural steel. HVAC duct work is suspended at approximately 10' to 12'
COLUMN SPACING:	43'8" x 32' 63'1" x 32' Two @ 62' x 32' 44'6" x 32' Two @ 40' x 32'
TRUCK DOCKS:	Three truck dock areas: Northeast corner: Two dock areas each with 2 docks with levelers and weather seals Southeast corner: Three docks with levelers and weather seals East side: One dock with leveler serves the maintenance room North end: There is a 15' x 150' covered former rail dock that has one dock position with a leveler. The entire length of the dock has the potential to be converted to truck loading.

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PARKDALE MILLS – BUILDING I**400 INDUSTRIAL BOULEVARD****LEESBURG, ALABAMA 35983****474,642 SQ. FT. INDUSTRIAL BUILDING**

- TRAILER PARKING:** There is abundant on-site trailer parking. A paved and fenced lot on the east end could accommodate up to 60 trailers and a gravel lot on the south end of the site could accommodate up to 25 trailers.
- RESTROOMS:** Four main restrooms serving the production area. Two are on the west side and two on the east side. All have fixtures as follows:
- Men: 2 toilets, 2 lavatories, 1 urinal
Women: 2 toilets, 2 lavatories
- There is also a set of men's and women's (one toilet, one lavatory each) restrooms at both truck dock areas on the northeast and the southeast corners of the building.
- LIGHTING:** Approximately 75% T-5 and T-8 fluorescent, and 25% LED
- POWER:** Supplied by Cherokee Electric Co-op from TVA. On site sub-station serves the facility providing 12,470 volts reduced to 277/480 for plant distribution using nine 2,500 KVA transformers. The substation on site currently has a capacity of 22 megawatts. At this time 10 megawatts are available.
- WATER:** Supplied by Cherokee Water Authority; 12" water main serves the site. CWA can provide up to 10,000,000 gal per month.
- SEWER:** Supplied by Cherokee Water Authority; 8" gravity sewer main. Up to 150,000 GPD capacity is available.
- NATURAL GAS:** Supplied by DeKalb-Cherokee Gas Co; 2" line to the building
- FIRE PROTECTION:** Fully sprinkled with standard hazard wet system: .20 GPM/SF over 4,000 sq. ft. and .18 GPM/SF over 3,000 SF. Fairbanks Morse 1,500 GPM Fire Pump with a 175 HP Cummins diesel engine fed from a 300,000-gallon ground-level water tank. The fire pump is rated at 125 PSI at full flow. There is a 10" fire water loop around the buildings with 6" and 8" risers. The tank is company owned. There is also a 10" city water connection for back-up water supply.
- HVAC:** Central HVAC system producing cooled, humidified, and filtered air for process purposes using 14 air washers for humidity control. Three central chillers:

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Two Trane @ 1,050 Tons (2000, 2008)

One Trane @ 1,028 tons (2004)

All three use HCFC 125 refrigerant.

VENTILATION:

14,000 SF north warehouse only.

COMPRESSED AIR:

Piping is throughout both buildings. Nine Sullair Rotary Screw Compressors provide the compressed air. Eleven air dryers. Part or all of this equipment is subject to removal.

EMPLOYEE BREAKROOMS:

Two employee vending-type break rooms serve the production area

OFFICE SPACE:

Two-story office area totaling 8,850 SF. The first floor includes a reception area, plant manager's office, 6 other private offices, a conference room, copy/mail room, kitchen and break room, a nurse's office with a private restroom, and men's and women's restrooms.

The second level includes three private offices.

EMPLOYEE PARKING:

25 visitor and office parking spaces in front of the office entrance. 200+ parking spaces in a lot shared by both buildings.

SECURITY:

13 CCTV cameras provide security at employee and visitor entrances, parking areas, and truck docks,

FENCING:

8' chain length fence encloses the buildings, truck courts, all parking and approximately 40 acres.

