

PHASE II - ±500,000

UNDER CONSTRUCTION  
SEPTEMBER 2023 DELIVERY

# FOR LEASE

PHASE III - ±180,000

BUILT TO SUIT



Davie  
Industrial  
Center

**GILDAN DRIVE, MOCKSVILLE, NC 27028**

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# MASTER SITE PLAN



# PHASE II

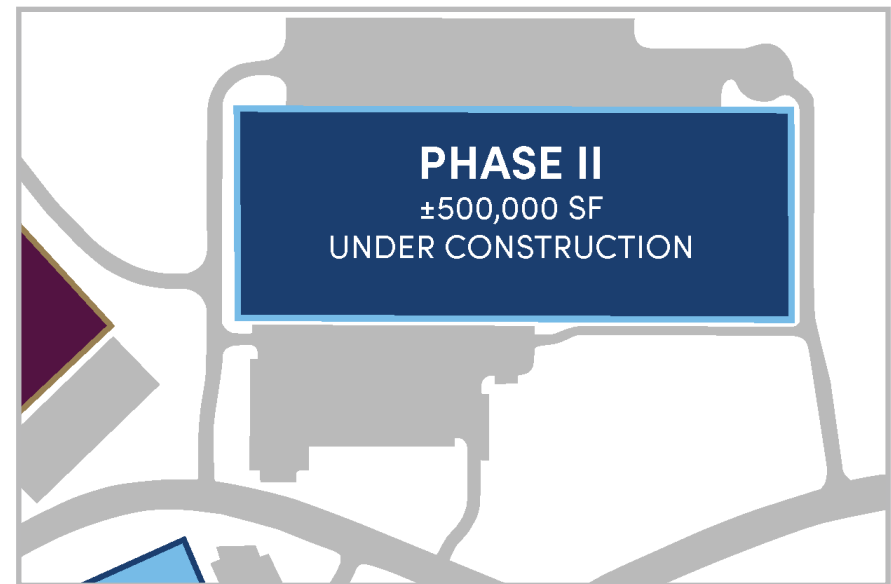
±500,000 SF AVAILABLE | UNDER CONSTRUCTION

SEPTEMBER 2023 DELIVERY

## SPECIFICATIONS

ADDRESS	Gildan Drive
CITY	Mocksville
STATE	North Carolina
COUNTY	Davie
TOTAL SF	±500,000
OFFICE SPACE (SF)	Allowance for ±7,500 SF at \$75 PSF
CLEAR HEIGHT	36'
BUILDING DIMENSIONS	1134' x 440'
COLUMN SPACING	54'0" x 53'4" (typical) 60'0" x 54'0" (loading)
FLOOR SPECIFICATIONS	7" concrete (4,000 PSI)
DOCK DOORS	40 (expandable to 65)
DRIVE-IN DOORS	Two (2) - 12' x 14'
TRUCK COURT DEPTH	130'
TRAILER PARKING	45 spaces (expandable to 300)
CAR PARKING	110 spaces (expandable to 400)
POWER	2000 AMP 3 phase 4 wire 277/480 volt SWB MFP - to be modified as required
SPRINKLER SYSTEM/ TYPE	ESFR

LIGHTS	LED fixtures with occupancy sensors (30 FC at 3' above finished floor)
HVAC	Cambridge heating ad ventilations units with exhaust fans & louvers
WATER LINE	2" - Town of Mocksville
SEWER LINE	6" - Town of Mocksville
NATURAL GAS	Piedmont Natural Gas
ELECTRICITY	Energy United



ADDITIONAL LAND AVAILABLE THAT CAN ACCOMMODATE EXCESS CAR/TRAILER PARKING, OUTDOOR STORAGE, OR OTHER POTENTIAL TENANT NEEDS.

