



PRINTPACK, INC

108,000^{+/-} Square Feet on 7.4 ^{+/-} Acres

Hendersonville, North Carolina



BINSWANGER

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

PRELIMINARY
PRINTPACK, INC
3510 ASHEVILLE HWY
HENDERSONVILLE, NC 28791

SIZE: Approximately 108,000 square feet

GROUND: Approximately 7.4 acres

NUMBER OF BUILDINGS: One modern single-story industrial facility

CONDITION OF PROPERTY: Very good

DATE OF CONSTRUCTION: 1976, _____ and _____

CONSTRUCTION: Floor: Reinforced concrete with master plate hardener
Walls: Precast concrete
Columns: Steel H beams
Roof: Membrane over insulated metal deck

COLUMN SPACING: Varies; see drawing

CEILING HEIGHT: Clear height in the production area ranges from approximately 17' to 34' clear below the steel

LIGHTING: Primarily double tube T8 fixtures.

WATER: Supplied by Henderson County

SEWER: Supplied by Henderson County

GAS: Supplied by Dominion Energy

POWER: Supplied by Duke Energy
One 1500 kVA and one 2500 kVA pad mounted exterior transformer feed two 2000-amp 480/277 Volt 3-phase 4-wire switch gears and one 3000-amp 480/277 Volt 3-phase 4-wire interior switch gear

HVAC: The plant and production areas are heated and air-conditioned by roof mounted package units.
One Trane Centravac chiller for process cooling

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
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA
New York, NY • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON
Valencia, CA • Vienna, VA • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Haarlem • Hamburg • Lima • London
Manila • Mexico City • Mumbai • Paris • San Juan • Santiago • Sao Paulo • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

**PRINTPACK
HENDERSONVILLE, NC
PAGE 2**

SPRINKLER: 100% wet system. Density ranges from .15/2502 to .45/2618
Seven risers

COMPRESSED AIR: Three Sullair with Hankison dryers and storage tanks and one Quincy with storage tank and dryer. Airlines throughout production area

OFFICE: Approximately _____ square feet of main administrative office plus additional break rooms and office areas in the plant

TRUCK LOADING: Three 8' x 10' dock high doors with levelers, locks and seals on west wall
One 10' wide by 12' high electric dock high door with leveler on the north wall, and one blocked in dock high door
Two recessed compactor docks on east wall
One 12' foot wide by 15' high electric drive-in door and one 16' wide by 15' high electric drive-in door