2025 TAXES:

\$92,039.64 for the land and two buildings, or approximately \$0.19 per sq. ft.

TRANSPORTATION:

- Approximately 12 miles to I-59 via AL Hwy 86
- Approximately 60 miles to I-75 via Rome, GA
- Approximately 48 miles to I-20 via Anniston, AL
- Approximately 114 miles to Hartsfield-Jackson International Airport in Atlanta, GA
- Approximately 80 miles to Birmingham, AL Airport
- Approximately 80 Miles to Chattanooga, TN via I-59

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**DISTANCES TO AUTOMOTIVE
ASSEMBLY PLANTS:**

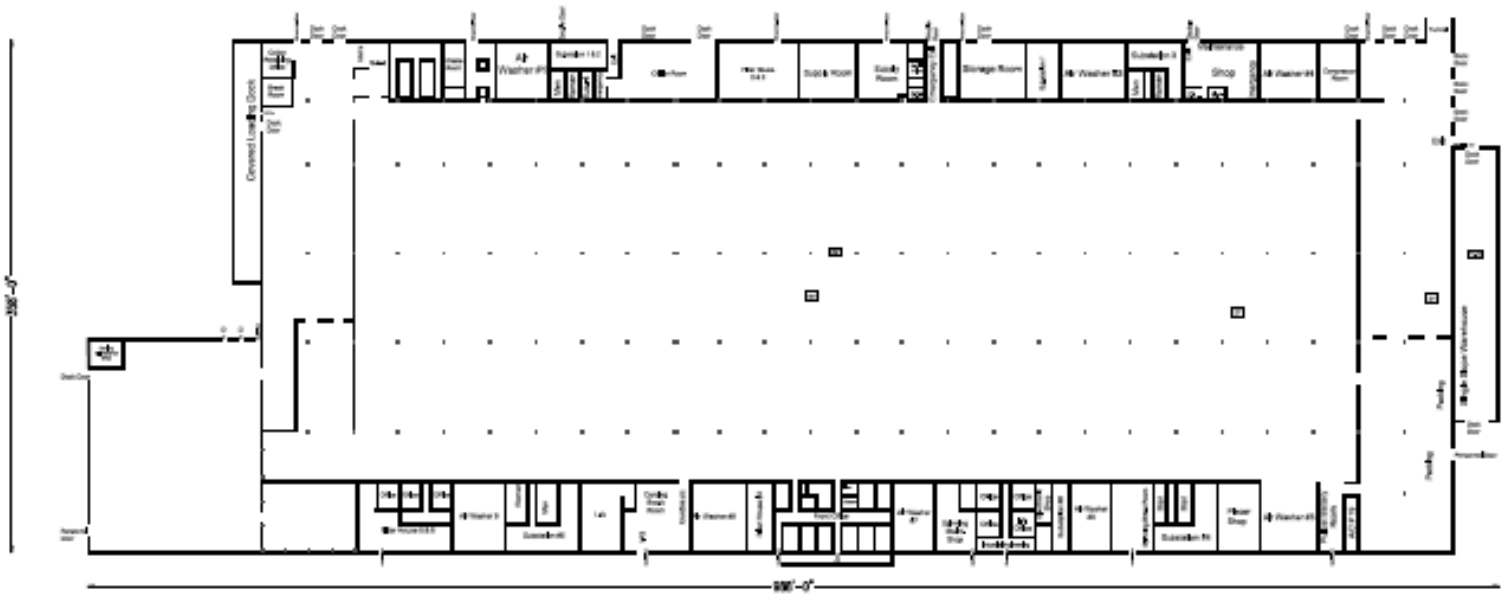
- Approximately 53 miles to Honda in Lincoln, AL
- Approximately 119 miles to KIA Automotive in West Point, GA
- Approximately 168 miles to Hyundai Motors in Montgomery, AL
- Approximately 120 miles to Mercedes-Benz in Vance, AL
- Approximately 97 miles to Toyota Assembly in Huntsville, AL

MISCELLANEOUS:

- Parts room on the east side with office, loading dock and mezzanine for parts storage
- 25' x 25' used oil storage building outside the east side maintenance area.
- Employee locker room on the east side employee entrance
- Supervisors' offices on west side with 4 private offices and meeting room.

