



**REAL ESTATE TAX INCENTIVE
10 YEAR PROPERTY TAX REBATE**

150 SOUTHRIDGE PARKWAY
BESSEMER CITY, NC 28016

FOUNDRY
COMMERCIAL

±280,460 SF FOR LEASE

CLASS A MANUFACTURING / DISTRIBUTION



PROPERTY FEATURES

ADDRESS	150 Southridge Parkway	DOCK DOORS	52 (9' x 10')
AVAILABLE	±280,460 SF	DRIVE-IN DOORS	2 (14' x 16')
OFFICE SF	Two 2,500 SF Office Suites	SPRINKLER SYSTEM	ESFR
ZONING	BC (Business Campus/Production)	FLOOR THICKNESS	7"
CLEAR HEIGHT	36'	TRUCK COURT DEPTH	190'
BUILDING DIMENSIONS	280' x 1000'	ROOF	TPO (White), Insulation R-19.2, 20 YR Warranty
COLUMN SPACING	50' x 55' with 60' Loading Bay	ELECTRICAL	2,000 AMP
CAR PARKING	244	TRAILER PARKING	59

FOR MORE INFORMATION, PLEASE CONTACT:

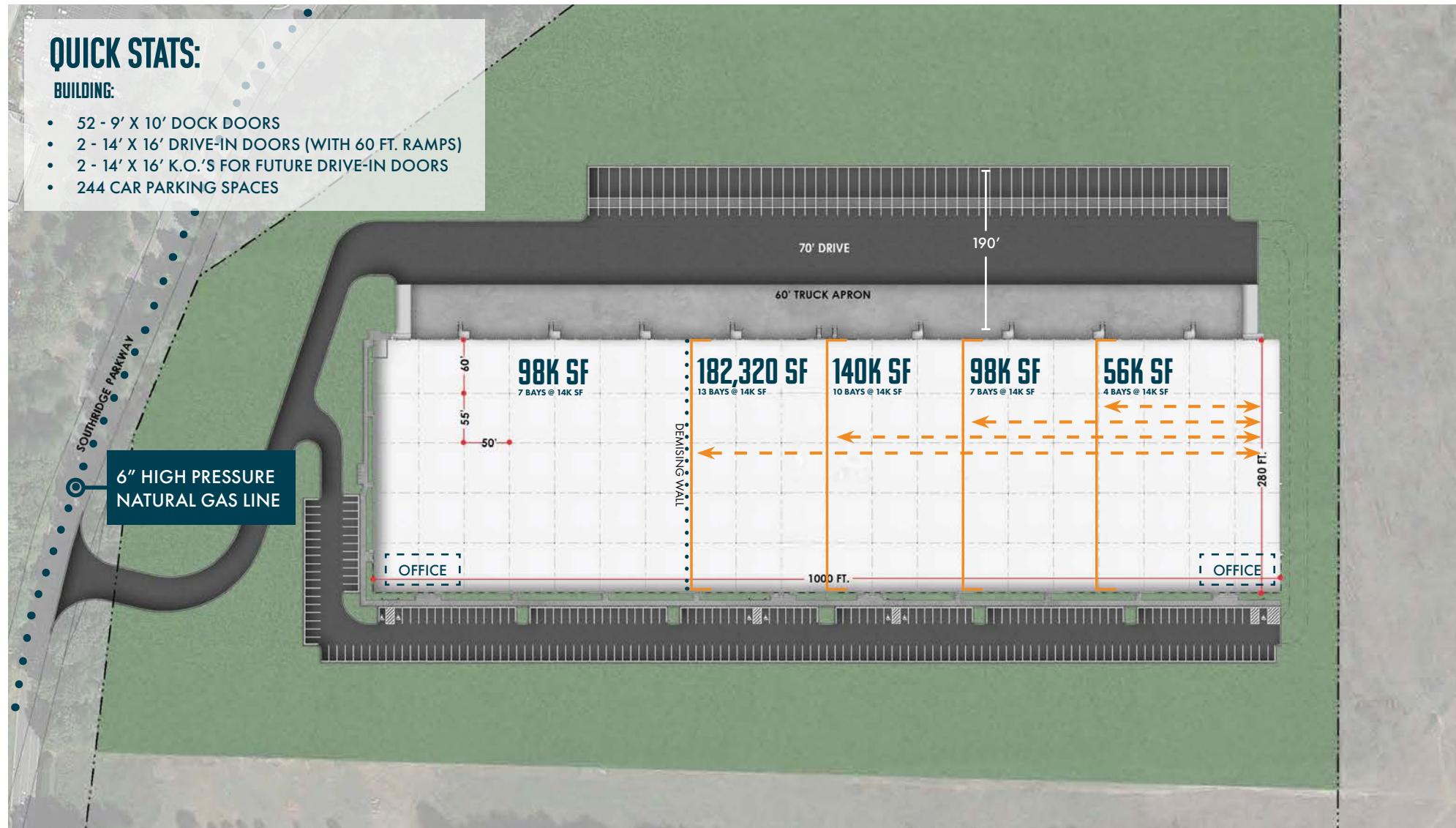
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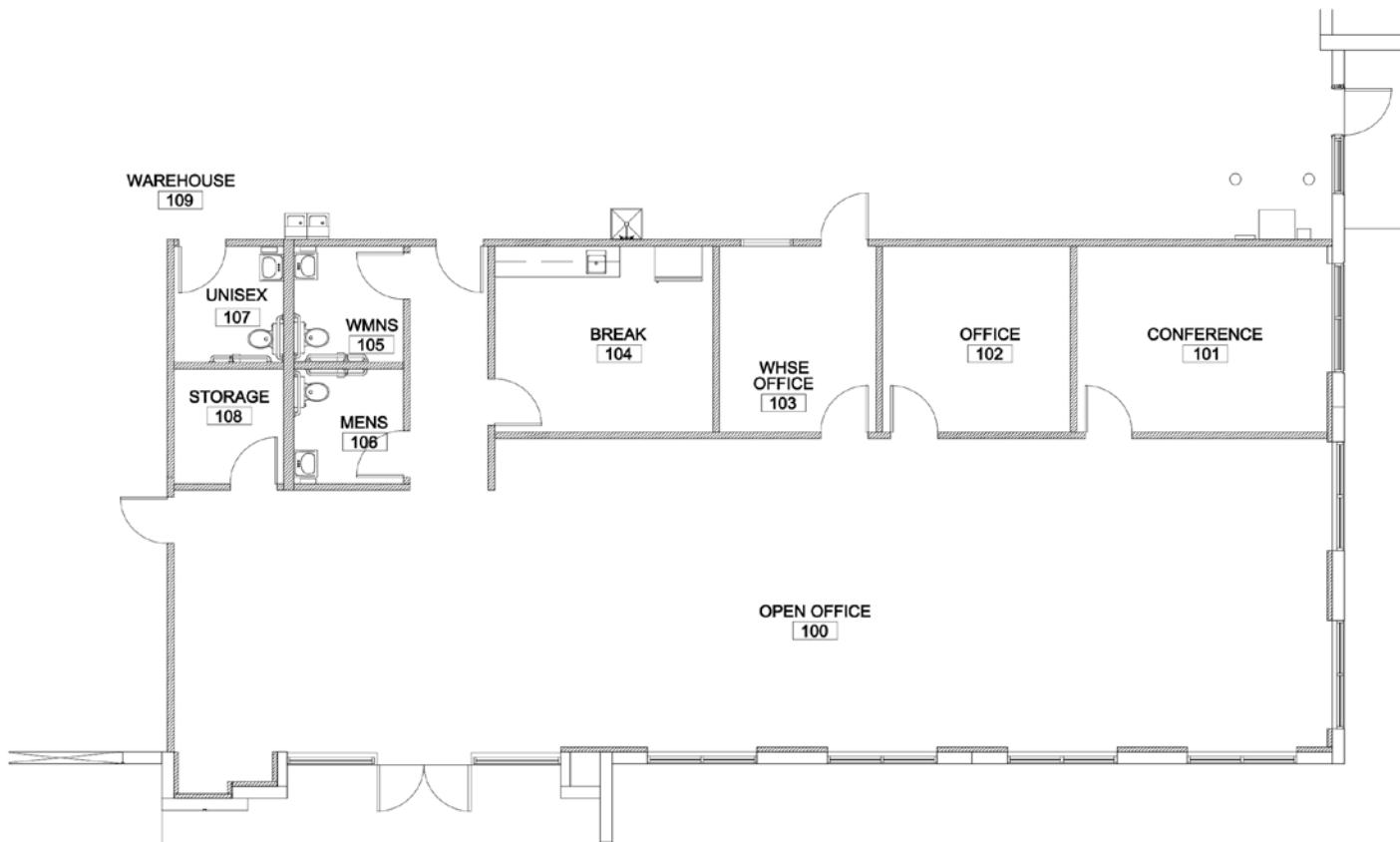
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QUICK STATS:

OFFICE:

- 2,500 SF
- ALL NEW FINISHES THROUGHOUT OFFICE AREA
- NEW 2'X4' CEILING GRID AND LED LAY-IN LIGHTS THROUGHOUT OFFICE AREA
- NEW DOORS ARE TYPICAL 3'X7' SOLID-CORE WOOD U.O.N.
- FURNITURE N.I.C. - BY TENANT
- MEETING ROOM TO HAVE (1) FLOOR BOX WITH A/V TIE-IN



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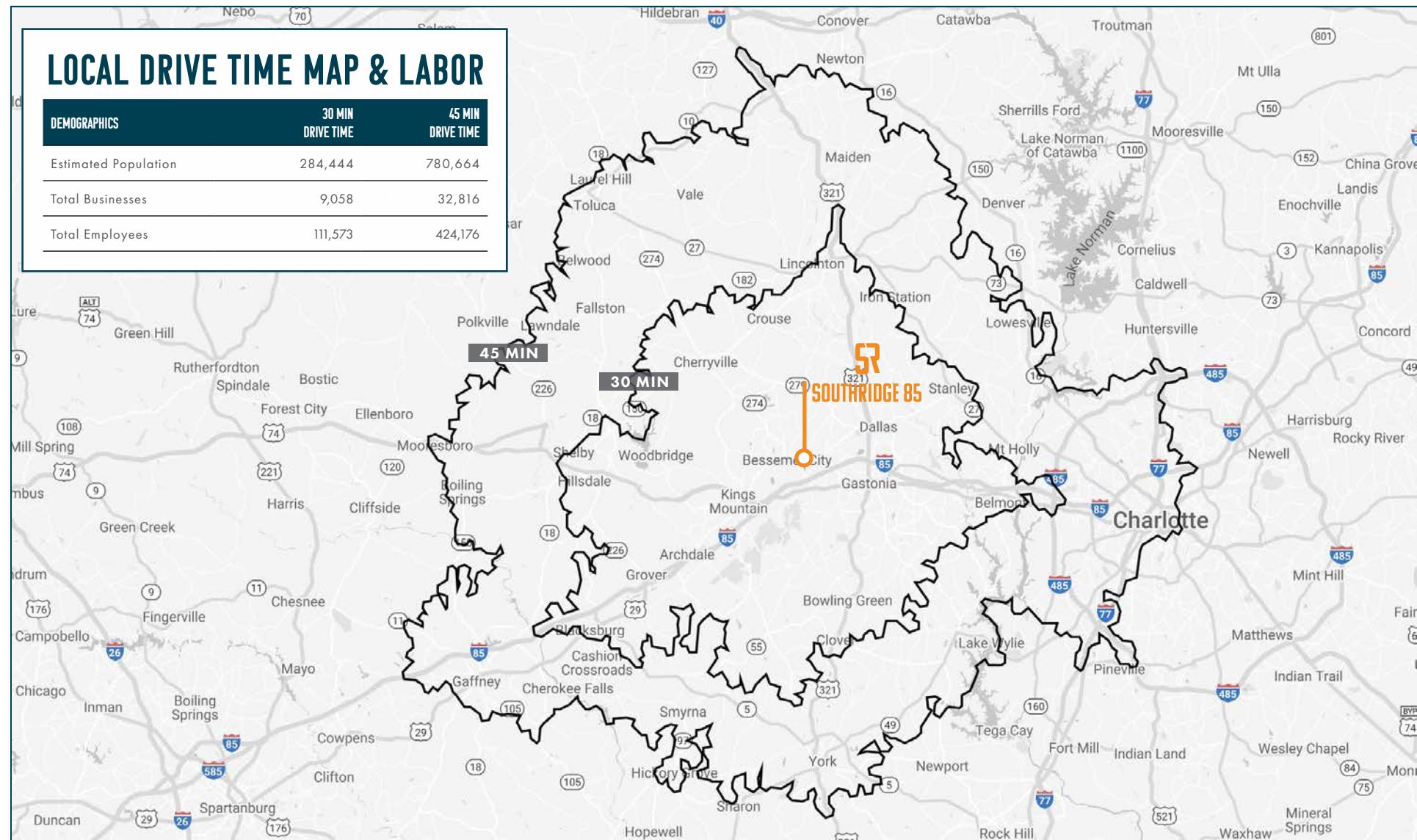
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LOCAL DRIVE TIME MAP & LABOR

