



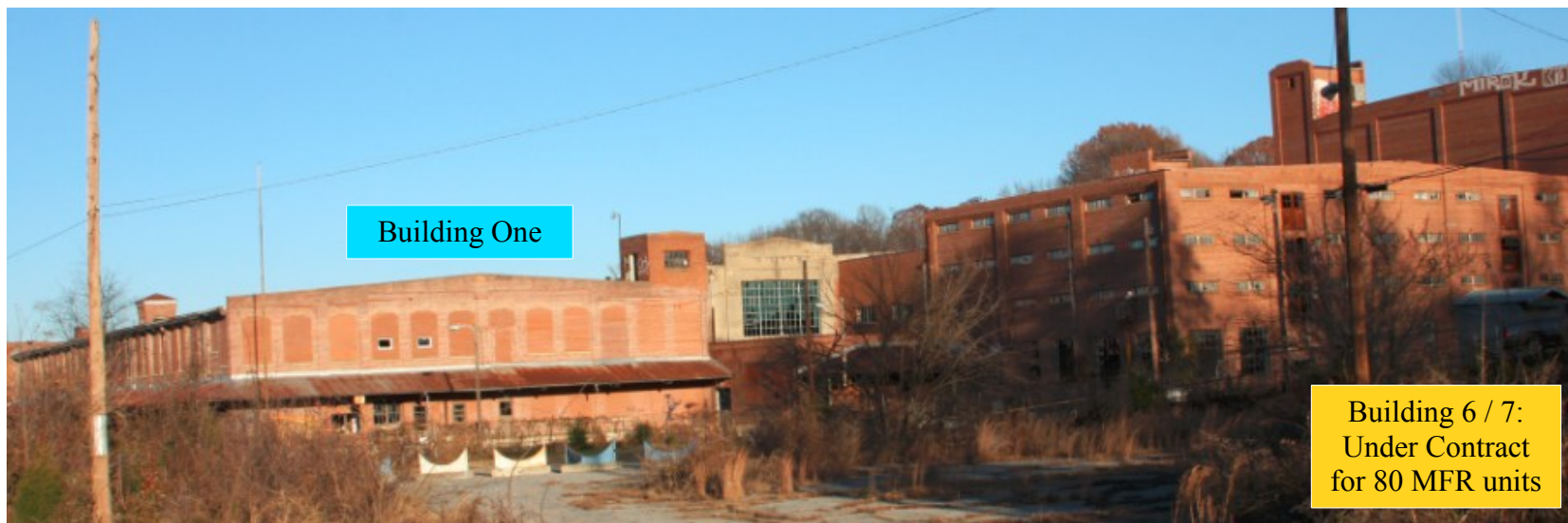
Proximity Printworks Mill Photo Tour

Images Taken March 3, 2015

With questions, contact:

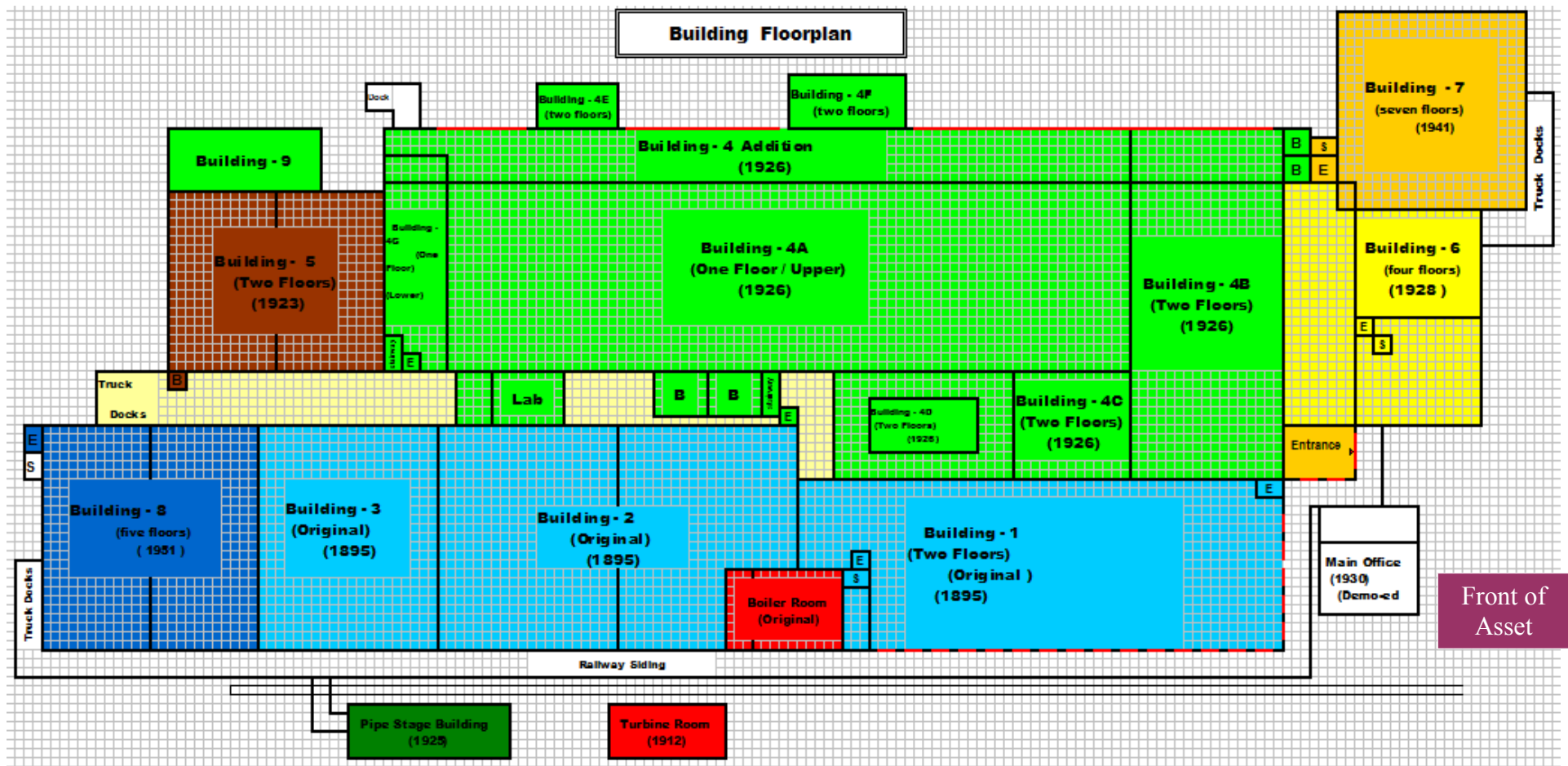
Sean Dowell
Cell: (919) 924-4137
sean@dowellcommercial.com
www.dowellcommercial.com

Ken Born
Cell: (703) 980-7754
ken@borncommercial.com



Building One

Building 6 / 7:
Under Contract
for 80 MFR units



Front of
Asset

Building One (1895)

Right: Front Entrance View

Below: Looking down
Building One Towards
Building Two. This is a Rail
Siding View Adjacent to
Future City Greenway



Building One, Two, and Three are the 1895 portions of this historic mill. Combined together, these areas are estimated to be approx. 84,000 SF.

Building one is two stories. This area has a combination of wood and concrete floors. Wood floors are in bad shape due to a roof collapse in this structure. Front / back exterior views are the pictures on this page.

Building two and three are one floor areas adjacent to rail siding with an industrial feel and a high clear height. These areas have concrete roof and floor structures.

Building Three (1895)



Building Eight (1951)



To the left is the four story building connected to building three. This building is located at the “end” of the project exterior rail siding / walkway area. This tower has windows on only the rail adjacent wall of its four exterior walls; see the following page for a view of the rear of this building. Floor plates are approx. 14,400 SF with a total building size around 57,000 SF.

Building Eight (1951) / Five (1923)

Building five is a two story area (12,000 SF / floor). On the upper level it has access to area four; Area is open with no remaining roof. On the lower level, it has access via the grade level exterior of the building. A picture of the below floor area is to the right



Building Four (1926)

Primarily concrete floors and roof structure in a large open area. Roof has over 70+ sky lights and the potential for two story construction. Area is generally 18'. The total of all area four areas (including identified area four additions) is approx. 112,000 SF.





Building Four Addition (Back Wall of Building)

Like all building four, this space has an abundance of open span and light. Area has floor to ceiling window with general deck heights of approx. 24'. Note the size of the door in the side view picture below. Area runs the length of area four and is approx. 30' wide.

This site has significant grade change. Along the exterior of building four addition is graded walks ways level to the doorways. These sit at the bottom of a hill behind the structure.



End of Building Four / Connection of Two Developments

As noted prior, building six and seven are under contract for an 80 unit apartment complex. The building highlighted in yellow is projected to be removed and these buildings will be separated with a common court yard between them. This picture is from the hill “behind” the mill.