PARKDALE MILLS – BUILDING I
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FLOOR PLAN – BUILDING I



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PARKDALE MILLS – BUILDING II

**400 INDUSTRIAL BOULEVARD
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474,642 SQ. FT. INDUSTRIAL BUILDING**

BUILDING SIZE:	Approximately 153,600 sq. ft.
GROUNDS:	Approximately 81.59 acres
NUMBER OF BUILDINGS:	Two adjacent single-story manufacturing, warehouse and office facilities: Building I is approximately 321,042 SF and Building II is approximately 153,600 SF.
CONSTRUCTION:	Floors: 10" reinforced concrete Walls: Brick over concrete block Roof: Built-up roof and insulated metal roof (1989, 1995) Columns: Steel I beams
CONSTRUCTION DATE:	1989 with 5,742 SF warehouse addition in 1995
PROPERTY CONDITION:	Excellent
BUILDING DIMENSIONS:	384' x 400'
CEILING HEIGHTS:	Approximately 20'-23' to the bottom of the structural steel. HVAC duct work is suspended at lower heights – 10' to 12'.
COLUMN SPACING:	Two @ 40' x 32' Five @ 64' x 32'
TRUCK LOADING:	Five dock doors (four 8' x 10', one 10' x 10'), one with a leveler. All have weather seals. There are 3 additional doors that have been closed, but could be re-opened.
TRAILER PARKING:	There is abundant on-site trailer parking. A paved and fenced lot on the east end could accommodate up to 60 trailers and a gravel lot on the south end of the site could accommodate up to 25 trailers.
RESTROOMS:	Two main restrooms serve the production area. All have fixtures as follows: Men: 3 toilets, 1 urinal, 2 lavatories Women: 3 toilets, 3 lavatories

PARKDALE MILLS – BUILDING II

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LIGHTING:	Approximately 75% T-5 and T-8 fluorescent, and 25% LED
POWER:	Supplied by Cherokee Electric Co-op from TVA. On site sub-station serves the facility providing 12,470 volts reduced to 277/480 for plant distribution using nine 2,500 KVA transformers. The substation on site currently has a capacity of 22 megawatts. At this time 10 megawatts are available.
WATER:	Supplied by Cherokee Water Authority; 12" water main serves the site. CWA can provide up to 10,000,000 gal per month.
SEWER:	Supplied by Cherokee Water Authority; 8" gravity sewer main. Up to 150,000 GPD capacity is available.
NATURAL GAS:	Supplied by DeKalb-Cherokee Gas Co; 2" line to the building
FIRE PROTECTION:	Fully sprinkled with standard hazard wet system: .20 GPM/SF over 4,000 sq. ft. and .18 GPM/SF over 3,000 SF. Fairbanks Morse 1,500 GPM Fire Pump with a 175 HP Cummins diesel engine fed from a 300,000-gallon ground-level water tank. The fire pump is rated at 125 PSI at full flow. There is a 10" fire water loop around the buildings with 6" and 8" risers. The tank is company owned. There is also a 10" city water connection for back-up water supply.
HVAC:	Central HVAC system producing cooled, humidified, and filtered air for process purposes using 14 air washers for humidity control. Two central chillers: One Carrier @ 898 tons (1989) One Trane @700-tons (2007)
COMPRESSED AIR:	Piping is throughout both buildings. Nine Sullair Rotary Screw Compressors provide the compressed air. Eleven air dryers. Part or all of this equipment is subject to removal.
OFFICE SPACE:	Approximately 7,526 sq. ft. of office space featuring a reception area, private offices, conference room, break area, and men's and women's restrooms.
EMPLOYEE PARKING:	25 visitor and office parking spaces in front of the office entrance. 200+ parking spaces in a lot shared by both buildings.