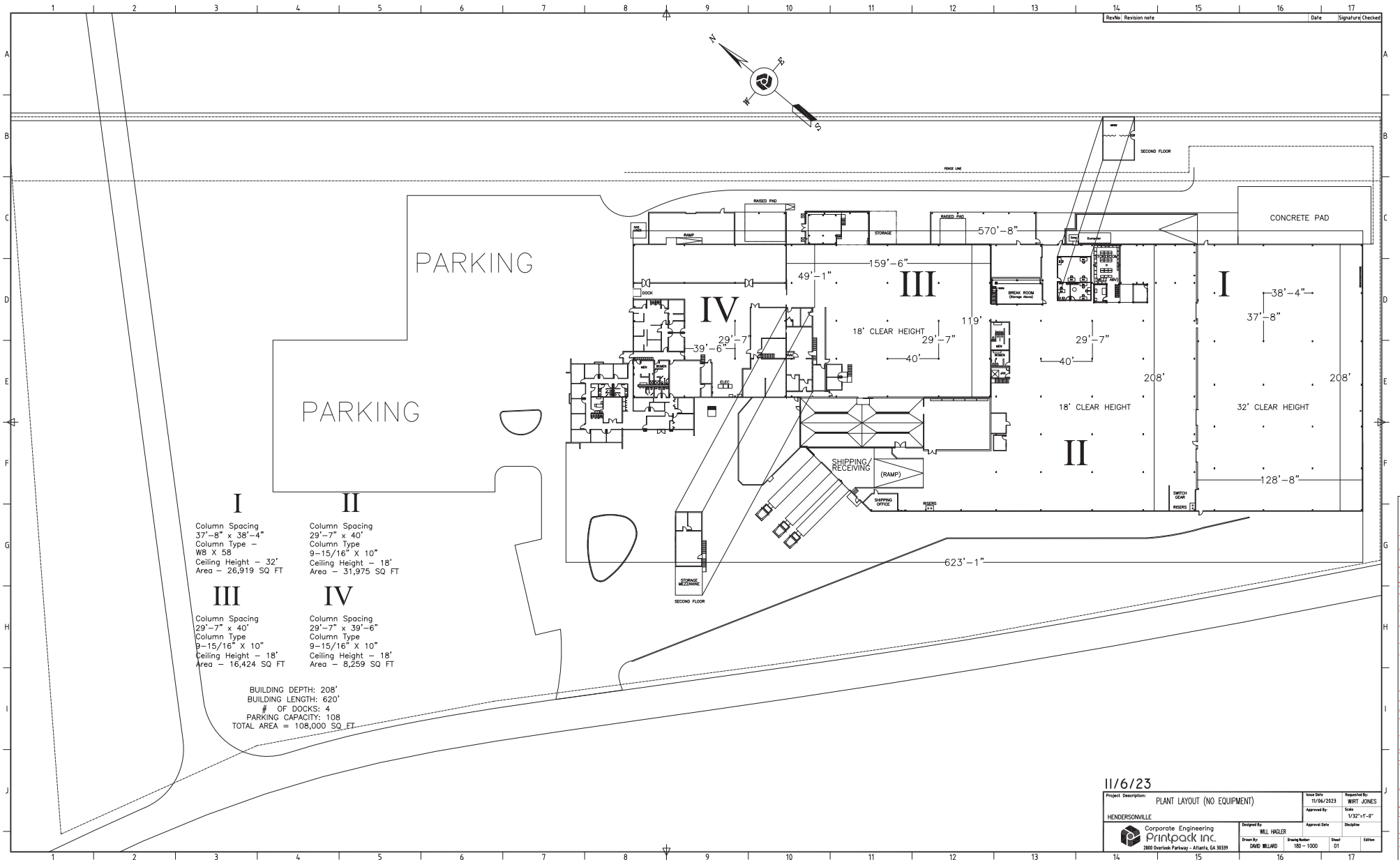
PARKING: Paved and marked parking for approximately 108 vehicles

FORMER USE: Laminating and printing

ZONING: Henderson County - Industrial (I)

TAXES: Tax PIN# 9660066798
2023 Assessed Value (next assessment 2027)
Building/improvements: \$2,817,400
Land: \$ 773,600
Total: \$3,591,000
2023 Henderson County tax rate: \$0.431/\$100
2023 Mountain Home Fire tax rate: \$0.115/\$100

TRANSPORTATION: Facility fronts on four lane US Highway 25 Bus approximately three miles south of exit 44 on Interstate 26
The Asheville airport is located less than 15 minutes north of the facility



I	II
Column Spacing 37'-8" x 38'-4"	Column Spacing 29'-7" x 40"
Column Type - WB X 58	Column Type 9-15/16" X 10"
Ceiling Height - 32'	Ceiling Height - 18'
Area - 26,919 SQ FT	Area - 31,975 SQ FT
III	IV
Column Spacing 29'-7" x 40"	Column Spacing 29'-7" x 39'-6"
Column Type 9-15/16" X 10"	Column Type 9-15/16" X 10"
Ceiling Height - 18'	Ceiling Height - 18'
Area - 16,424 SQ FT	Area - 8,259 SQ FT

BUILDING DEPTH: 208'
 BUILDING LENGTH: 620'
 # OF DOCKS: 4
 PARKING CAPACITY: 108
 TOTAL AREA = 108,000 SQ FT

11/6/23		Project Description:	PLANT LAYOUT (NO EQUIPMENT)	Issue Ref:	11/04/2023	Requested By:	WITT JONES
HENDERSOVILLE		Approved By:		Scale:	1/32"=1'-0"		
Corporate Engineering Printpack Inc. 2880 Overlook Parkway - Atlanta, GA 30339		Designed By:	WILL HAGLER	Approved Date:		Discipline:	
Drawn By:	DAVID WELAND	Drawn Number:	180-1000	Sheet:	01	Editor:	

The materials and information provided herein are approximate and are intended for informational purposes only. Printpack makes no representation or warranties as to the accuracy or completeness of this information.



