



## **PARKDALE MILLS PLANT 29**

**432,230+/- SQUARE FEET ON 33.58 +/- ACRES**

**SANFORD, NORTH CAROLINA**





# BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210  
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

**PRELIMINARY  
PARKDALE MILLS – PLANT 29  
1921 BOONE TRAIL ROAD  
SANFORD, NC 27330**

<b>SIZE:</b>	Approximately 432,230 sq.ft.
<b>GROUND:</b>	Approximately 33.58 acres
<b>NUMBER OF BUILDINGS:</b>	One modern single story industrial facility
<b>DATES OF CONSTRUCTION:</b>	1993, 1994 and 1996
<b>CONDITION OF PROPERTY:</b>	Excellent
<b>CONSTRUCTION:</b>	Floor: 6" concrete reinforced 6x6 – 4/4 WWM over vapor barrier on 4" stone Walls: Masonry Columns: Steel Roof: Membrane – replaced in 2008
<b>COLUMN SPACING:</b>	Primarily 40' x 50'
<b>CEILING HEIGHT:</b>	18' clear eaves, 21' clear center
<b>LIGHTING:</b>	T-8
<b>WATER:</b>	Supplied by City of Sanford
<b>SEWER:</b>	Supplied by City of Sanford
<b>GAS:</b>	None currently. Enbridge Natural Gas main is in Boone Trail Road

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**POWER:**

Supplied by Duke Power – two substations

West wall – one substation with six pad mounted transformers totaling 12,041 kVA that feed four 4,000 AMP, 600 volt, 3 phase 3 wire switchgears and one 3,000 AMP, 600 volt, 3 phase 3 wire switchgear

One 3750 kVA pad mounted transformer that feeds one 4,000 AMP 480/277 volt, 3 phase 4 wire exterior switchgear

South wall – one substation with three 1,250 kVA pad mounted transformers that feed one 3,000 AMP, 600 volt, 3 phase, 3 wire switchgear

East wall – one 1,000 kVA pad mounted transformer feeds one 3,000 AMP 480/277 volt, 3 phase 4 wire switchgear

**HVAC:**

Office is supplied by package units

Plant area is temperature and humidity controlled by a total of seven Trane chillers with a total nominal capacity of approx. 4,000 tons and seven air washers with a total airflow capacity of approx. 1,325,000 CFM

Parts have been removed from some chillers, and all have been evacuated of refrigerant

**COMPRESSED AIR:**

Two Gardner Denver 150 HP air compressors and one Gardner Denver 75 HP air compressor . Air lines throughout production area

**HEAT:**

Electric supplemental units in the warehouse area. The production area heat was provided by process equipment

**SPRINKLER:**

100% wet system – primary density is .17/3,000

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**OFFICE:** Front office is approximately 9,200 sq. ft. consisting of open administrative areas, private offices, conference rooms, restrooms and break area. Additional production office, break room and restroom in the production area.

**TRUCK LOADING:** Seven 10' x 10' manual rollup dock high doors with 40,000 lb. levelers and shelters, with one knockout panel in place for an eighth door

