



EDEN REAL ESTATE ASSOCIATES

533,424 +/- SQUARE FEET ON 50.5 +/- ACRES

EDEN, NORTH CAROLINA



BINSWANGER

5605 CARNEGIE BLVD, SUITE 350, CHARLOTTE, NC 28209
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EDEN REAL ESTATE ASSOCIATES LLC 572 SOUTH NEW STREET EDEN, NC

SIZE:	Approximately 533,424 sq. ft. total
GROUND:	Approximately 50.52 acres
NUMBER OF BUILDINGS:	One single story industrial facility
DATES OF CONSTRUCTION:	1965 and 1966
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	<p>Floors: 6" concrete floor slabs at 3,000 PSI reinforced with 6x6x10/10 WWF over crushed stone base and polyethylene vapor barrier</p> <p>Walls: Brick over painted insulated concrete masonry block</p> <p>Roof: Approximately 85% is single ply membrane roof over 1 – 1/2" polyisocyanate insulation over 22 gauge metal deck with the balance being a built-up asphalt and gravel roof system over 1 – 1/2" fiberglass insulation over wood deck</p> <p>Columns: 8" steel H columns</p>
COLUMN SPACING:	Varies from 30' x 32' to 30' x 40'
CEILING HEIGHT:	Primarily 23' - 24' clear below main support beams
LIGHTING:	T5, T8 and LED, many with motion sensors
WATER:	Supplied by City of Eden
SEWER:	Company owned waste treatment package plant onsite might be sold to the city – direct connection to city sewer is possible
POWER:	<p>Supplied by Duke Power</p> <ul style="list-style-type: none"> • 34.5 KV primary distribution line • Five 2,000 amp ITE 480Y/277 volts, 3 phase, 4 wire interior switch gear

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- GAS:** Supplied by North Carolina Gas Company
- HEAT:** Floor mounted Powrmatic gas-fired units in each section of the building
- AIR CONDITIONING:** Office only
- SPRINKLER:** In 2015 the entire sprinkler system in the E and F building was removed and replaced with an ESFR 17 system and all of A, part of B, all of C and all of D were upgraded with a loop system and retrofit ESFR sprinkler heads
- A new booster pump was also installed
- One 300,000 gallon above ground water tank serves the plant with an electric jockey pump and an electric pump
- TRUCKLOADING:**
- Eight 8' x 8' electric dock height doors with manual dock plates and collapsible seals
 - Three 8' x 8' dock high manual roll up dock doors with levelers and collapsible seals
 - One 10' x 12' dock high door into boiler room could be converted into truck loading.
 - One 8' x 10' manual drive in door
 - Two 8' x 10' manual roll up doors with edge levelers and collapsible seals
 - One 8' x 10' manual roll up doors with edge levelers and collapsible seals
 - One 8' x 8' manual roll up door with leveler and collapsible seal
 - One 10' x 10' manual roll up door with collapsible seal
 - One 8' x 8' electric dock high door accesses an exterior covered platform that will accommodate one truck and one trash compactor
 - New edge of dock levelers in multiple locations

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PARKING: Paved and marked parking for approximately 350 vehicles

OFFICE: Front office area is approximately 16,000 SF. Additional office available in sections through the building to accommodate tenant needs

ZONING: I - 2

TAXES: Parcel #: 181823

<u>2019 Assessed Value (next assessment 2027)</u>	
Improvements:	\$1,663,808
<u>Land:</u>	<u>\$ 555,200</u>
Total:	\$2,219,008

2023 Rockingham County tax rate: \$.695/\$100

2023 Eden City tax rate: \$.609/\$100

ZONING: Graded expansion pad to the east to accommodate 165,000 sq. ft. expansion

