

**FOR SALE**

# 612 SOUTH BROWN ST

**457,000 BUSHEL GRAIN  
ELEVATOR W/RAIL -  
CHADBOURN, NC**

Chadbourn, NC 28431

**PRESENTED BY:**

**MARK J. MAYFIELD, CCIM, CPM, SEC**

O: 803.325.1000

NC #133386

[mark.mayfield@svn.com](mailto:mark.mayfield@svn.com)





## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	7,342 SF
<b>LOT SIZE:</b>	11.14 Acres
<b>ZONING:</b>	I-2
<b>APN:</b>	24182 and 25341, Township 13

## PROPERTY OVERVIEW

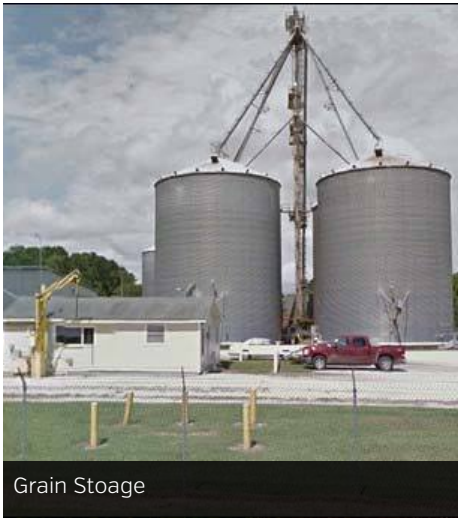
The site consists of two tracts of land. The northern tract is 6.04 acres of farmland; the southern tract is 5.1 acres containing the grain elevator: main office with adjacent metal storage warehouse, a propane storage tank, an electrical shed containing the motor controls, and the various grain storage bins of both flat bottom and hopper bottom top. The entire property is fenced, with two control gates allowing ingress/egress from/to Brown Street.

Available storage consists of about 457,000 bushels of storage space in four upright, flat bottom grain bins; and three stiffened hopper-bottom bins. The flat bottom bins have sweep augers.

## PROPERTY HIGHLIGHTS

- Rail Access: Spur to Carolina Southern Mainline
- 457,000 Bushel Storage
- Four upright, flat bottom grain bins; and three stiffened hopper-bottom bins

MARK J. MAYFIELD, CCIM, CPM, SEC  
 O: 803.325.1000  
 mark.mayfield@svn.com  
 NC #133386