Several drive-in doors

**PARKING:** Paved and marked parking for several hundred vehicles

**FORMER USE:** Yarn spinning

**ZONING:** LI – Light Industrial

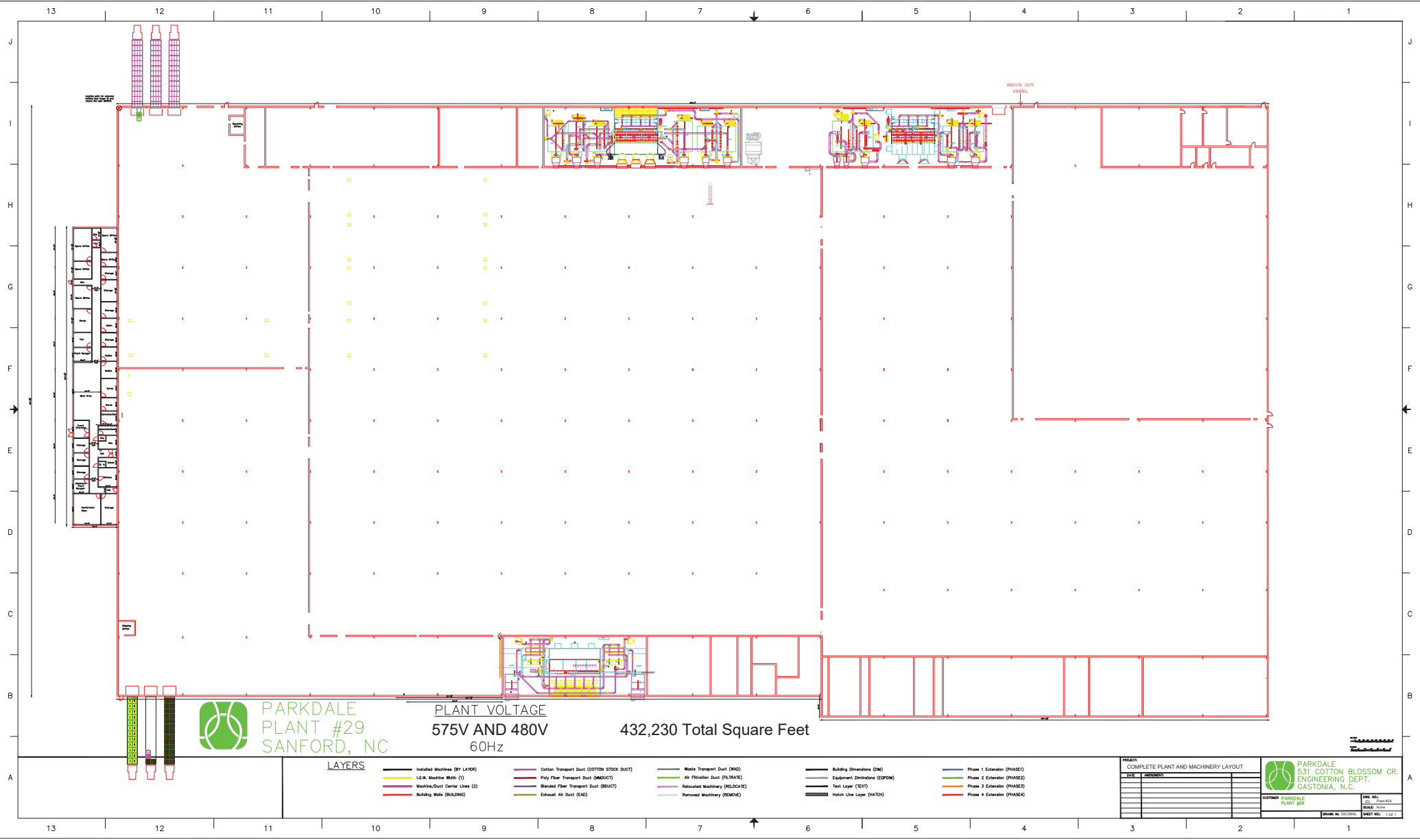
**TAXES:** Parcel #: 9634-43-0406-00

2023 Assessed Value (next assessment 2027)

Building:	\$10,680,700
<u>Land:</u>	<u>\$ 1,427,200</u>
Total:	\$12,107,900

2025 Lee County tax rate: \$.65/\$100  
2025 Sanford City tax rate: \$.535/\$100

**TRANSPORTATION:** The facility fronts on four lane US Hwy 421 providing direct access west to Greensboro. Approx 2.5 miles east of the property is four lane US Hwy 1 which provides direct access to north the Raleigh Durham area and the Raleigh Durham International Airport. The Lee County aviation center is located approximately 11 miles north of the building



**PARKDALE**  
**PLANT #29**  
**SANFORD, NC**

PLANT VOLTAGE  
 575V AND 480V  
 60Hz

432,230 Total Square Feet

**LAYERS**

- Installed Machines (BY LAYER)
- Cotton Transport Duct (COTTON STOCK DUCT)
- Waste Transport Duct (WAD)
- Building Dimensions (CM)
- L.G.W. Machine Width (1)
- Poly Fiber Transport Duct (MADUCT)
- Air Filtration Duct (FILTRATE)
- Equipment Dimensions (EPPDM)
- Machine/Duct Center Lines (2)
- Blended Fiber Transport Duct (BDUCT)
- Relocated Machinery (RELOCATE)
- Text Layer (TEXT)
- Building Walls (BUILDING)
- Exhaust Air Duct (EAD)
- Removed Machinery (REMOVE)
- Hatch Line Layer (HATCH)
- Phase 1 Extension (PHASE1)
- Phase 2 Extension (PHASE2)
- Phase 3 Extension (PHASE3)
- Phase 4 Extension (PHASE4)

