

101 WEST OLD WELLHOUSE ROAD

Statesville, North Carolina

LOCATION / BUSINESS PARK: 101 West Old Wellhouse Road is located five (5) miles from Interstate 77, eight (8) miles from Interstate 40 & twenty-five (25) miles from Interstate 85. The facility is adjacent to the Statesville Business & Industrial Park.

AVAILABLE SQUARE FEET: ±136,876 Square Feet

Main Manufacturing Plant:	102,000 SF
Attached Office:	2,916 SF
Covered Loading:	10,200 SF
Office within Warehouse:	3,885 SF
Frame Shop:	7,150 SF
Shed 1:	4,410 SF
Shed 2:	10,200 SF

LAND AREA: ±34.778 Acres (Iredell County Parcel ID# 4763811904)

OFFICE AREA: 2,961 square feet attached office; 3,885 square feet located within manufacturing area

ZONING: M2 (Heavy Industrial)

DATE OF CONSTRUCTION: 1984 with additions in: 1995, 1996, & 2001

CONSTRUCTION TYPE: Pre-Cast Concrete Panel to 10'; Pre-engineered metal

COLUMN SPACING: 25' x 100'

FLOOR THICKNESS: 5" concrete slab over 6"x6" wire mesh

ROOF TYPE STRUCTURE: Metal

PARKING: 80 marked parking space; additional areas for parking expansion

DOCK HIGH LOADING: (2) - 8'x10' @ northwest corner of building

DRIVE IN LOADING:	(9) - Oversized doors located at east, west, and south walls; dimensions are as follows: (2)- 20'x18' & (7) 18'x16'; all doors are electronically controlled
CEILING HEIGHT:	24' @ center; 20' @ eaves
LIGHTING:	Metal Halide
WATER:	Iredell Water Corporation
SEWER:	Private Septic
ELECTRIC:	EnergyUnited; consists of 277/480 volts, 3 Phase / 4 wire service
NATURAL GAS:	PSNC via a 2" line
RESTROOMS:	One set located in both office and plant area
COMMUNICATIONS:	AT&T
RAIL:	Active spur line via Norfolk Southern
SPRINKLER:	100% coverage via wet and dry system; Tyco/Simplex Grinnell system designed as follows: <u>Middle:</u> 0.2 GPM/SF over 3000 SF with residual pressure of 616.9 GPM/40 PSI <u>Front:</u> 0.3/5000 SF, 1530 GPM/33 PSI. A dry system services a 30'x340' (10,200 SF) covered area on the main building
HVAC:	Heat pumps (4) serve office area; Suspended gas fired heaters within plant area
EXHAUST FANS:	1 located along north & 4 along south wall
COMPRESSED AIR:	(2) Sullair Compressors with (2) Pure-Aire dryers and 1 500 gallon accumulation tank.
MISCELLANEOUS:	Building was crane served, however cranes have been removed; rails and bridges still remain. Machine shop has crane bridge (crane has been removed) and 3 phase power.