

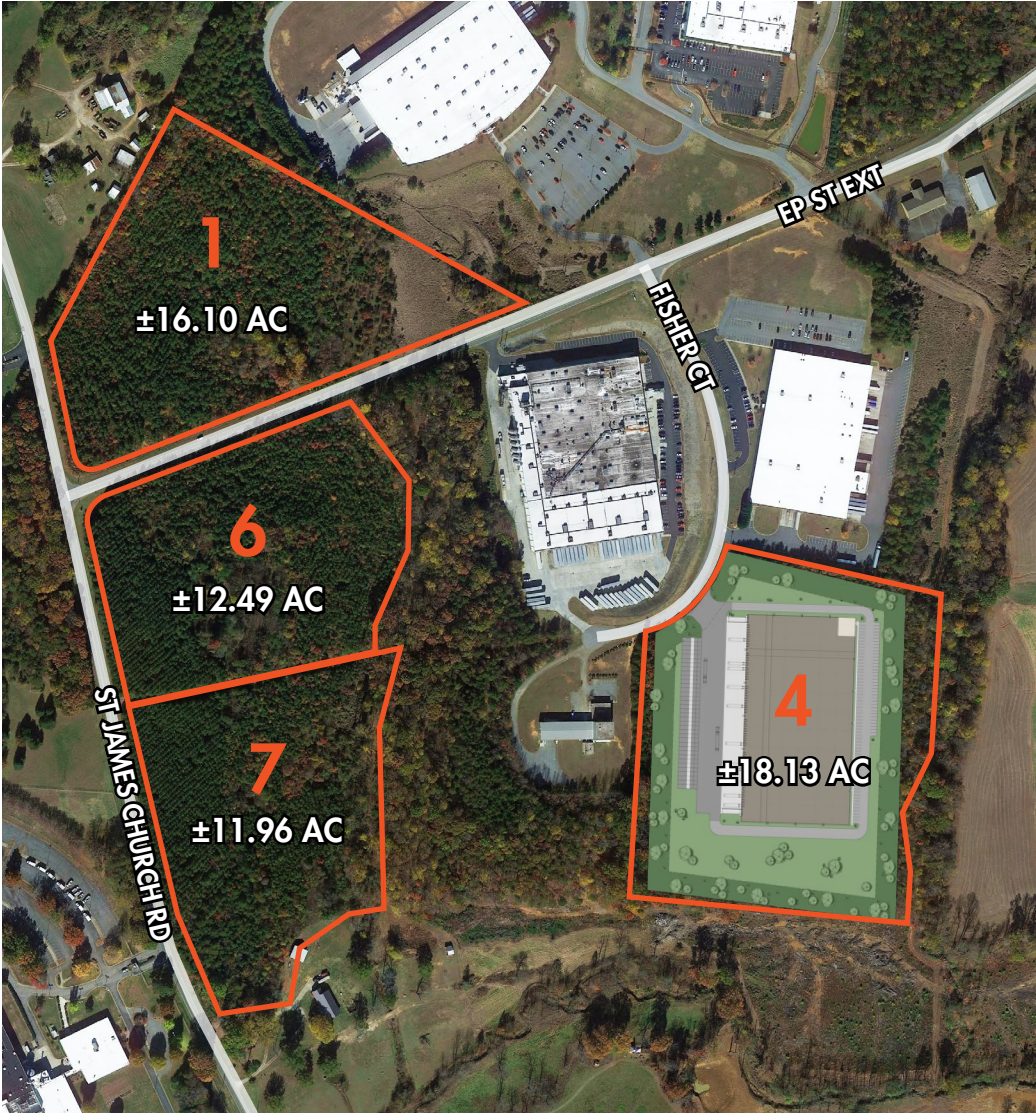
DANNER INDUSTRIAL PARK

NEWTON, NC

±100,000 - 185,000 SF PROPOSED WAREHOUSE AVAILABLE FOR LEASE OR BUILD-TO-SUIT

LAND FEATURES

MUNICIPALITY	Newton
ZONING	EM-1
PRICING	\$45,000 Per Acre
COUNTY TIER DESIGNATION	2
OPPORTUNITY ZONE	Yes; 37035011300
ELECTRIC	Public Power - Newton
GAS	Piedmont Natural Gas (Gas Line Size: 2" - 4") PSI: 60
SEWER	City of Newton (Sewer Line Size: 15")
WATER	City of Newton (Water Line Size: 12")
TELECOM	AT&T, Spectrum



FOR MORE INFORMATION, PLEASE CONTACT:

DAVID HANNA | **704-607-9675**
 Senior Vice President
 David.Hanna@foundrycommercial.com
 Licensed Real Estate Broker

WARREN SNOWDON, SIOR | **704-965-1178**
 Managing Director, Principal
 Warren.Snowdon@foundrycommercial.com
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

BUILDING FEATURES

SIZE	±184,140 SF
COLUMN SPACING	50' x 54' with 60' loading bay
CAR PARKING	±100
TRAILER PARKING	±30
TRUCK COURT	185'
BUILDING DIMENSIONS	594' x 310'
CLEAR HEIGHT	BTS
OFFICE SPACE	BTS
SPRINKLER SYSTEM	ESFR



FOR MORE INFORMATION, PLEASE CONTACT:

DAVID HANNA | 704-607-9675
 Senior Vice President
 David.Hanna@foundrycommercial.com
 Licensed Real Estate Broker

