



CLASS A - MANUFACTURING FACILITY

422,315K SF ON 50+ ACRES.

250K+ SF EXPANSION AVAILABLE

HVAC THROUGHOUT: 26 AIR EXCHANGE PER HOUR

EXISTING COMPRESSED AIR AND CHILLED WATER SYSTEMS

10 MW+ CAPACITY - ABILITY TO EXPAND TO 80MW+

ESFR SPRINKLER DENSITY IS 0.3 / GPM / SQUARE FOOT

WORLD CLASS MANUFACTURING WORK FORCE TO HIRE FROM

PROPERTY OVERVIEW

High quality modern manufacturing building previously occupied and outfitted by Gildan Yarns with high capacity power, compressed air and chilled water systems to support a major manufacturing operation. The facility is situated on a 50 acres site less than two miles from Interstate 85 and within one hour of Charlotte Douglas International Airport with over 700 daily flights. The sixteen county Charlotte Region is the world headquarters to nine Fortune 500 companies and a population of over 2.6 million people. The area offers a highly skilled workforce in a right to work state and very competitive location sensitive operating costs.

WAREHOUSE FEATURES

CLEAR HEIGHTS: 24'-27'

POWER: 10MW+ power capacity

WATER: 2M GPD fresh + 1.6M GPD waste water per day

LOADING: 14 Dock-level doors +5 Grade level

LOCATION: 2 miles to I-85 and 1 hour to CLT Airport

Mike O'Neill Jr. - Principal

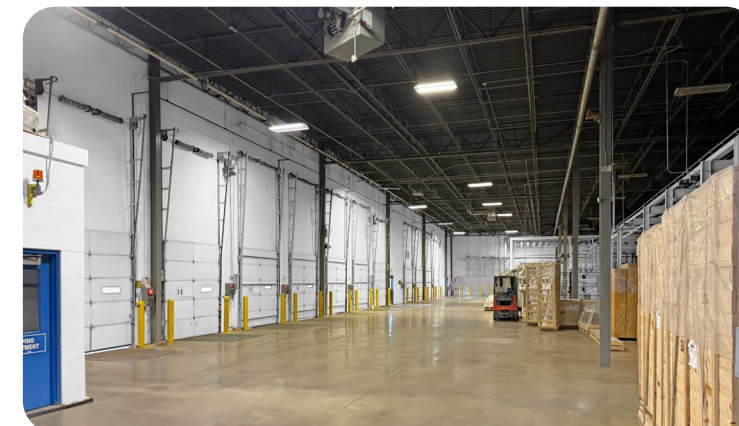
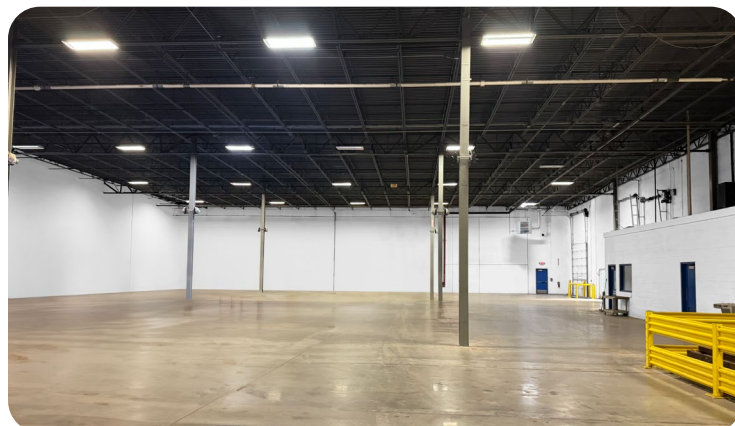
610 - 220 - 0255