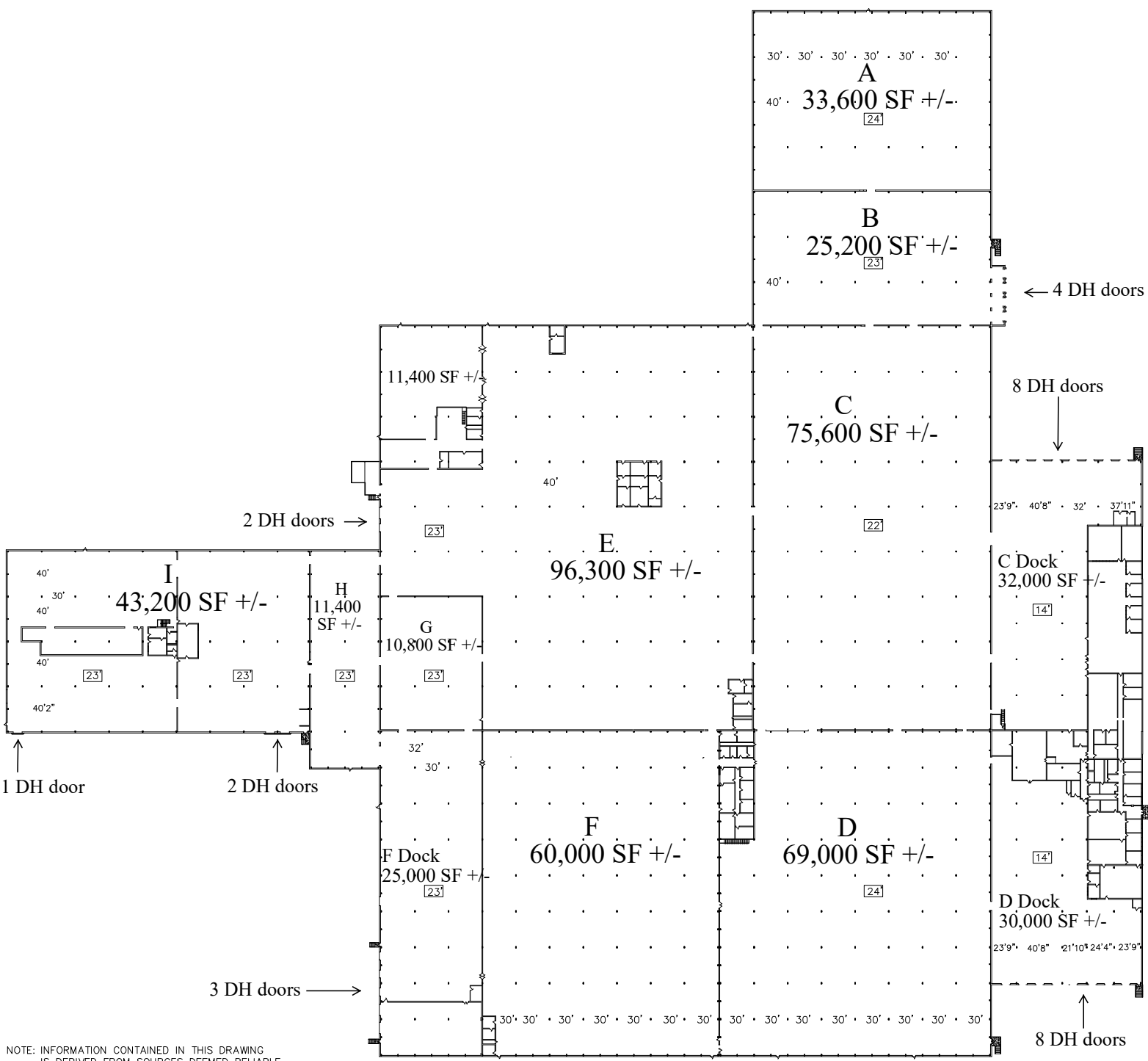
TRANSPORTATION: Facility is located approximately 20 minutes (15miles) northwest of 4 lane Highway 29 via 5 lane US Highway 14. 4 lane Highway US 220 is located approximately 12 miles west of the facility. The Greensboro Commercial Airport is approximately 45 minutes south.

