



THE KEITH CORPORATION

AVAILABLE INDUSTRIAL COMPLEX RUTHERFORD COLLEGE, NORTH CAROLINA



FORMER MEDICAL DEVICE
MANUFACTURING FACILITY

BUILDING SPECIFICATIONS

| | | |
|--------------------------------------|---------------------------------|--------------------------|
| Building Size: 119,820 | Zoning: GM - General Mfg | Roof: Rubber Membrane |
| Acreage: 75.86 | Date Available: 3rd Qtr 2015 | Water & Sewer: Municipal |
| Office Space: 17,420 Class A | Last Use: Medical Hosiery Mfg | Electric: Duke Energy |
| Ceiling Height: 20' | Selling Price: \$3,650,000 | Gas: Piedmont NG |
| Truck Doors: 4 Dock High, 1 Drive-in | Lease Rate: \$3.45/SF/Year Net3 | Heat: Gas fired boiler |
| Dimensions: 256' x 400' | Age: 1993-Excellent Condition | Sprinkler: 100% Wet |
| Bay Spacing: 36' x 36' | Walls: Brick and Block | Lighting: Fluorescent |
| Parking: 250 Paved | Floors: Concrete | A/C: 80% |

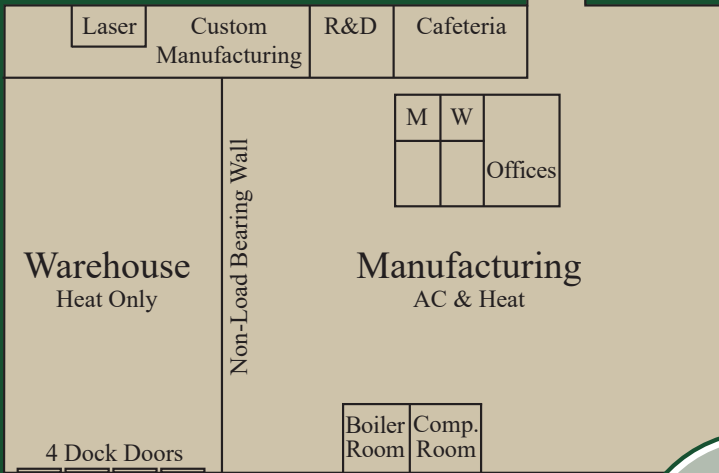


EXCLUSIVE AGENT: ROBERT J. DUNN, BROKER • 828-438-8535 • rjdunn@stumpnet.com

THE STUMP CORPORATION • 114 SOUTH STERLING STREET • MORGANTON, NORTH CAROLINA 28655



2-Story
Executive Office
Building



EXPANSION PADS
READY TO 400,000 SF

75.86
ACRES



EXCEPTIONAL WORKFORCE

- Lean Six Sigma Greenbelts - approx. 25
- Blackbelts - approx. 7
- Cost Savings Programs - active Lean Manufacturing Cost Savings Programs with a long history, including the implementation of TSS, Toyota Sewing System.
- July 2015, recertified to ISO 13485, Medical Devices.
- Governed by the FDA, Code of Federal Regulations, known as 21 CFR.
- FDA Audit last year, no significant non-conformances.

- Teams are well versed in Change Notice / Device History Records / Device Manuals / Work Instructions, etc.
- APICS certified employees and one CPA on staff
- Work force has been pro-company, training the staff with no issues.
- Maintenance team with Electrical contracting licenses / HVAC licenses.

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