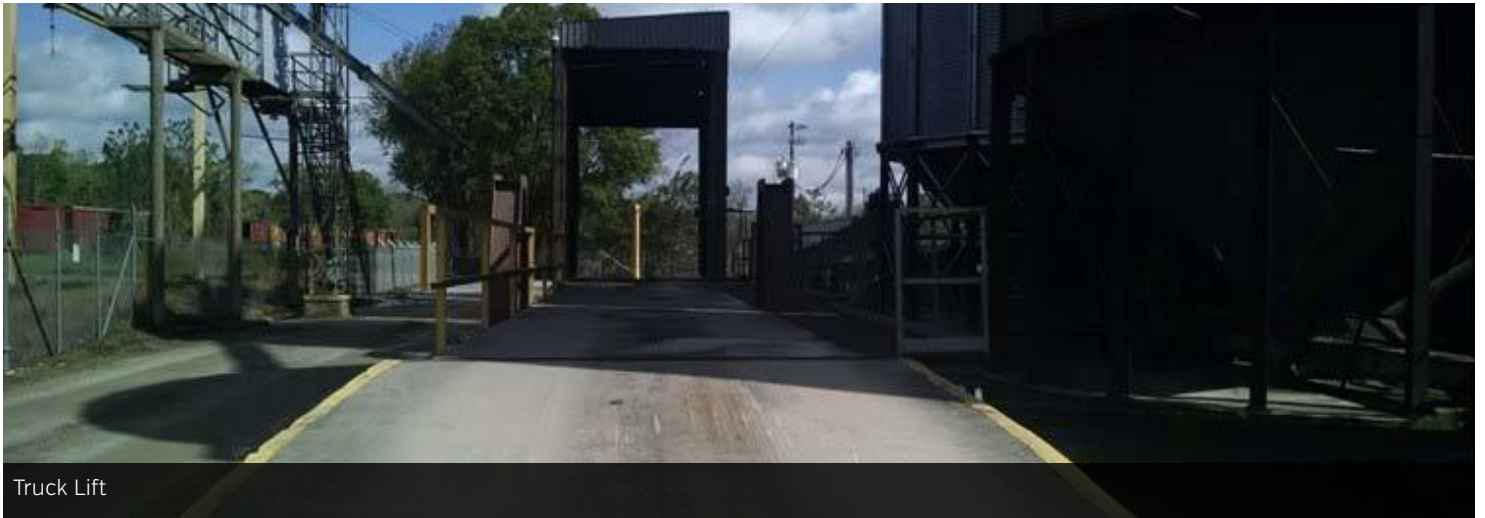
Grain Storage



Scale House Interior



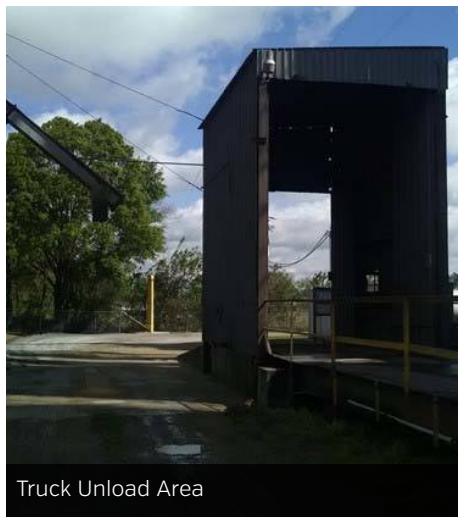
Scale House Interior



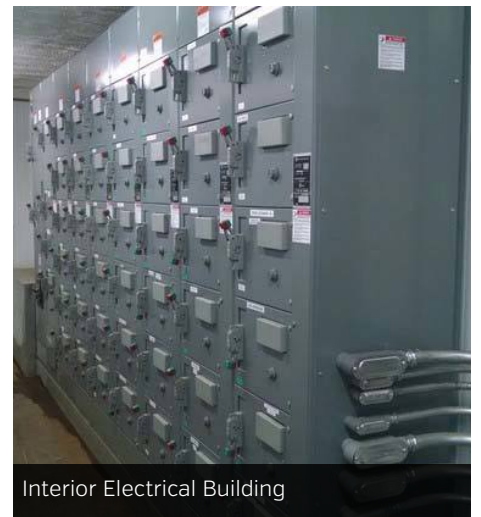
Truck Lift