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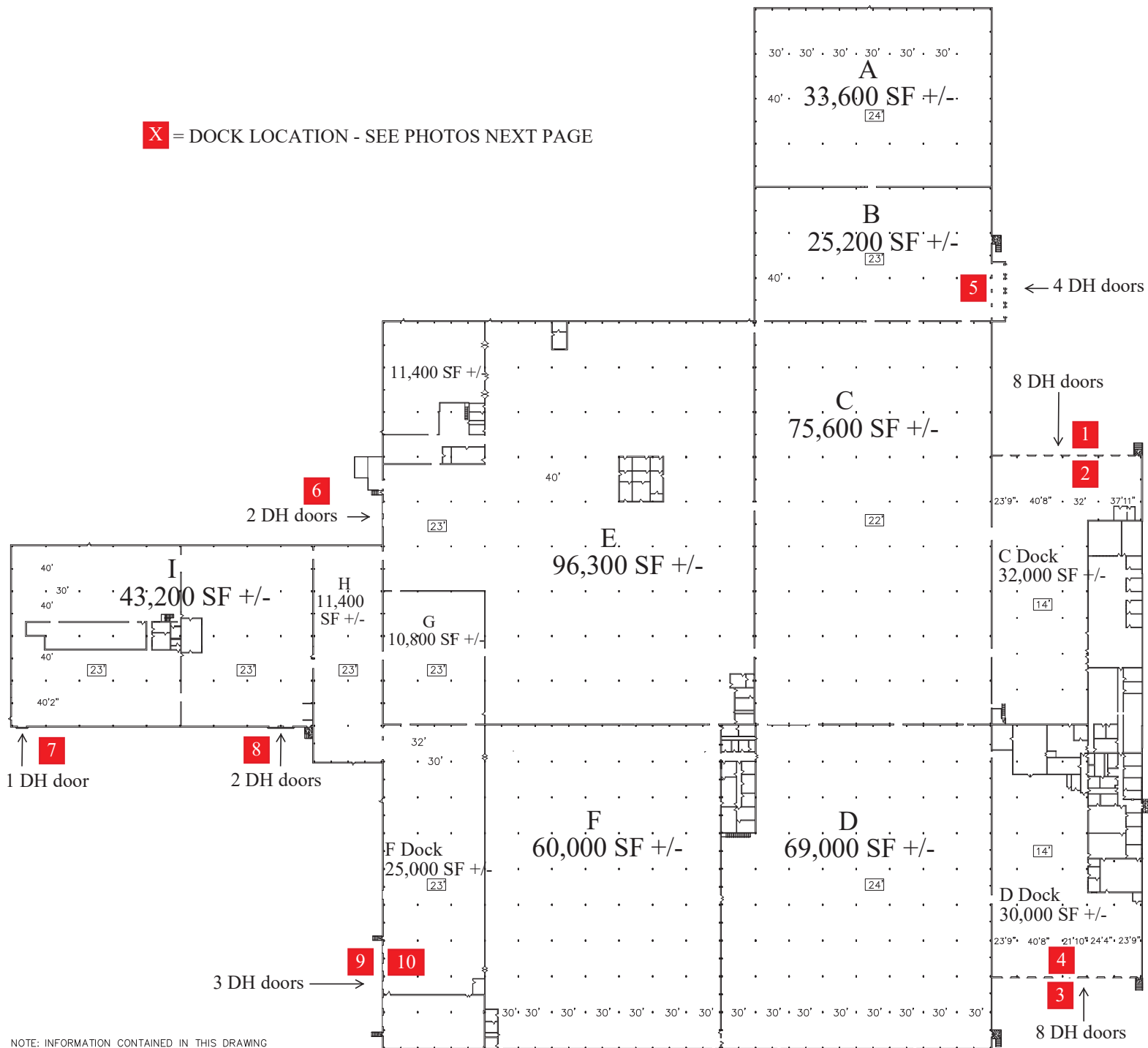


NOTE: INFORMATION CONTAINED IN THIS DRAWING IS DERIVED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED.

[X] = CLEAR CEILING HEIGHT

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X = DOCK LOCATION - SEE PHOTOS NEXT PAGE

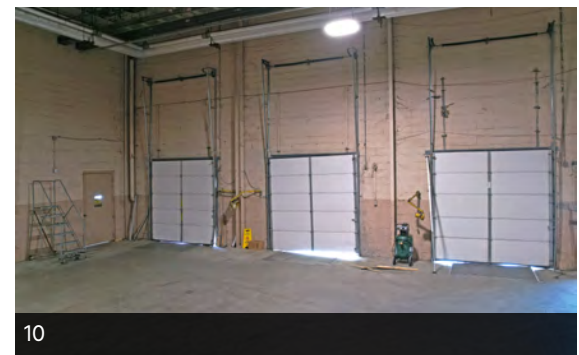
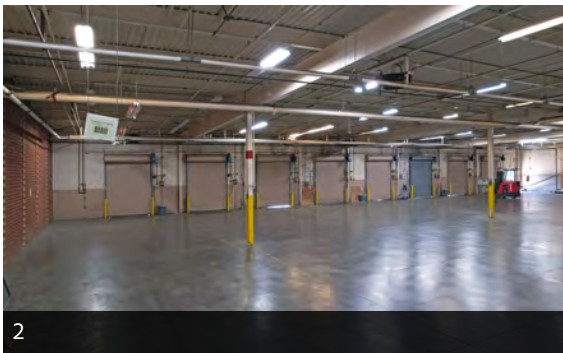


