

PHASE II - ±500,000

DELIVERED

# FOR LEASE

PHASE III - ±180,000

BUILD TO SUIT



Davie  
Industrial  
Center

**134 GILDAN DRIVE, MOCKSVILLE, NC 27028**

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# MASTER SITE PLAN



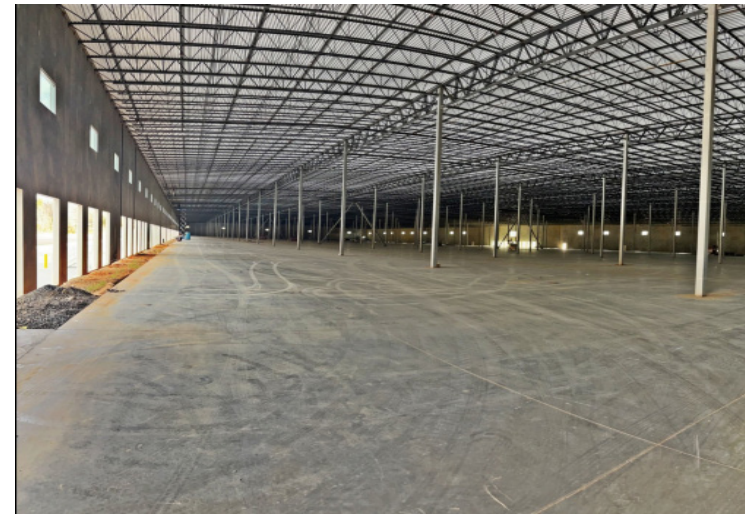
# 134 GILDAN DRIVE - PHASE II

±498,960 SF AVAILABLE

DELIVERED Q4 2023

## SPECIFICATIONS

ADDRESS	134 Gildan Drive
CITY	Mocksville
STATE	North Carolina
COUNTY	Davie
TOTAL SF	±498,960
OFFICE	±4,000 SF at \$100 PSF
CLEAR HEIGHT	36'
BUILDING DIMENSIONS	1134' x 440'
COLUMN SPACING	54'0" x 53'4" (Typical) 60'0" x 54'0" (Loading)
FLOORING	7" Concrete (4,000 PSI)
DOCK DOORS	40 (Expandable to 66)
DRIVE-IN DOORS	2 - (12' x 14')
TRUCK COURT DEPTH	130'
TRAILER PARKING	45 spaces (expandable to 300)
CAR PARKING	110 spaces (expandable to 400)
SPRINKLERS	ESFR
WATER/SEWER	Town of Mocksville
NATURAL GAS	Piedmont Natural Gas
ELECTRICITY	Energy United
LIGHTING	LED Fixtures with Occupancy Sensors (30 FC at 3' above the finished floor)
POWER	2000 AMP - 3 Phase 4 Wire 277/480 Volt SWB MFP Modified if Needed
HVAC / VENTILATION	Cambridge Heating and Ventilation Units with Exhaust Fans & Louvers One Air Change Per Hour