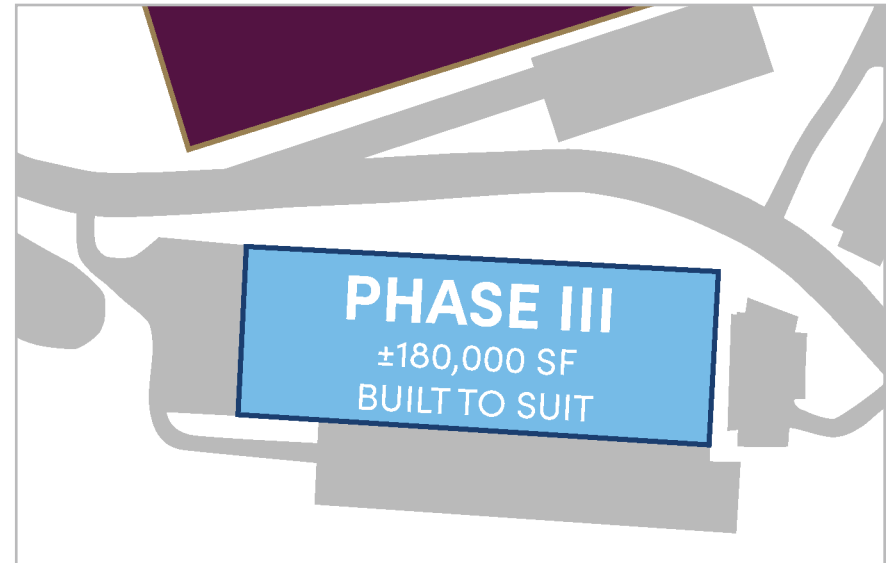
# PHASE III

**±180,000 SF AVAILABLE | BUILT TO SUIT**

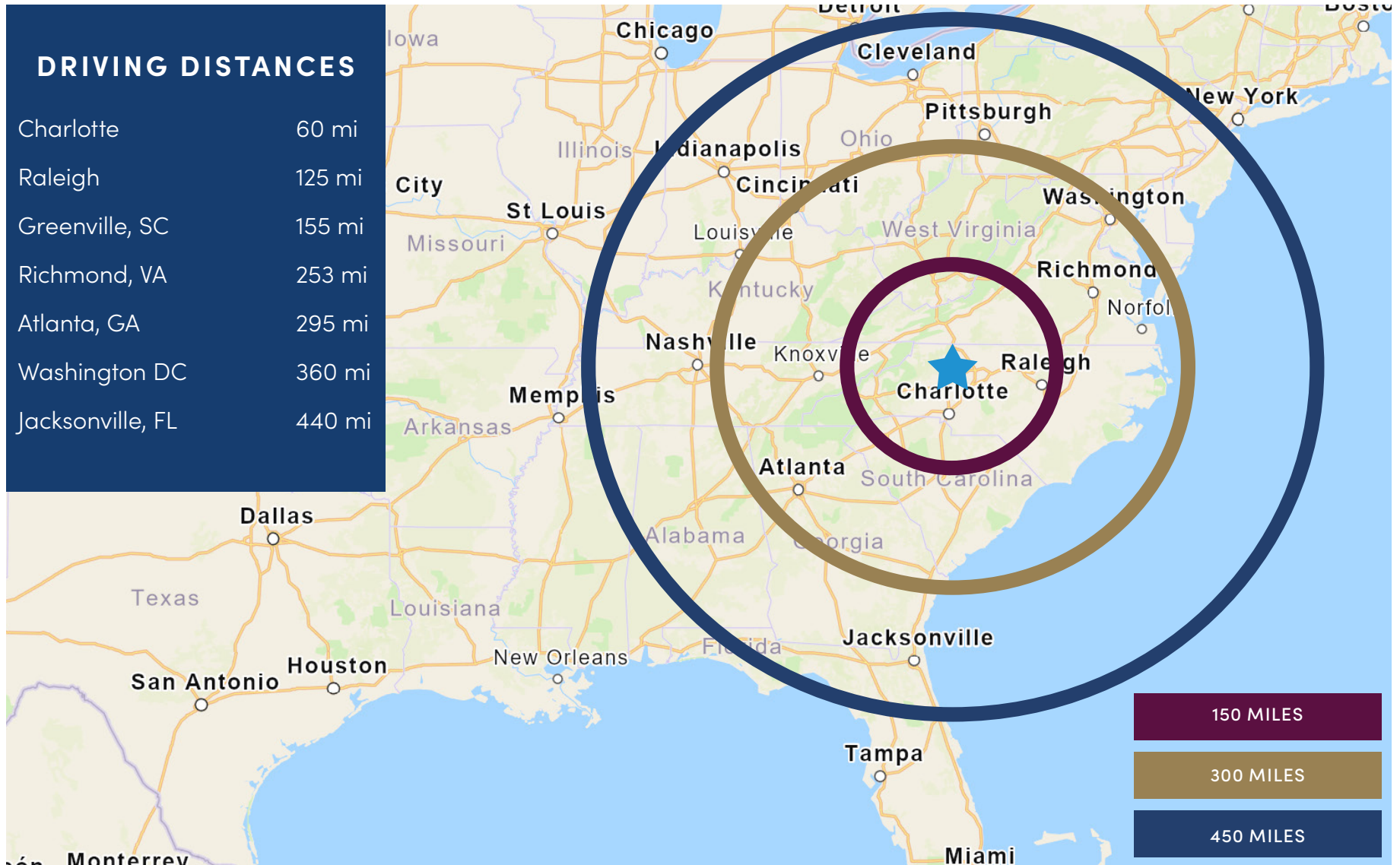
AVAILABLE TEN MONTHS FROM LEASE EXECUTION