PROJECT	
DATE	REVISION

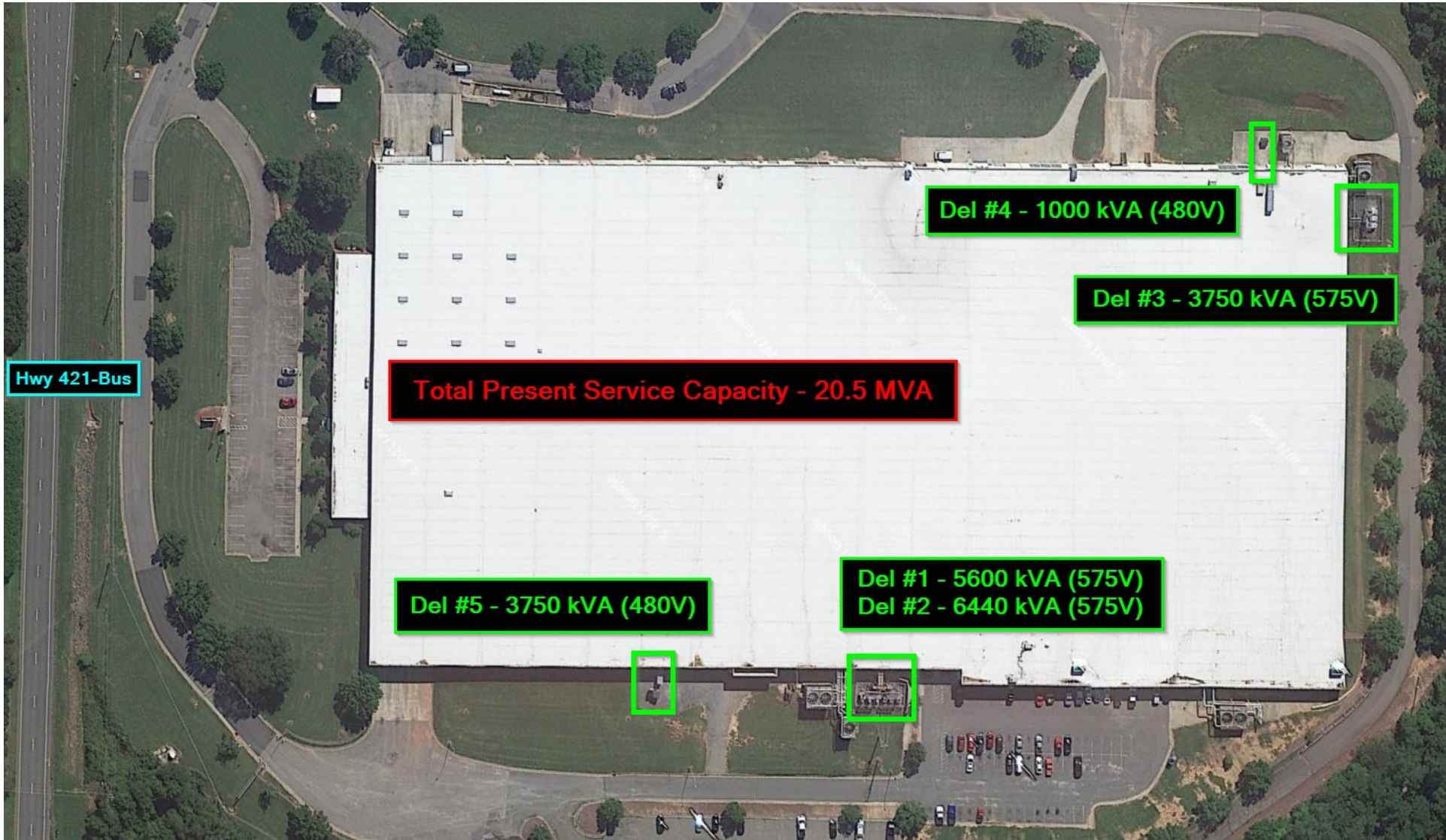
**PARKDALE**  
 531 COTTON BLOSSOM CR.  
 ENGINEERING DEPT.  
 GASTONIA, N.C.

CUSTOMER: PARKDALE PLANT #29

DATE: 08/20/2018  
 DRAWN BY: JEFFREY  
 CHECKED BY: JEFFREY  
 SCALE: 1/8"=1'-0"



**Electrical capacity at the site**



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