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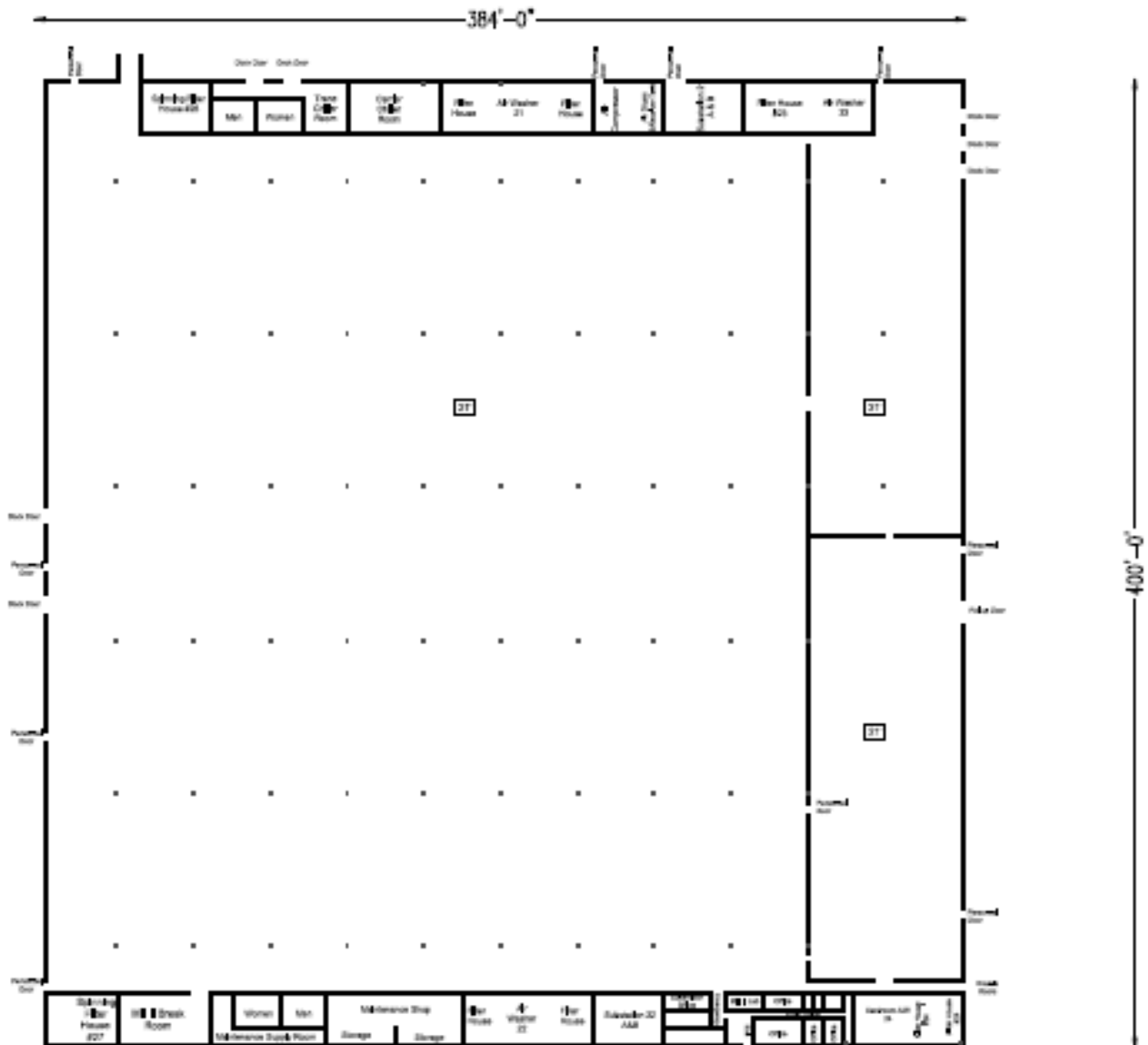
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- SECURITY:** 13 CCTV cameras provide security at employee and visitor entrances, parking areas, and truck docks.
- FENCING:** 8' chain length fence encloses the buildings, truck courts, all parking and approximately 40 acres.
- 2025 TAXES:** \$92,039.64 for the land and two buildings, or approximately \$0.19 per sq. ft.
- TRANSPORTATION:**
- Approximately 12 miles to I-59 via AL Hwy 86
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- DISTANCES TO AUTOMOTIVE ASSEMBLY PLANTS:**
- Approximately 53 miles to Honda in Lincoln, AL
 - Approximately 119 miles to KIA Automotive in West Point, GA
 - Approximately 168 miles to Hyundai Motors in Montgomery, AL
 - Approximately 120 miles to Mercedes-Benz in Vance, AL
 - Approximately 97 miles to Toyota Assembly in Huntsville, AL
- FORMER USE:** Textile yarn production
- MISCELLANEOUS:**
- Battery charging room for forklifts
 - Two electrical rooms
 - Air compressor room with office
 - Electrical and overhaulers shop with office
 - Maintenance shop with office and mezzanine for parts storage