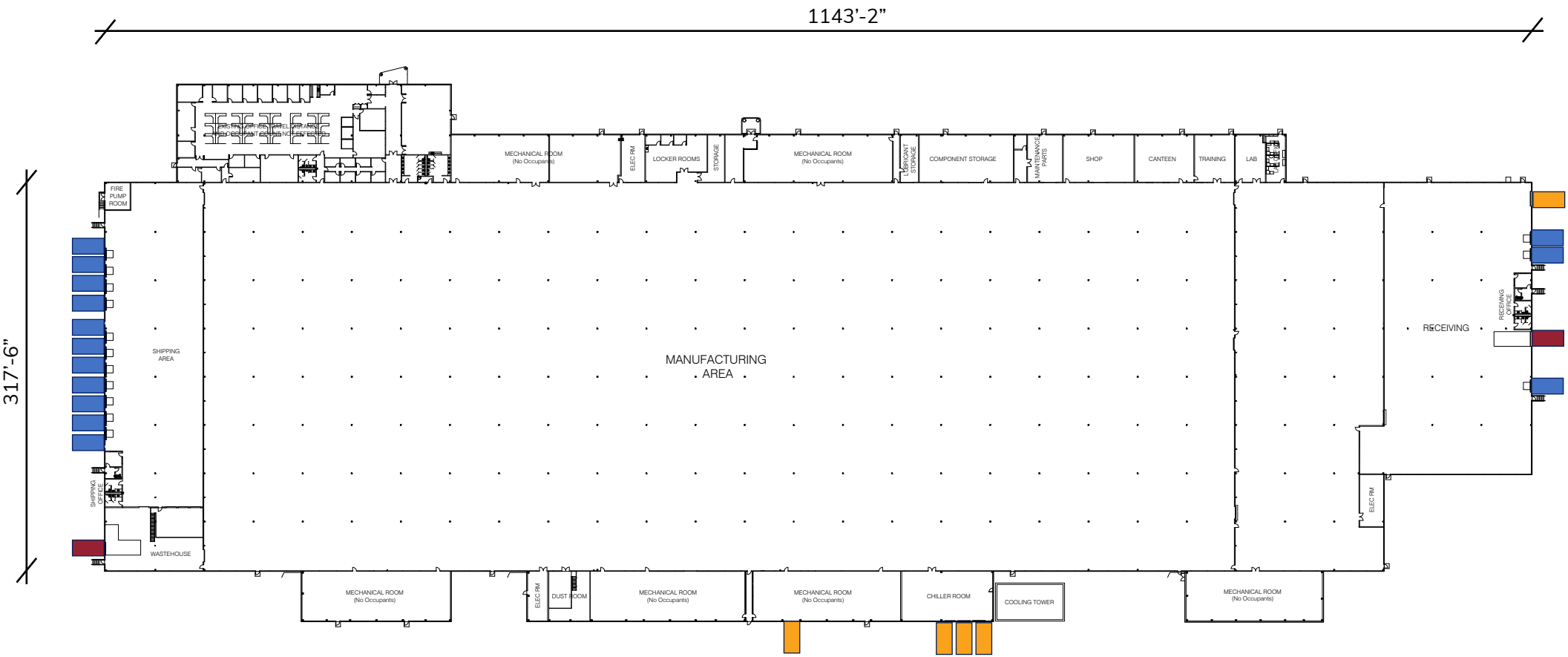
moneilljr@preferred.com

Kyle Wade. - Leasing

856 - 745 - 1430

kwade@preferred.com





Columns Spacing: 39'-5" x 39'-4"

- DOCK LEVEL DOORS
- GRADE LEVEL DOORS
- INTERIOR TRUCK WELLS

• 4 Million People Located Within An Hour Drive



Preferred Investments is a team of accomplished value-add real estate developers. Our strength lies in our experience, ability to navigate complex situations, and our commitment + personal involvement pledged to our tenant's success. We are adaptive to the needs of businesses, offering innovative renovation packages that are 'built-to-suit' long term growth objectives.





CLASS A
MANUFACTURING
FACILITY



AREA
422,315 SF BUILDING
50+ ACRE SITE



250K+ SF
EXPANSION
AVAILABLE



PARKING
EMPLOYEE: 461



CLEAR HEIGHTS
24' - 27'



2014 NEW TPO
ROOF
10 YEARS LEFT ON
WARRANTY WITH GAF



TRUCK
LOADING
14 DOCK-LEVEL DOORS
5 GRADE LEVEL DOORS



BUILDING
DETAILS



BUILDING IS SERVICED BY 12 KV LINE - UPGRADE WILL TAP INTO THE 100 KV LINE THAT IS PRESENT ON SITE
10MW+ (IMMEDIATELY) | 24-50MW (24-36 MONTHS) | 80+ MW (36-48 MONTHS)

IMMEDIATELY

24-36 MONTHS

36-48 MONTHS

10 MW+

24-50 MW

80+ MW



6
2500 KVA
TRANSFORMERS



5
3,000 AMP 600Y/347V
SWITCHGEAR



1
3,000 AMP 480Y/277V
SWITCHGEAR

POWER CAPACITY



320,000 SF
COVERAGE



3
MARLEY SPX
COOLING TOWERS



2
1,000 TON
CHILLERS



HVAC SYSTEMS



1
500 TON
CHILLER



2
180 HP
AIR
COMPRESSORS



2
HIGH
PRESSURE
DRYERS



6
AIR WASHERS

WATER
+ FIRE
UTILITIES



SPRIKLER DENSITY
0.3 / GPM / SQUARE FOOT



10 INCH WATER LINE
2 MILLION GALLONS PER DAY,
CAN BE MORE



8 INCH SEWER LINE
1.6 MILLION GALLONS PER DAY
CAN BE MORE