Truck Scales



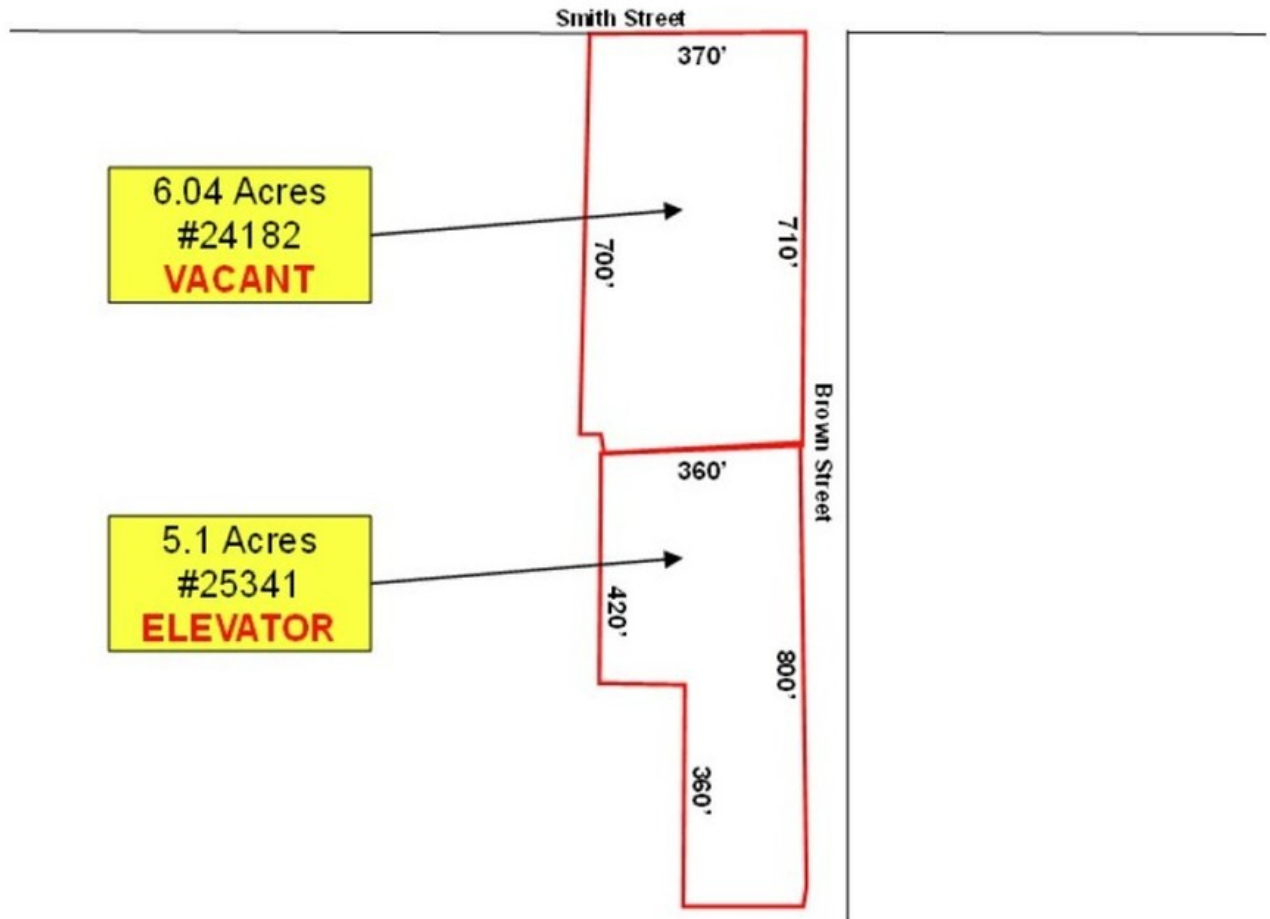
Truck Unload Area



Interior Electrical Building

MARK J. MAYFIELD, CCIM, CPM, SEC  
O: 803.325.1000  
mark.mayfield@svn.com  
NC #133386