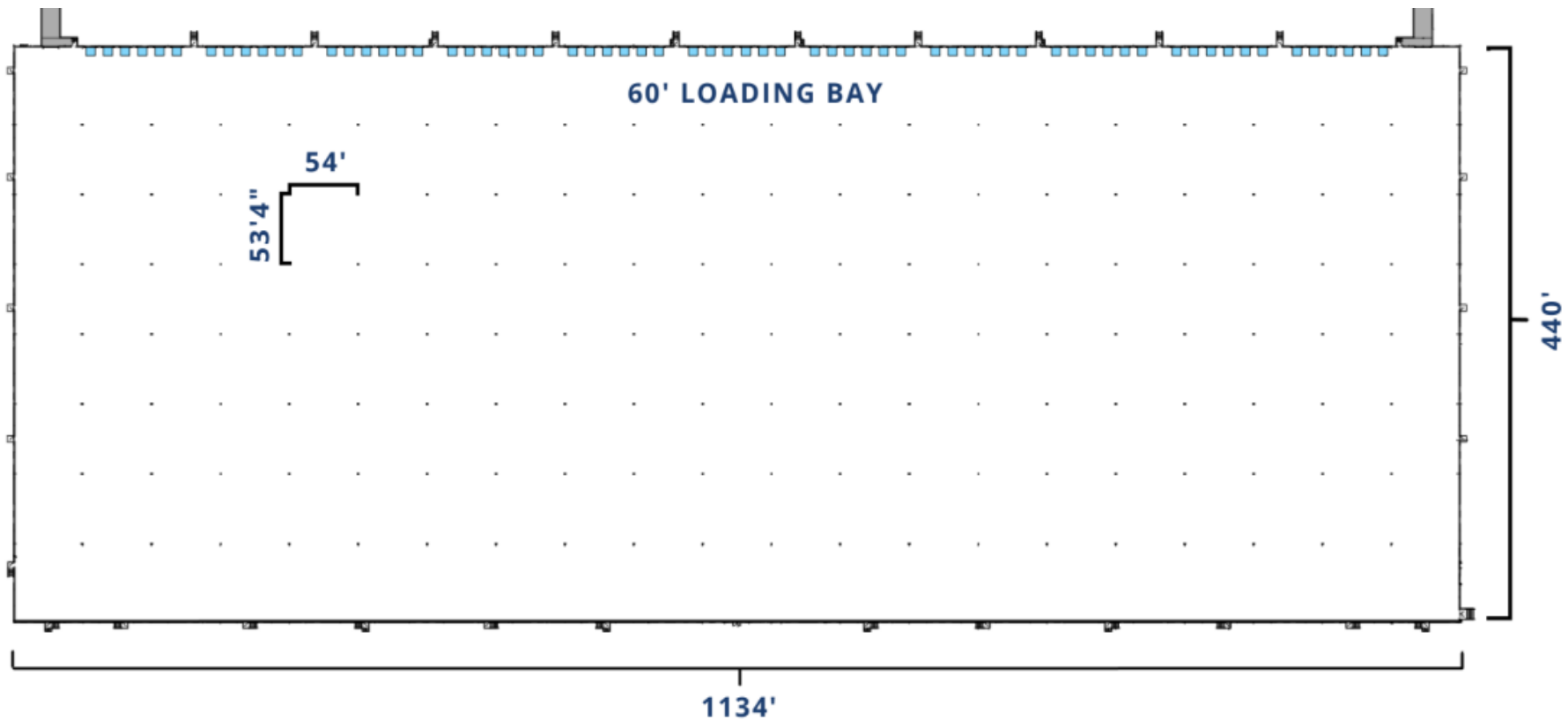
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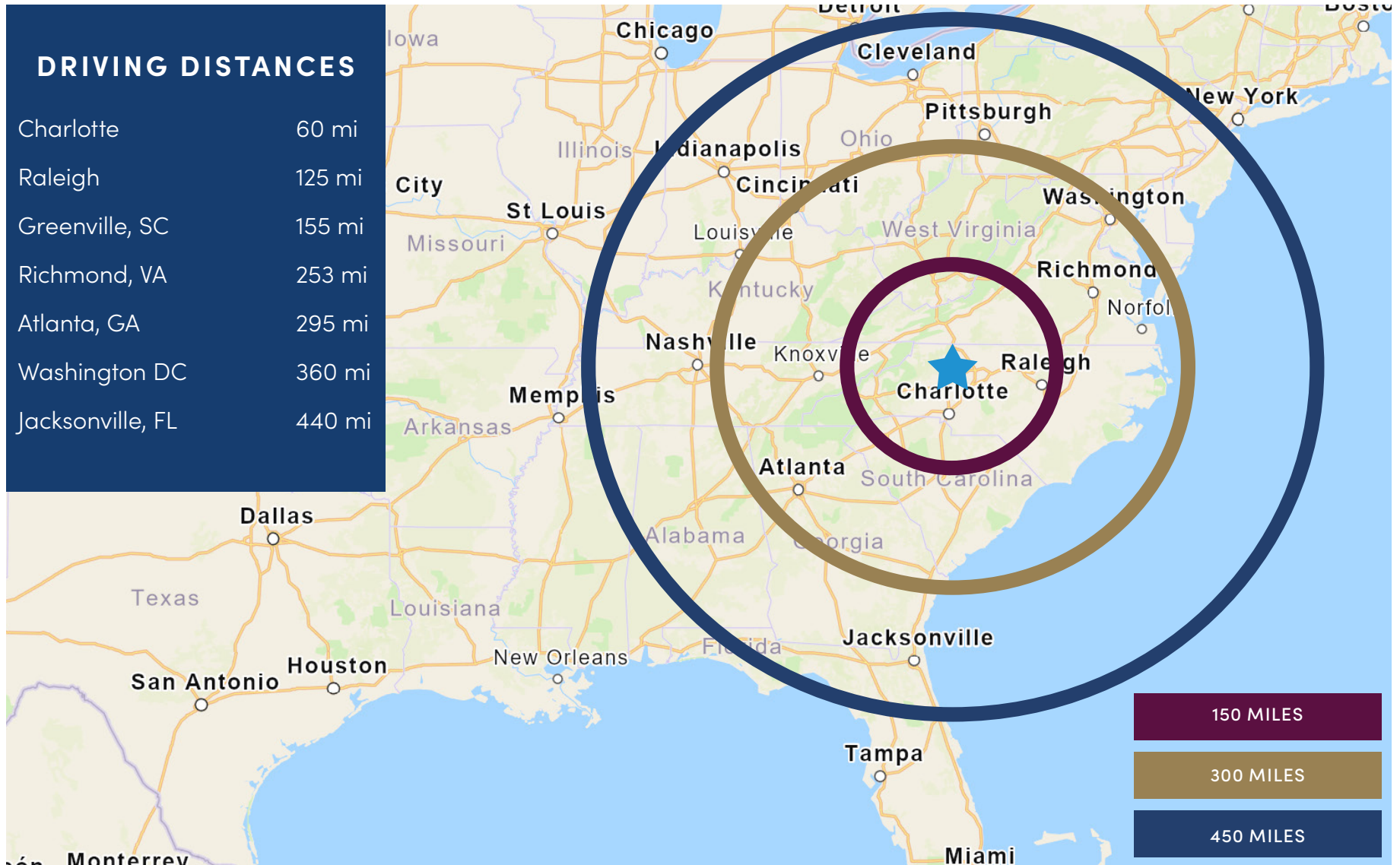
## FLOOR PLAN

66 DOCK DOORS  
2 DRIVE-INS  
36' CLEAR HEIGHT



±498,960 SQUARE FEET

## GILDAN DRIVE, MOCKSVILLE, NC 27028



# 134 GILDAN DRIVE - PHASE II

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Davie Industrial Center

# 134 GILDAN DRIVE - PHASE II

±498,960 SF AVAILABLE



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±498,960 SF

## POWER - SUBSTATION: PROXIMITY & CAPACITY

