



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

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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
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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>	<table><tr><td>Supplied by Duke Energy</td></tr><tr><td>One 1,000 KVA pad mounted transformer</td></tr><tr><td>4,000 AMP, 480/277 volt, 3 phase, 4 wire switchgear</td></tr></table>	Supplied by Duke Energy	One 1,000 KVA pad mounted transformer	4,000 AMP, 480/277 volt, 3 phase, 4 wire switchgear					
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**KEYSTONE BUILDING 2  
TROUTMAN, NC  
PAGE TWO**

<b>HVAC:</b>	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
<b>COMPRESSED AIR:</b>	Compressors to be removed, airlines throughout the manufacturing area.
<b>SPRINKLER:</b>	100% wet system – density is .15/2500
<b>OFFICE:</b>	Small office and vending break area
<b>RESTROOMS:</b>	Men: 3 toilets, one urinal, 2 sinks Women: 4 toilets, 2 sinks
<b>TRUCK LOADING:</b>	Two 8' x 10' manual dock high doors and two 12' x 16' electric drive-in doors
<b>PARKING:</b>	Paved and marked parking for 60 vehicles
<b>FORMER USE:</b>	Machining
<b>ZONING:</b>	HI – Heavy Industrial
<b>TAXES:</b>	<u>Parcel Number: 4731992303.000</u>
<b><u>2023 Assessed Value (next assessment 2027)</u></b>	
Building:	\$2,994,300
Miscellaneous improvements:	\$ 137,380
Land:	\$ 825,000
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
<b>TRANSPORTATION:</b>	The property is located approximately three miles west of Exit 45 on I-77, approximately six miles south of its intersection with I-40







