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LNS TURBO, INC.
Cherryville, NC
32,928 SF on 10.68 Acres

[Photos of LNS Turbo](#)

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**LNS TURBO, INC.
242 DICK BEAM ROAD
CHERRYVILLE, NC 28021**

SIZE:	Approximately 32,928 square feet
NUMBER OF BUILDINGS:	One single story industrial building
GROUND:	Approximately 10.68 acres
CONSTRUCTION:	Floors: 6 " reinforced concrete Walls: Front wall is masonry. Balance is insulated metal and 7' interior liner panel. Roof: Insulated standing seam metal Columns: Metal H beam
DATE OF CONSTRUCTION:	1996
CONDITION OF PROPERTY:	Excellent
DIMENSIONS:	Plant - 245' x 121 Office - 67' x 49'
CEILING HEIGHTS:	13' clear at the eaves and 17.5' clear at the center in the 22,385 SF below main beams 16.5' clear at the eaves and 21.5' clear in the center of the 7,260 SF high crane bay portion below main beams
COLUMN SPACING:	Varies, see drawing
SPRINKLER SYSTEM:	100% wet system – density is .2/1500
LIGHTING:	LED lighting installed in 2017. Perimeter wall packs provide exterior lighting

WATER:	Supplied by City of Cherryville
SEWER:	Supplied by City of Cherryville
GAS:	Supplied by Piedmont Natural Gas
INTERNET:	Supplied by Spectrum
OFFICE FACILITIES:	Approximately 3,283 SF of attached front office including private offices, open administrative areas, restrooms and a break area.
RESTROOMS:	Office: Women: 2 toilets, including 1 ADA and 1 sink Men: 2 toilets, including 1 ADA, 1 urinal and 1 sink Plant: Women: 3 toilets, including 1 ADA and 1 half Bradley sink Men: 3 toilets, including 1 ADA, 3 urinals, 2 half Bradley sinks
POWER:	:2500 KVA pad mounted transformer :1200A, 480/277V, 3 phase, 4 wire switchgear 2 main runs of busbars throughout the facility
HVAC:	Plant and offices fully heated and cooled
TRUCK LOADING:	One recessed 8' x 10' electric roll up dock high door with leveler and seal Two 12' x 14' and one 8' x 10' electric drive in doors
PARKING:	Paved parking for approximately 45 vehicles
COMPRESSORS:	15hp R11i Ingersoll Rand Air compressor with only 1500 hours, dryer, storage tank and compressed air lines throughout the plant remain with the building.
CRANES:	One 7 ½ ton bridge crane with a 60' span, 120' travel and 11'9" under hook height. Building is structurally built to add two additional cranes
FORMER USE:	CNC machining

TRANSPORTATION: Located 11 miles NW of 4 lane Highway 321 via the Dallas-Cherryville Hwy exit
13 miles NW of I-85 and
30 miles NW of the Charlotte-Douglas Intl Airport

ZONING: Industrial

2019 TAXES: \$10,643.94 based on a taxable value of \$783,440
Parcel #: 159053
2019 Assessed Value (Next Assessment 2023)
Building/improvements: \$ 591,520
Land: \$ 191,920
Total: \$ 783,440

Gaston County tax rate: \$0.83 per \$100
City of Cherryville tax rate: \$0.52 per \$100

MISCELLANEOUS: Large level expansion pad that will accommodate approximately 65,000 SF



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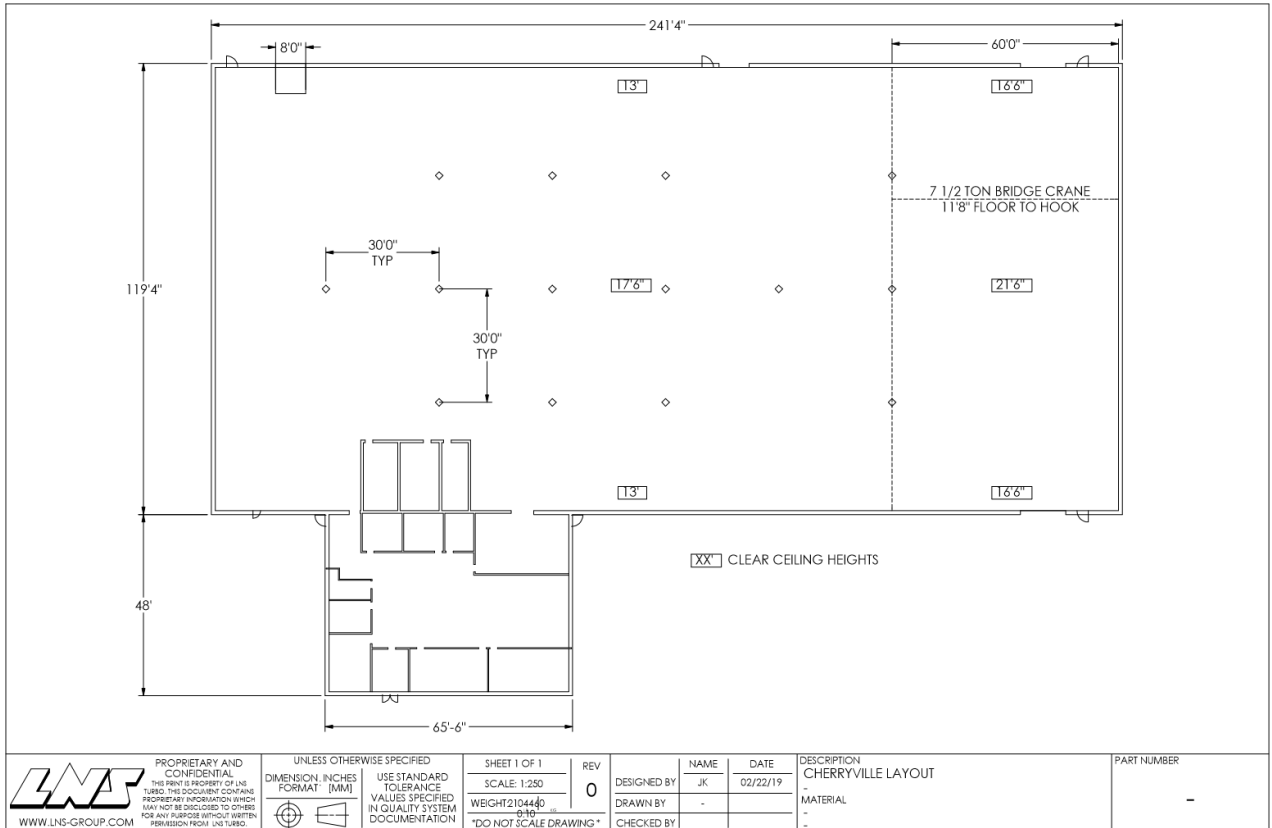
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