PARKDALE MILLS – BUILDING II

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FLOOR PLAN – BUILDING I

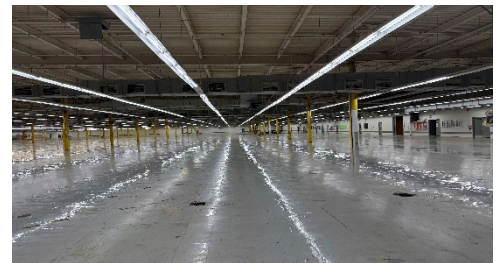
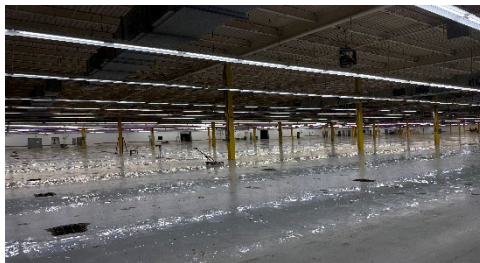
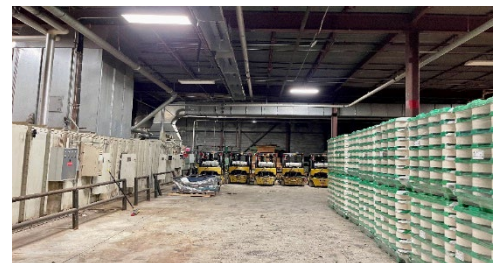
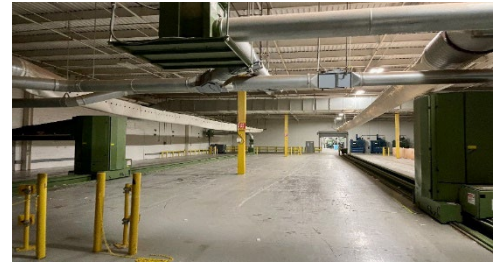
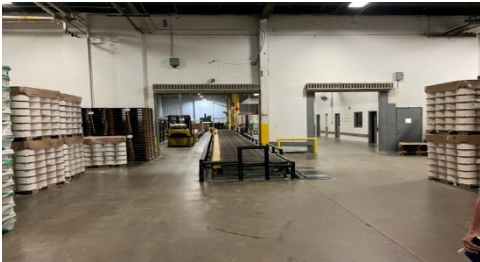
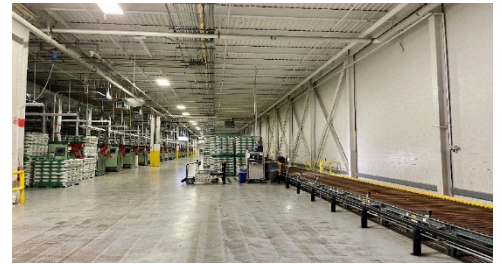
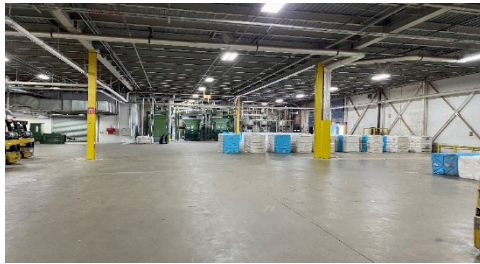