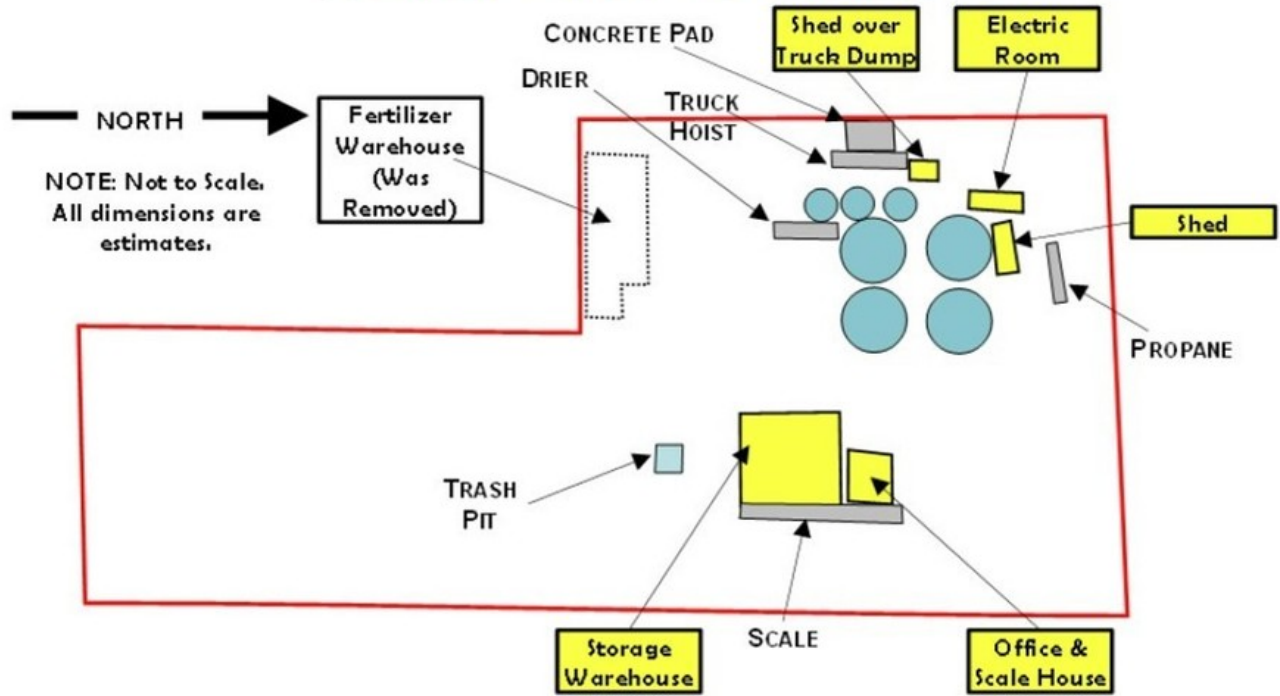
## Site Layout



### Site Layout

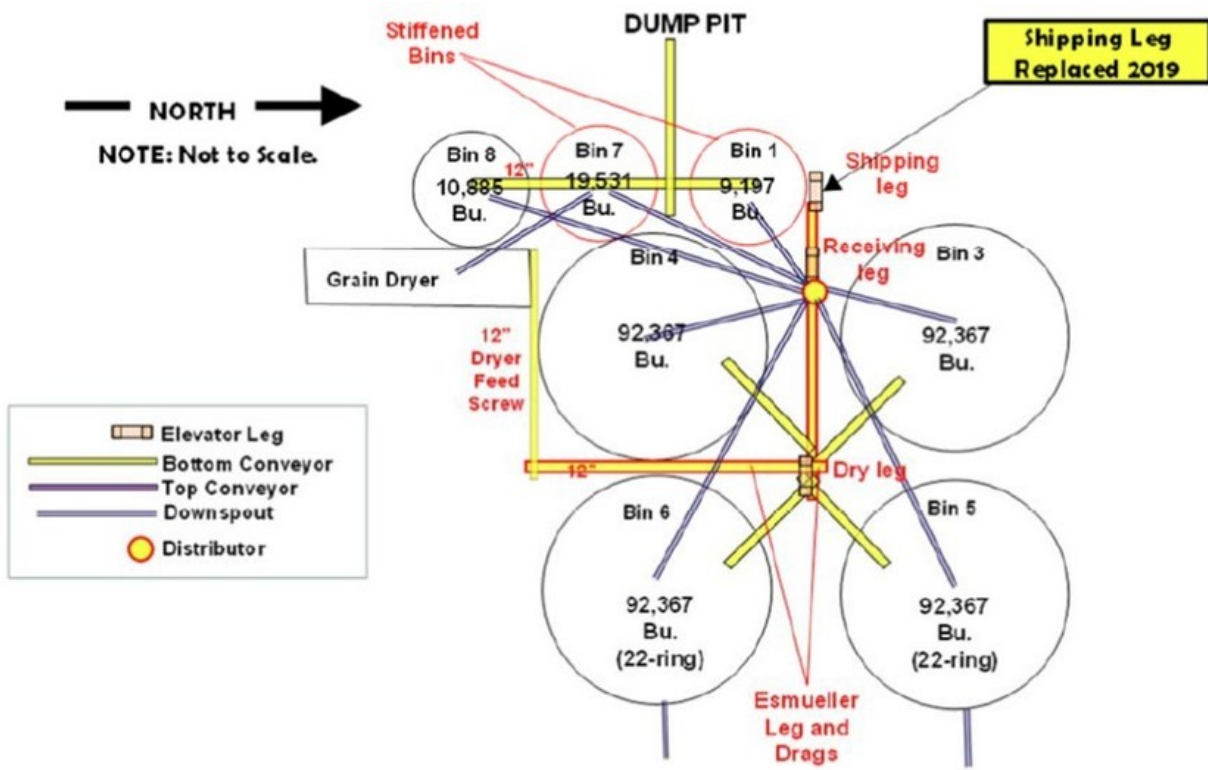
MARK J. MAYFIELD, CCIM, CPM, SEC  
O: 803.325.1000  
mark.mayfield@svn.com  
NC #133386

