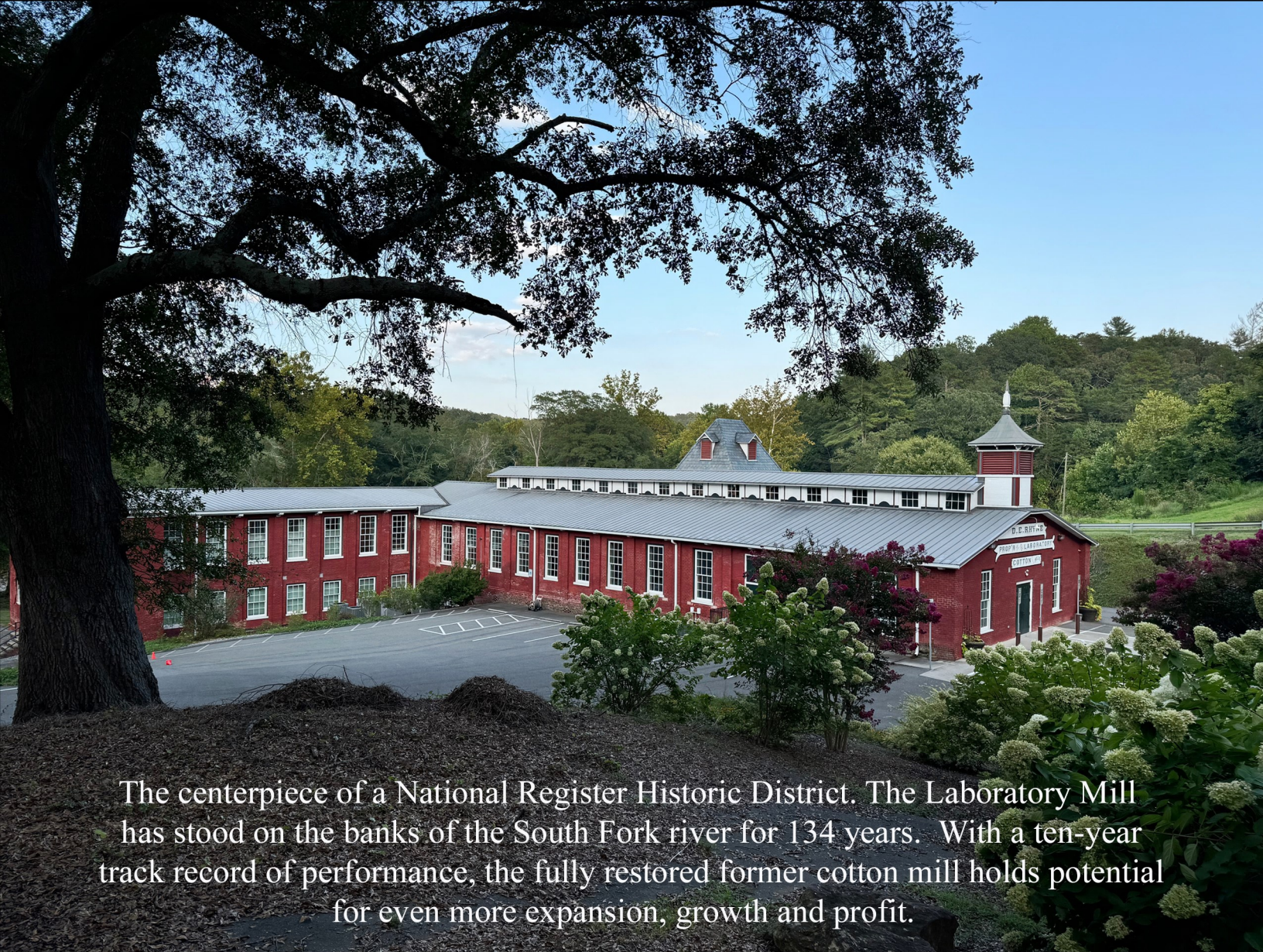


A RARE OPPORTUNITY IN THE CHARLOTTE REGIONAL MARKET

THE LABORATORY MILL

ESTABLISHED EVENT VENUE NOW AVAILABLE



The centerpiece of a National Register Historic District. The Laboratory Mill has stood on the banks of the South Fork river for 134 years. With a ten-year track record of performance, the fully restored former cotton mill holds potential for even more expansion, growth and profit.

23,000 square feet

Scenic riverfront location

Upper and Lower Level Event Spaces

Commercial Kitchen Space on both levels

Abundant Parking ADA Compliant

Multiple tax credits available

30 minutes to Charlotte Douglas International Airport



The triangular parcel of approximately 3 acres is bordered on two sides by paved road frontage, and on the third side by the shoreline of the river.

Regional Proximity

I-40 and I-85 are both 15 minutes away via dual lane Highway 321

Charlotte Douglas International Airport is 30 minutes away

Lincoln County Regional airport is 15 minutes away

Hickory Regional and Gastonia Municipal airports are 30 minutes away





The large front section of the mill measures 128 feet long, including two suites with restrooms on either side of the foyer at one end. A skylight runs down the center of the big open front room which represents a clear span across approximately 50 feet.

The entire upper level of the mill represents approximately 16000 square feet of space that holds potential for adaptive reuse.

The rooms across the back portion of the mill all provide views of the river.





The card room on the lower level has access to both outside and upper level. In addition to the existing bar, event space and river views, this 8000 sq ft level also contains a large kitchen space with infrastructure for future restaurant expansion.

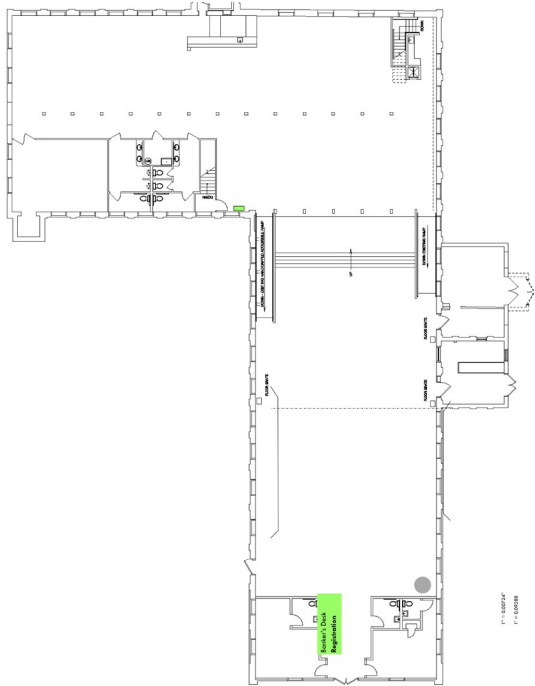




LOWER LEVEL KITCHEN SPACE



UPPER LEVEL KITCHEN SPACE



The mill features two separate kitchen spaces as well as multiple restrooms on both upper and lower levels. Both levels of the building are ADA compliant.

Infrastructure for future kitchen upfit is in place, including overhead vents and sloped floors with drains.

This floor plan represents the upper level of the structure. The lower level follows the same footprint as the rear section shown here. The large kitchen on lower level is additional square footage not shown on this plan.

EXAMPLES OF RESTROOMS

