



QST INDUSTRIES

117,000^{+/-} Square Feet on 10.5 ^{+/-} Acres

Mocksville, North Carolina



BINSWANGER

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

PRELIMINARY
QST INDUSTRIES
140 LIONHEART DRIVE
MOCKSVILLE, NC 27028

SIZE: Approximately 117,000 +/- sq.ft. section of the 233,000 +/- sq.ft. foot facility

GROUND: Approximately 10.5 +/- acres

NUMBER OF BUILDINGS: One modern single-story industrial facility

CONDITION OF PROPERTY: Very good

DATE OF CONSTRUCTION: 1993

CONSTRUCTION: Floor: 6" reinforced concrete
Walls: Insulated metal
Columns: Steel
Roof: Insulated standing seam metal roof

COLUMN SPACING: Primarily 40' x 40' with one 40' x 50' bay in the center and one 40' x 60' bay on the west wall

CEILING HEIGHT: 14'- 20'

LIGHTING: LED, T8, and skylights

WATER: Supplied by City of Mocksville

SEWER: Supplied by City of Mocksville

GAS: Supplied by Piedmont Natural Gas

POWER: Supplied by Duke Energy
One 1,000 KVA pad mounted transformer feeds interior 1200-amp, 480/277 V, three phase, four wire switch gear.
One 150 KVA pad mounted transformer feeds interior 400 amp and 350-amp 120/208 panel boxes with a transformer.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
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AIR CONDITIONING:	Office area and restroom areas plus approximately 32,200 sq.ft. of the warehouse/plant area is air-conditioned.
HEAT:	Gas pack heating units throughout the warehouse
VENTILLATION:	Numerous wall mounted exhaust fans
SPRINKLER:	100% coverage with density from .2 1500 to ESFR. 100 HP booster pump supplies the three risers covering the building.
COMPRESSED AIR:	2" air lines running throughout warehouse but no compressors, dryers, or tanks on site
OFFICE:	Total office, breakroom and restroom area is approximately 2,600 sq.ft.
TRUCK LOADING:	<u>Shipping:</u> Four 8' x 9' manual overhead dock high doors with manual pit levelers (South Wall) Three 8' x 9' manual dock high doors, two with seals and edge of dock levelers (West Wall) Three 8' x 9' manual dock high doors with manual pit levelers (East Wall) Three 8' x 9' manual dock high doors. Two with edge of dock levelers (Northeast Corner) One 12' x 14' electric drive-in door with concrete ramp
PARKING:	50+ paved parking spaces available
RESTROOMS:	<u>Warehouse:</u> Men – 3 toilets, 2 urinals, 2 sinks Women – 5 toilets, 2 sinks

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MOCKSVILLE, NC
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FORMER USE: Apparel component manufacturing and warehousing