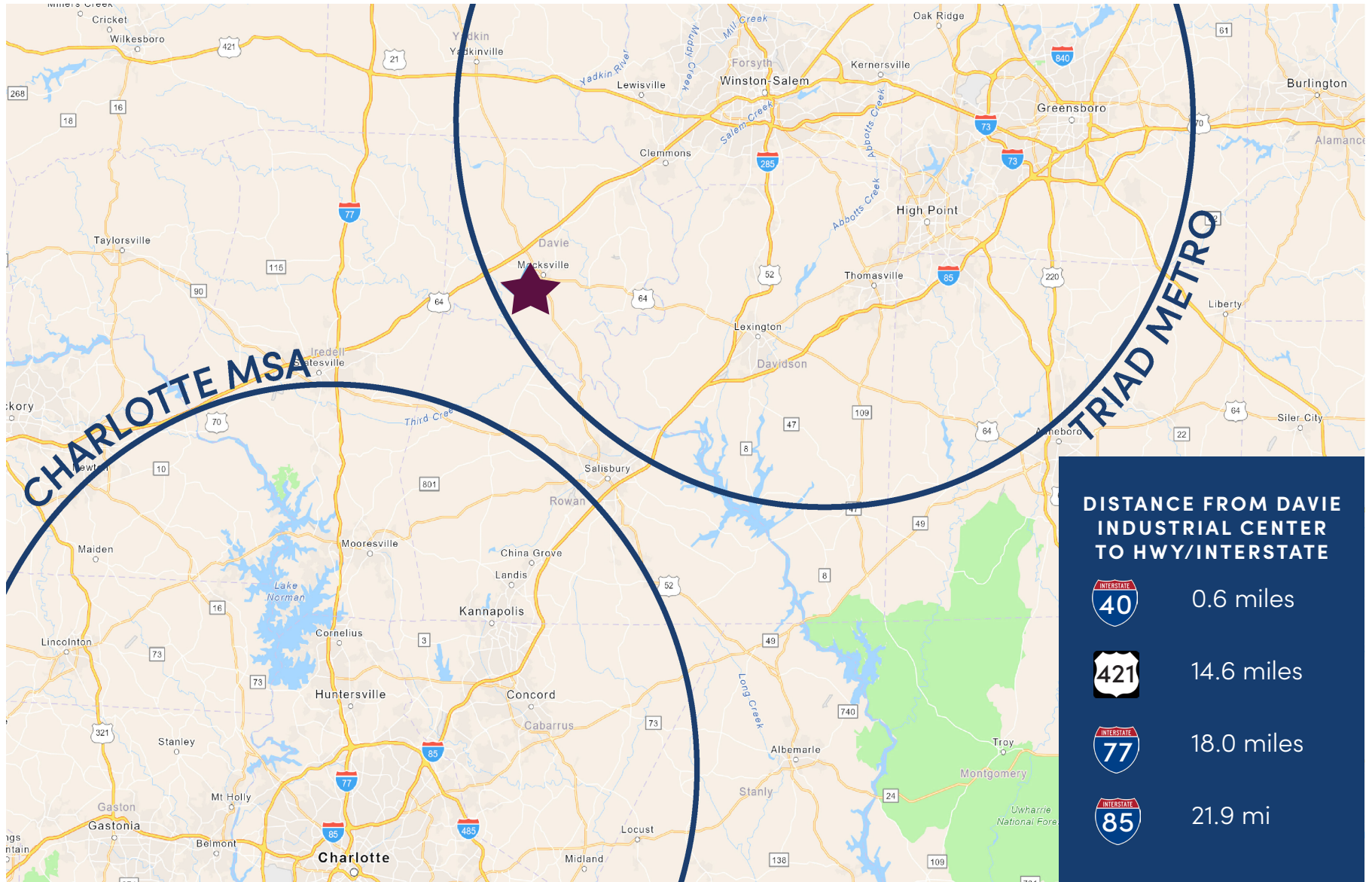
## SPECIFICATIONS

INDUSTRIAL PARK NAME	Davie Industrial Center
ADDRESS	Gildan Drive
CITY	Mocksville
STATE	North Carolina
COUNTY	Davie
TOTAL SF	±180,000
SPRINKLER SYSTEM/ TYPE	ESFR
POWER	3 Phase - 1200 amp 277/480 Volt Main Service
ELECTRICAL	Energy United
GAS	Piedmont Natural Gas
CLEAR HEIGHT	32' Minimum
CAR PARKING	Up to 50 auto parks
WATER LINE	2" - Town of Mocksville
SEWER LINE	6" - Town of Mocksville



## GILDAN DRIVE, MOCKSVILLE, NC 27028





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