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PARKDALE MILLS – BUILDINGS I AND II

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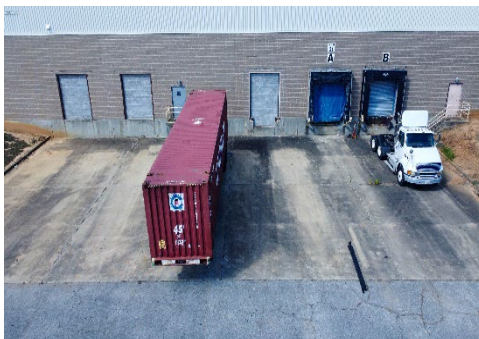
BUILDING PHOTOS – INTERIOR



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BUILDING PHOTOS – EXTERIOR

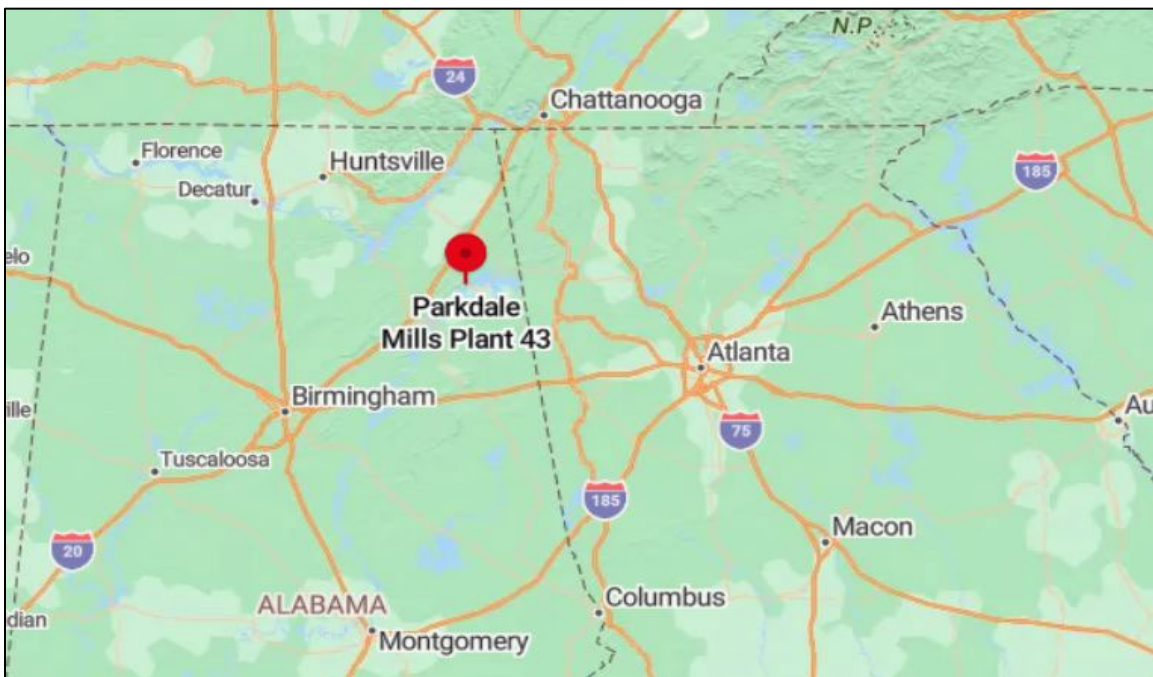