Demographics	30 Min Drive Time	45 Min Drive Time
Estimated Population	284,444	780,664
Total Businesses	9,058	32,816
Total Employees	111,573	424,176



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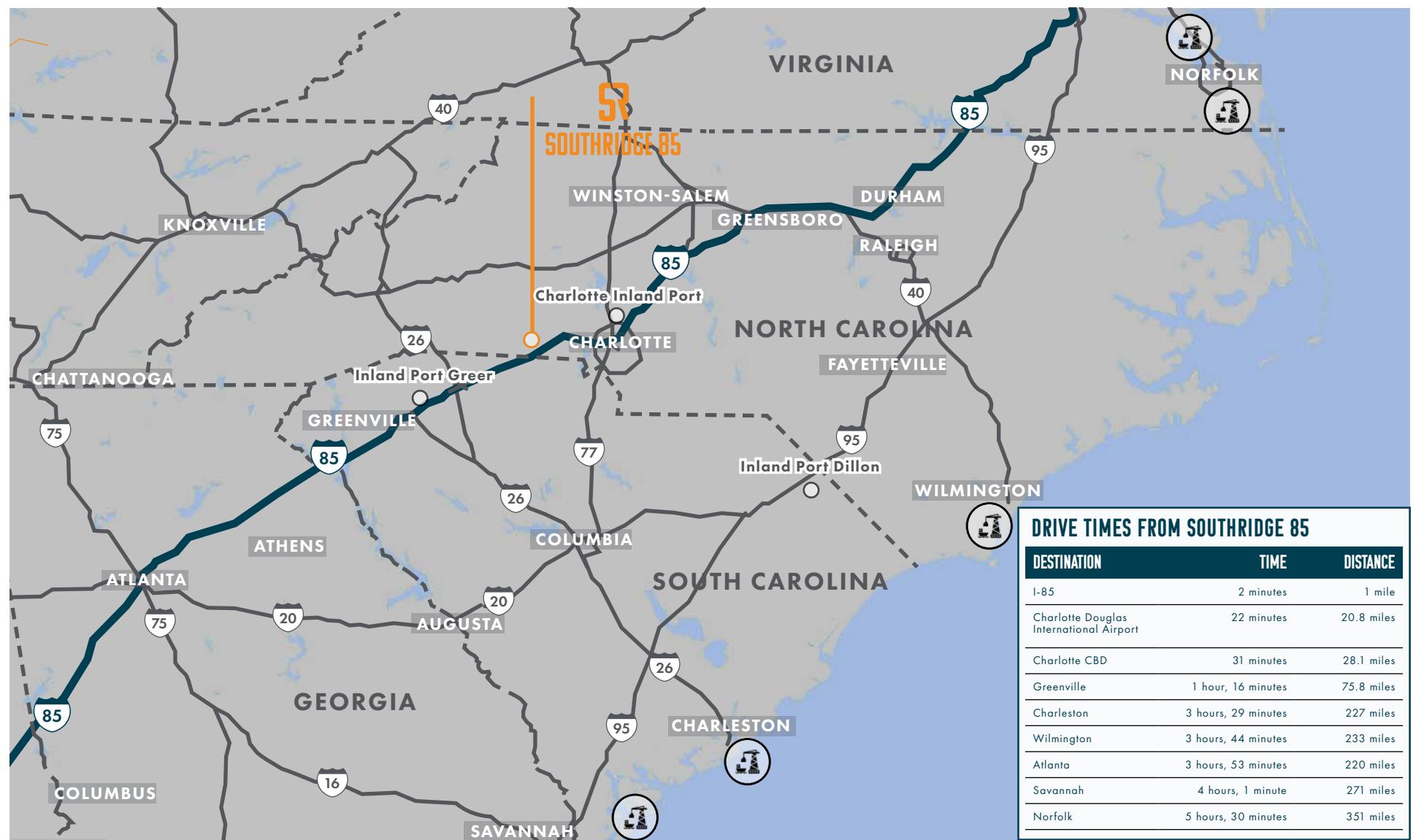
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