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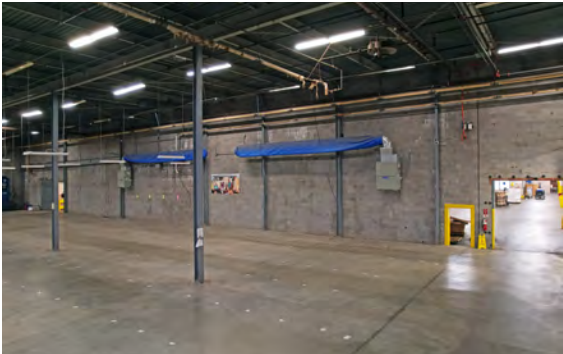
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DOCK DOORS

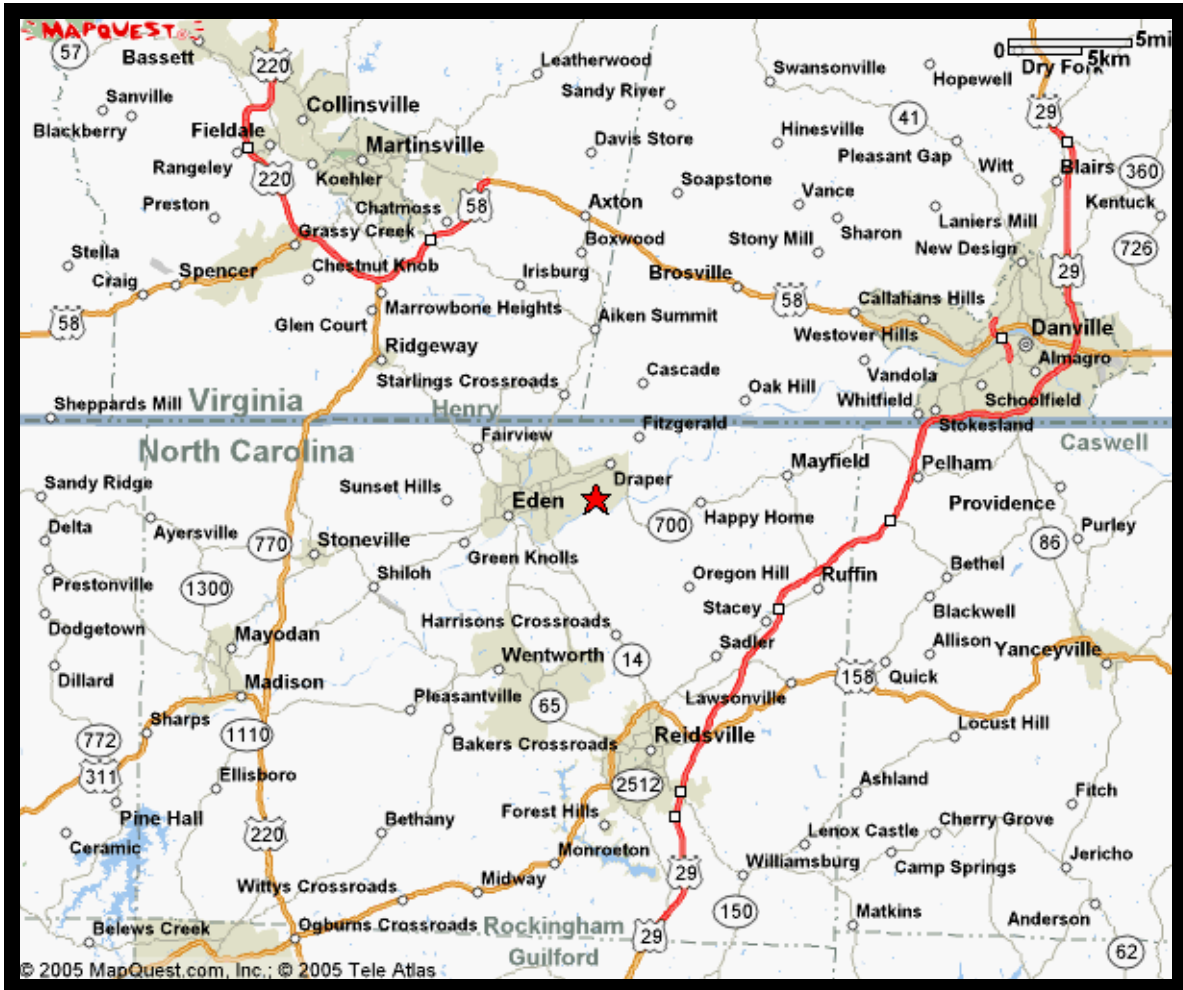


ADDITIONAL PHOTOS





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