



**KEYSTONE POWDERED METAL COMPANY**  
**50,000+/- SQUARE FEET ON 10 +/- ACRES**  
**130 RIMMER FARM ROAD**  
**TROUTMAN, NORTH CAROLINA**





# BINSWANGER

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## KEYSTONE POWDERED METAL COMPANY 130 RIMMER FARM ROAD TROUTMAN, NC 28166

|                               |  |        |   |        |                                |          |       |       |  |
|-------------------------------|--|--------|---|--------|--------------------------------|----------|-------|-------|--|
| <b>SIZE:</b>                  | Approximately 50,000 sq. ft.   |        |   |        |                                |          |       |       |  |
| <b>GROUND:</b>                | Approximately 10 acres   |        |   |        |                                |          |       |       |  |
| <b>NUMBER OF BUILDINGS:</b>   | One modern single story industrial property  |        |   |        |                                |          |       |       |  |
| <b>DIMENSIONS:</b>            | 250' X 200'  |        |   |        |                                |          |       |       |  |
| <b>DATE OF CONSTRUCTION:</b>  | 2003 and 2011  |        |   |        |                                |          |       |       |  |
| <b>CONDITION OF PROPERTY:</b> | Excellent  |        |   |        |                                |          |       |       |  |
| <b>CONSTRUCTION:</b>          | <table><tr><td>Floor:</td><td>6" 4000 psi concrete reinforced with 6x6 W2.9 x W2.9 WWM over vapor barrier on 4" stone</td></tr><tr><td>Walls:</td><td>Insulated metal sandwich panel</td></tr><tr><td>Columns:</td><td>Steel</td></tr><tr><td>Roof:</td><td>Vinyl-backed insulated metal over corrugated metal decking</td></tr></table> | Floor: | 6" 4000 psi concrete reinforced with 6x6 W2.9 x W2.9 WWM over vapor barrier on 4" stone | Walls: | Insulated metal sandwich panel | Columns: | Steel | Roof: | Vinyl-backed insulated metal over corrugated metal decking |
| Floor:                        | 6" 4000 psi concrete reinforced with 6x6 W2.9 x W2.9 WWM over vapor barrier on 4" stone  |        |   |        |                                |          |       |       |  |
| Walls:                        | Insulated metal sandwich panel   |        |   |        |                                |          |       |       |  |
| Columns:                      | Steel  |        |   |        |                                |          |       |       |  |
| Roof:                         | Vinyl-backed insulated metal over corrugated metal decking   |        |   |        |                                |          |       |       |  |
| <b>COLUMN SPACING:</b>        | 50' x 50'  |        |   |        |                                |          |       |       |  |
| <b>CEILING HEIGHT:</b>        | 17' – 19' clear below the structural steel   |        |   |        |                                |          |       |       |  |
| <b>LIGHTING:</b>              | Primarily T8 four tube fixtures  |        |   |        |                                |          |       |       |  |
| <b>WATER:</b>                 | Supplied by Town of Troutman   |        |   |        |                                |          |       |       |  |
| <b>SEWER:</b>                 | Supplied by Town of Troutman   |        |   |        |                                |          |       |       |  |
| <b>GAS:</b>                   | Supplied by Dominion Energy  |        |   |        |                                |          |       |       |  |
| <b>POWER:</b>                 | Supplied by Duke Energy<br><br>One 1,000 KVA pad mounted transformer<br><br>4,000 AMP, 480/277 volt, 3 phase, 4 wire switchgear  |        |   |        |                                |          |       |       |  |

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**KEYSTONE BUILDING 2**  
**TROUTMAN, NC**  
**PAGE TWO**

**HVAC:** The facility is 100% heated and cooled by roof mounted package units in the original area and five 25-ton pad mounted units in the addition

**COMPRESSED AIR:** Compressors to be removed, airlines throughout the manufacturing area.

**SPRINKLER:** 100% wet system – density is .15/2500

**OFFICE:** Small office and vending break area

**RESTROOMS:** Men: 3 toilets, one urinal, 2 sinks

Women: 4 toilets, 2 sinks

**TRUCK LOADING:** Two 8' x 10' manual dock high doors and two 12' x 16' electric drive-in doors

**PARKING:** Paved and marked parking for 60 vehicles

**FORMER USE:** Machining

**ZONING:** HI – Heavy Industrial

**TAXES:** Parcel Number: 4731992303.000

2023 Assessed Value (next assessment 2027)

|                             |                   |
|-----------------------------|-------------------|
| Building:                   | \$2,994,300       |
| Miscellaneous improvements: | \$ 137,380        |
| <u>Land:</u>                | <u>\$ 825,000</u> |
| Total:                      | \$3,956,680       |

2024 Iredell County tax rate: \$.50/\$100

2024 City of Troutman tax rate: \$.50/\$100

2024 County / B&F fire tax rate: \$.10/\$100

**TRANSPORTATION:** The property is located approximately three miles west of Exit 45 on I-77, approximately six miles south of its intersection with I-40