ZONING: Heavy Industrial

TAXES: Parcel ID# I50000004302

2021 Assessed Value (next assessment 2025)

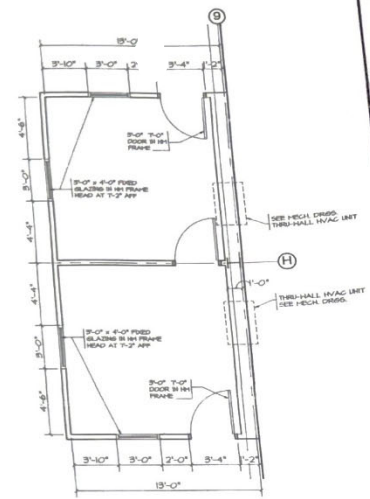
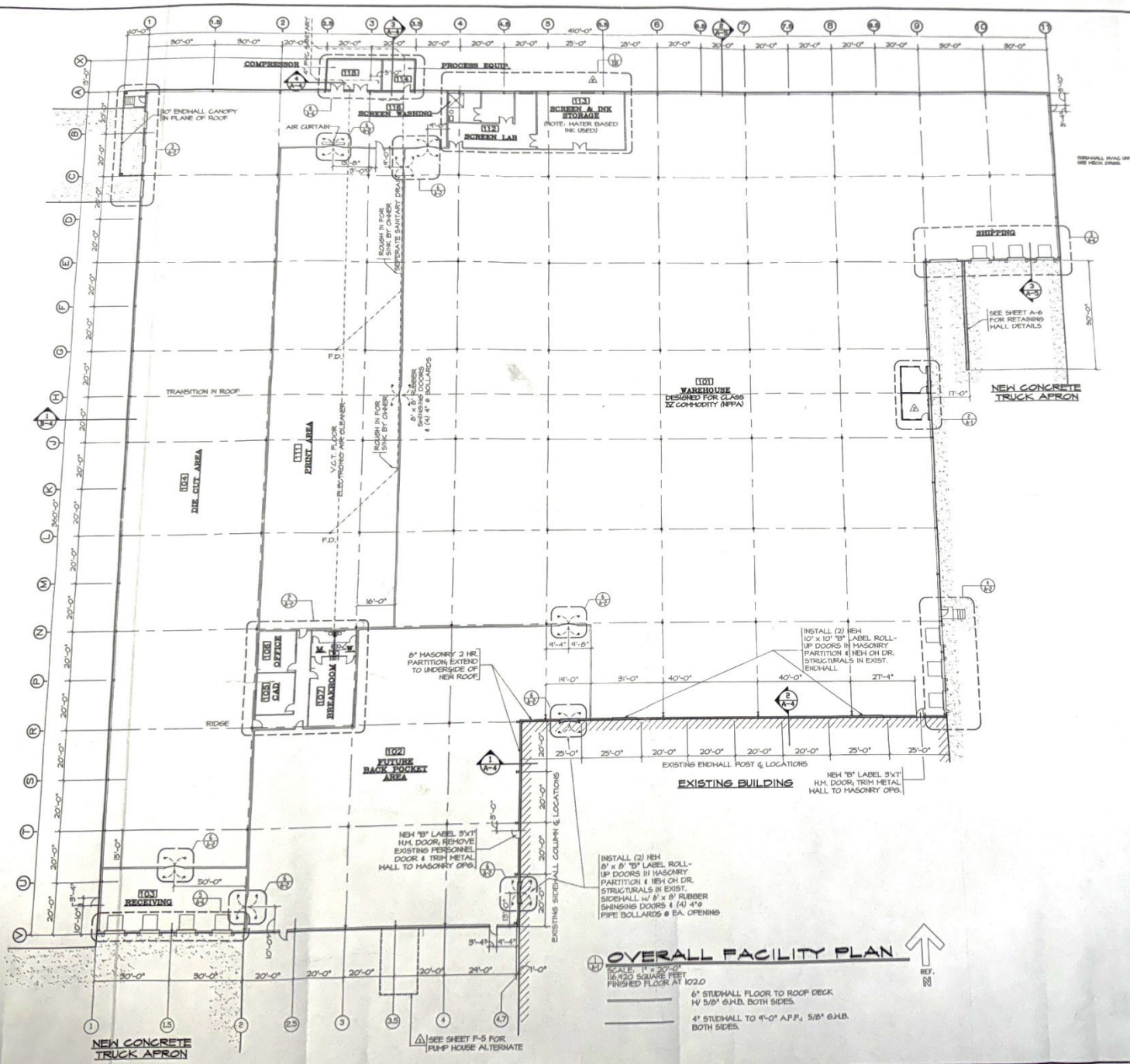
Land: \$ 256,250
Improvement: \$2,567,556
Total: \$ 2,823,806

2023 Davie County tax rate (County and Fire Tax):
\$1.063/\$100

TRANSPORTATION: The facility is located five miles southeast of I-40 and 45 miles southwest of the Piedmont Triad International Airport.

MISCELLANEOUS: ADT security system

Some rack available for future tenant use



SHIPPING OFFICE
 SCALE: 1/4" = 1'-0"
 ALL HALLS TO BE 3 5/8" STEEL STUDS WITH 3" BATT INSULATION
 20# ACOUSTICAL TILE CEILING AT 9'-0" AFF WITH 3" RAFT FACED BATT INSULATION VCT FLOORING AND VINYL BASE

OVERALL FACILITY PLAN
 SCALE: 1/4" = 1'-0"
 16,400 SQUARE FEET
 FINISHED FLOOR AT 102.0
 6" STEELHALL FLOOR TO ROOF DECK W/ 3/8" G.H.B. BOTH SIDES
 4" STEELHALL TO 9'-0" A.F.F. 5/8" G.H.B. BOTH SIDES

 GREGORY R REYNOLDS ARCHITECTS WILSON-SALEM, NC	DRAWN BY: SCHLITZ CHECKED BY: GIBB DATE: 8-2-93	PROPOSED ADDITION FOR QST INDUSTRIES INCORPORATED 87 STATE ROAD 1002 ROCKSVILLE, N.C.	SHEET: A-1 OF: NEW BUILDING J-0250
	REVISION: Δ 8-31-93 Δ 11-16-93	 LANDMARK 1850 YEAD COURT WILSON-SALEM, N.C. 27159 919-754-3300	