### Site Layout – 5.1 Acre Tract (Elevator)



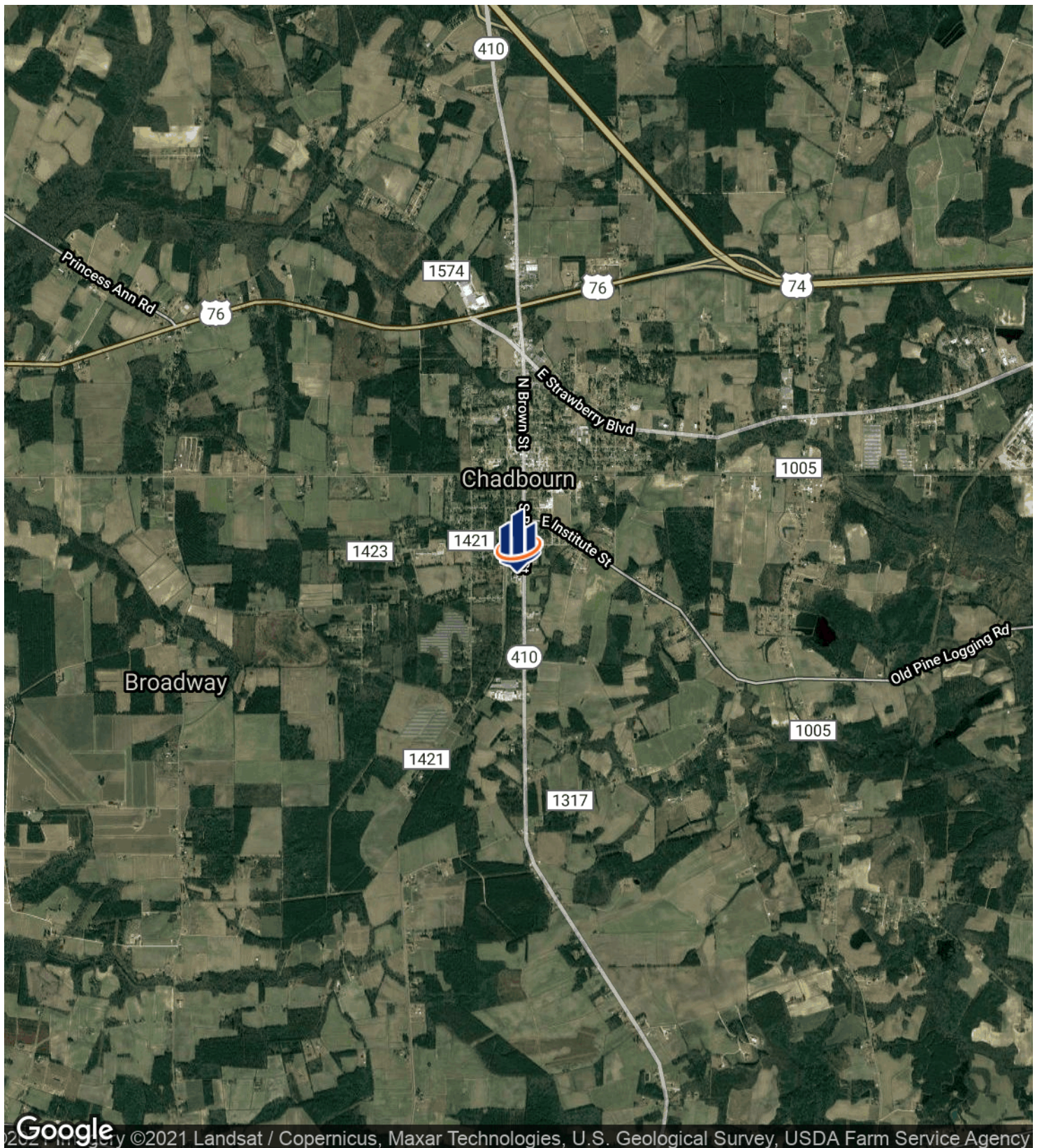
Site Layout with Elevator

MARK J. MAYFIELD, CCIM, CPM, SEC  
 O: 803.325.1000  
 mark.mayfield@svn.com  
 NC #133386

