

**725 Shea Road
Newton, NC**

Location / Business Park:	Catawba County, NC; 60 miles northwest of Charlotte; 6 miles from Interstate 40, 5 miles from Highway 321, 27 miles from Interstate 77, 29 miles to Interstate 85
Building Square Feet	109,000 SF
Building Dimensions:	250' x 400'
Column Spacing:	25'x62'
Land Area:	6.72 acres
Office Area:	9,000 SF
Warehouse Area:	100,000 SF
Zoning:	EM-1 (Industrial)
Date of Construction:	1986
Construction Type:	Pre-Engineered Metal
Floor:	6" slab on grade
Roof Type Structure:	Metal & Built up
Auto Parking:	Asphalt/Gravel
Loading:	5- (8'W x 12'H) manual dock doors with levelers and seals (East Wall) 5-(10'Wx12'H) manual dock doors with levelers and seals (East Wall) 5-(12'W x 12'H) manual dock doors with levelers

	and seals (South Wall)
	1-manual drive in door (South Wall)
Ceiling Height:	24' at eaves; 32' at center
Lighting:	Metal Halide/Fluorescent
Ventilation/HVAC:	Suspended gas fired heaters in warehouse area; Office area is 100% heated & cooled via heat pump
Sprinkler:	100% Wet System
Water:	City of Newton
Sewer:	City of Newton
Electric:	City of Newton; 4,000 AMP Switchgear, 3 Phase, 4 Wire Service; 480/277 Volts (2 megawatt generator on site)
Natural Gas:	Piedmont Natural Gas
Communications:	AT&T
Fiber Providers:	AT&T
Tax Parcel:	364909252847
Expenses:	\$0.19/SF (Taxes and Insurance)
Rail:	Possibility of opening spur line; (2) covered loading docks for offloading
Rest Rooms:	Rest rooms are located in both the office and warehouse areas
Last Use:	Warehouse and Distribution

Miscellaneous:

Possibility of subdividing building into 50,000 SF increments; site has emergency back-up generator for City of Newton power supply

TECHNICAL DATA SHEET