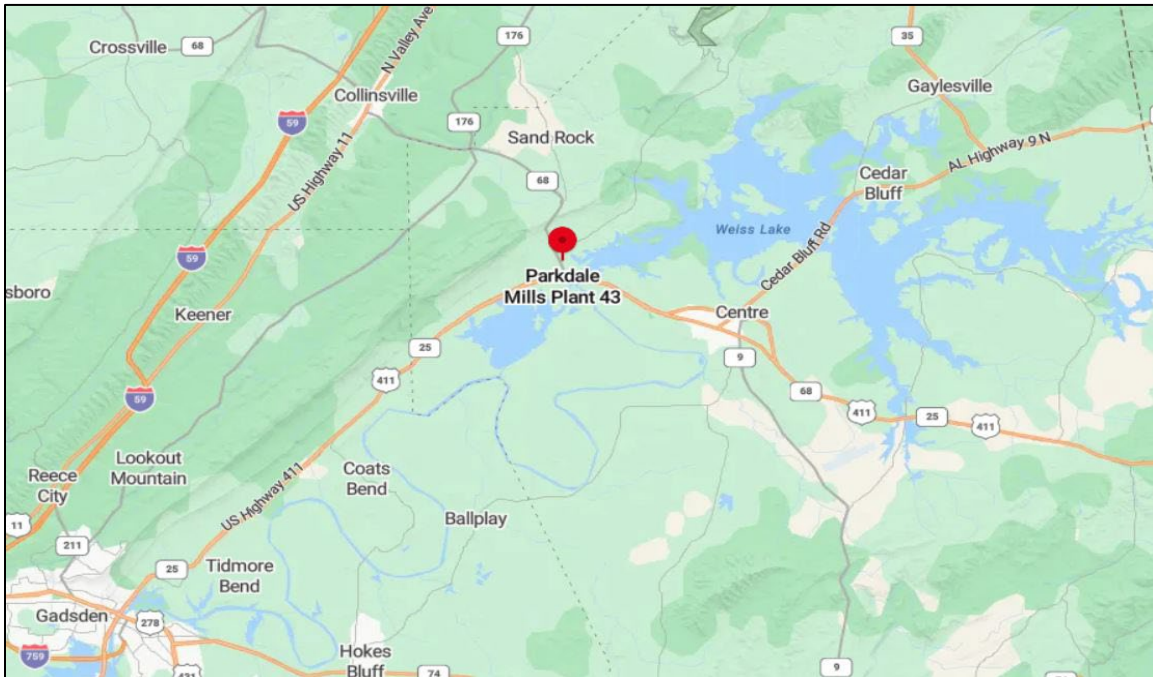


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LOCATION MAPS:

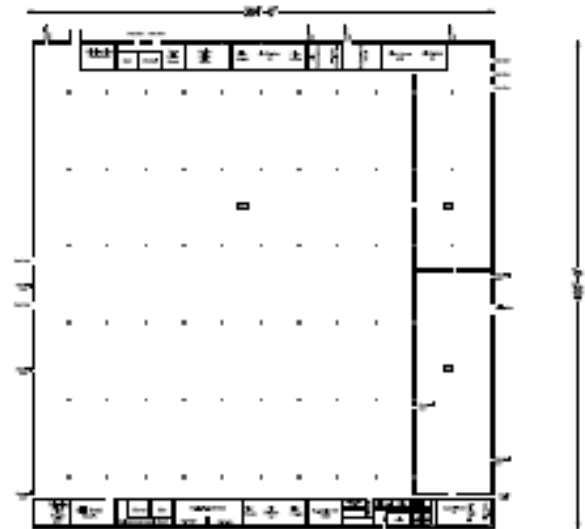


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FLOOR PLAN:



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SITE PLAN:



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