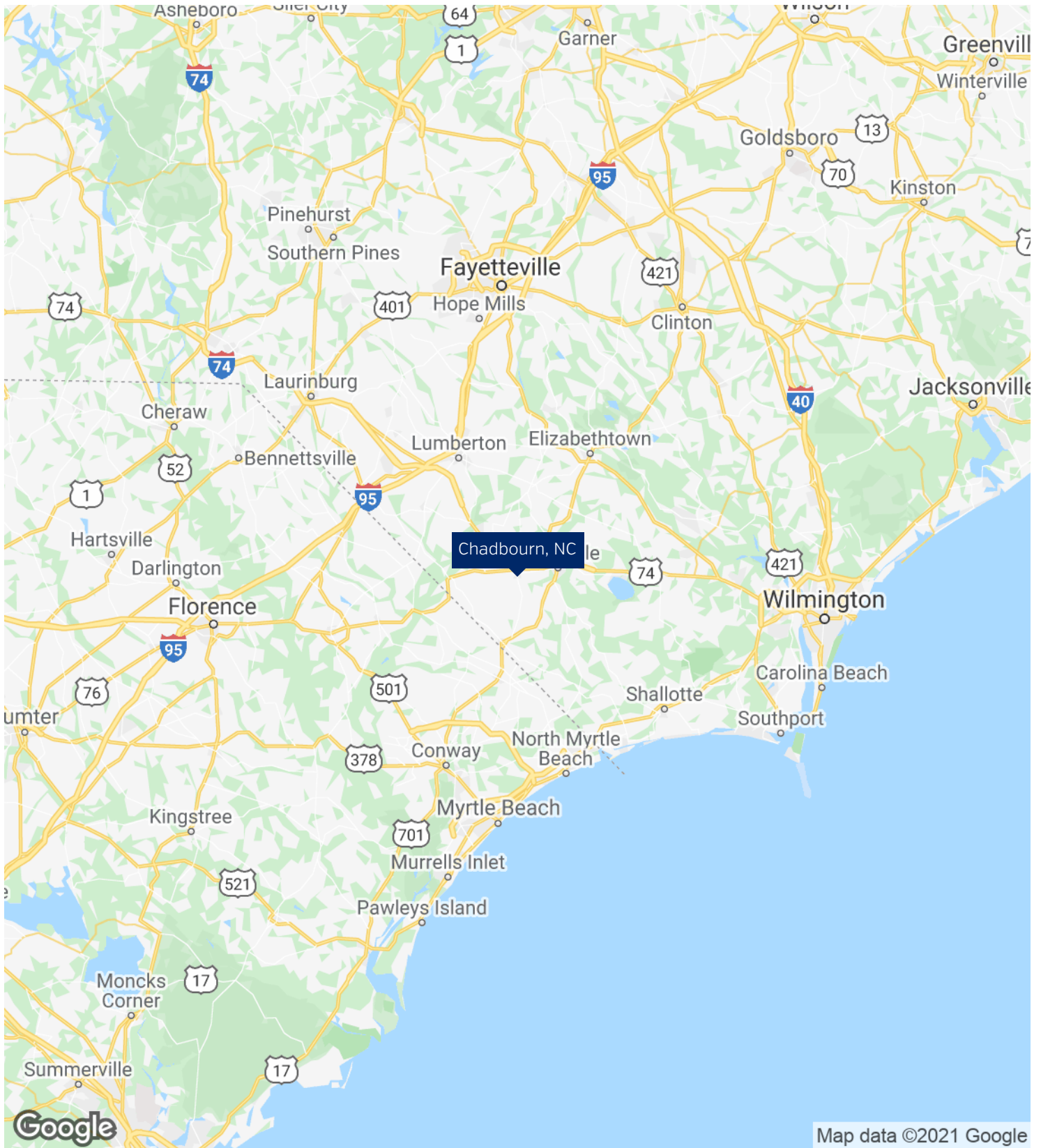


Grain Elevators and Conveyor Layout

MARK J. MAYFIELD, CCIM, CPM, SEC  
 O: 803.325.1000  
 mark.mayfield@svn.com  
 NC #133386



MARK J. MAYFIELD, CCIM, CPM, SEC  
O: 803.325.1000  
mark.mayfield@svn.com  
NC #133386



MARK J. MAYFIELD, CCIM, CPM, SEC  
O: 803.325.1000  
mark.mayfield@svn.com  
NC #133386