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Real Estate Services

INDUSTRIAL
MANUFACTURING
WAREHOUSE
DISTRIBUTION

315 E MAIN STREET

ELKIN, NORTH CAROLINA

±320,000 SF MULTI-LEVEL INDUSTRIAL/MANUFACTURING FACILITY



±320,000 SF
Total Building Area
(319,851 SF Documented)



±23
Loading Docks



3- & 4-Level
Configuration



100%
Sprinklered

- ✓ Freight Elevators
- ✓ 14' Clearance
- ✓ Natural Gas Heat (Portions)
- ✓ Newer Roofs (Majority)
- ✓ Updated Office Areas
- ✓ New Windows
- ✓ LED Lighting
- ✓ Flexible for Multiple Uses



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*Local Expertise.
Regional Reach.
Lasting Relationships.*

315 E MAIN STREET | ELKIN, NC 28621

OFFERING MEMORANDUM

PROPERTY OVERVIEW

Approximately 320,000 SF industrial/manufacturing facility in Elkin, North Carolina, offering substantial manufacturing, warehouse and distribution capacity across multiple interconnected 3- and 4-level building sections. The facility features approximately 23 loading docks, approximately 14' of clearance, freight elevators, and a 100% sprinklered fire-protection system.

Natural gas heat serves portions of the facility, along with updated office areas, new windows, newly framed office space and some new LED lighting. Significant capital improvements include newer roofs over the majority of the facility, with the exception of portions of the loading dock and rear areas.

The multi-level configuration provides extensive manufacturing, warehouse, production and storage space suitable for a variety of industrial uses. Square footage, building features and systems are approximate and should be independently verified by purchaser.



*A Strategic Location
for Business Growth.*

PROPERTY SPECIFICATIONS

Total Building Area (GBA)	319,851 SF (Approximately 320,000 SF)
Buildings	Buildings 6 & 7, Building 3, Building 5 (per Surry County property cards)
Configuration	Interconnected 3- and 4-level sections
Loading Docks	Approximately 23
Clearance	Approximately 14'
Fire Protection	100% sprinklered
Elevators	Freight elevators
Heating	Natural gas heat (portions)
Lighting	Some new LED lighting
Office Areas	Updated office areas, new windows, newly framed office space
Roof	Newer roofs over majority of facility (older roof over portions of loading dock and rear areas)
County	Surry County
Parcel	315 E Main Street, Elkin, NC 28621

BUILDING AREA BREAKDOWN

(Per County Records)

Buildings 6 & 7 (principal warehouse section)	176,480 SF
Building 3 (multi-level warehouse section)	104,720 SF
Building 5 (finishing plant section)	38,651 SF
TOTAL GROSS BUILDING AREA	319,851 SF

PURCHASE OPTIONS

(Subject to Survey, Subdivision and Approvals)

Entire Complex	\$7,000,000	±320,000 SF
Front Section (Proposed)	\$2,500,000	±88,475 SF
North/Rear Section (Proposed)	\$2,000,000	±89,227 SF

Seller Financing Available

20% down | 6% – 6.5% interest | 5-year balloon



STRATEGIC LOCATION

- Immediate access to US 21
- Minutes to I-77 (Exits 83 & 85)
- Convenient to I-40, I-74 and I-85
- Yadkin Valley Railroad operates through Elkin (connects with Norfolk Southern at Rural Hall)
- Proximity to Piedmont Triad International Airport (GSO), Smith Reynolds Airport (INT) and Charlotte Douglas International Airport (CLT)
- Access to a strong regional workforce and manufacturing base

*Connected
for What's Next.*