WARREN SNOWDON, SIOR | 704-965-1178
 Managing Director, Principal
 Warren.Snowdon@foundrycommercial.com
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

LOCATION MAP



FOR MORE INFORMATION, PLEASE CONTACT:

DAVID HANNA | 704-607-9675
 Senior Vice President
 David.Hanna@foundrycommercial.com
 Licensed Real Estate Broker

WARREN SNOWDON, SIOR | 704-965-1178
 Managing Director, Principal
 Warren.Snowdon@foundrycommercial.com
 Licensed Real Estate Broker

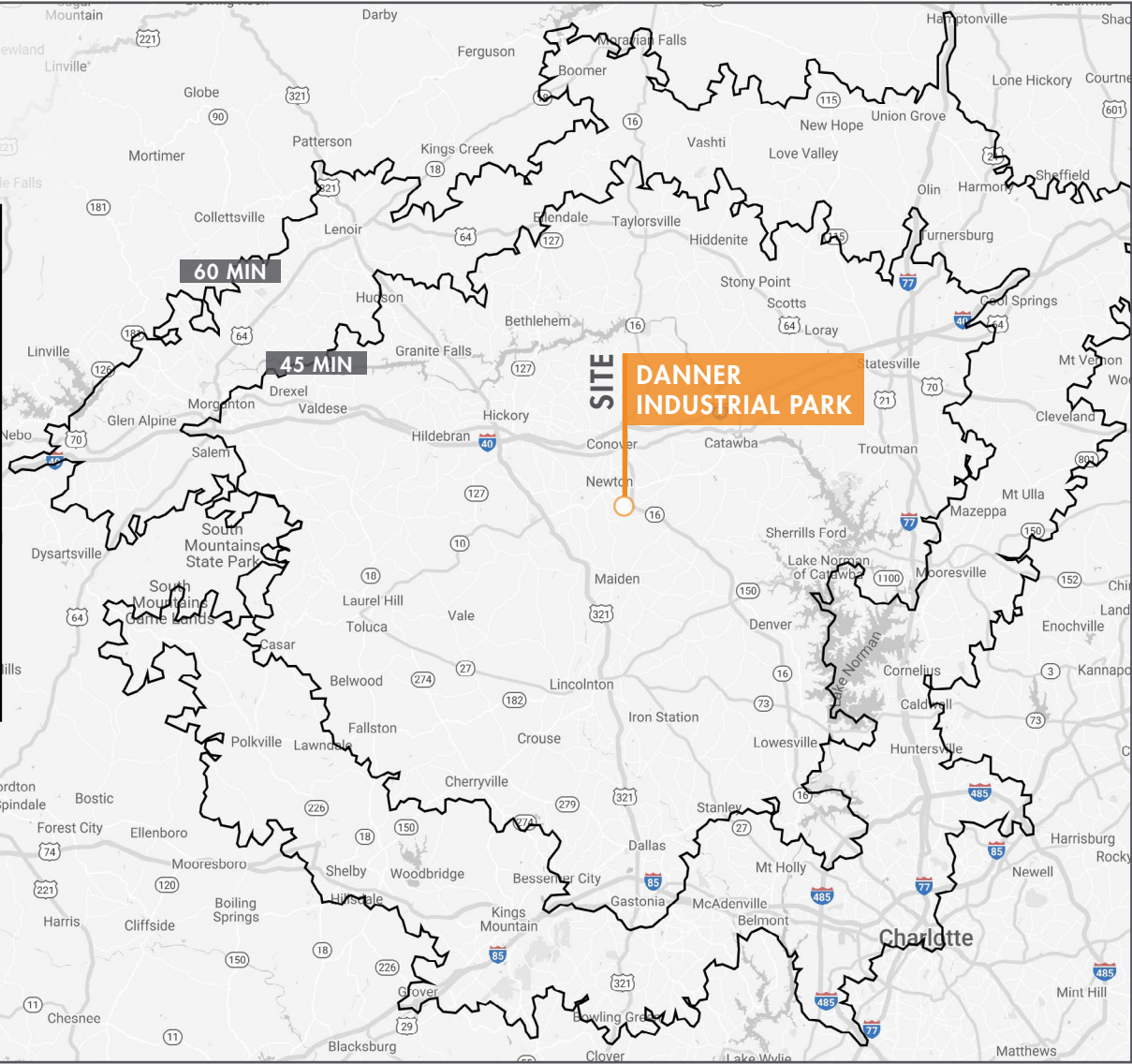


Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

LOCAL DRIVE TIME MAP & LABOR

DESTINATION	TIME	DISTANCE
Hwy 16	1 minute	0.5 miles
I-40	9 minutes	5.7 miles
Charlotte Airport	45 minutes	39.7 miles

DEMOGRAPHICS	45 MIN DRIVE TIME	60 MIN DRIVE TIME
Estimated Population	596,192	1.32 M
Total Businesses	22,067	52,641
Total Employees	266,447	610,717



FOR MORE INFORMATION, PLEASE CONTACT:

DAVID HANNA | 704-607-9675
 Senior Vice President
 David.Hanna@foundrycommercial.com
 Licensed Real Estate Broker

WARREN SNOWDON, SIOR | 704-965-1178
 Managing Director, Principal
 Warren.Snowdon@foundrycommercial.com
 Licensed Real Estate Broker



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.