

AVAILABLE FOR SALE

47,269 SF on 8 Acres



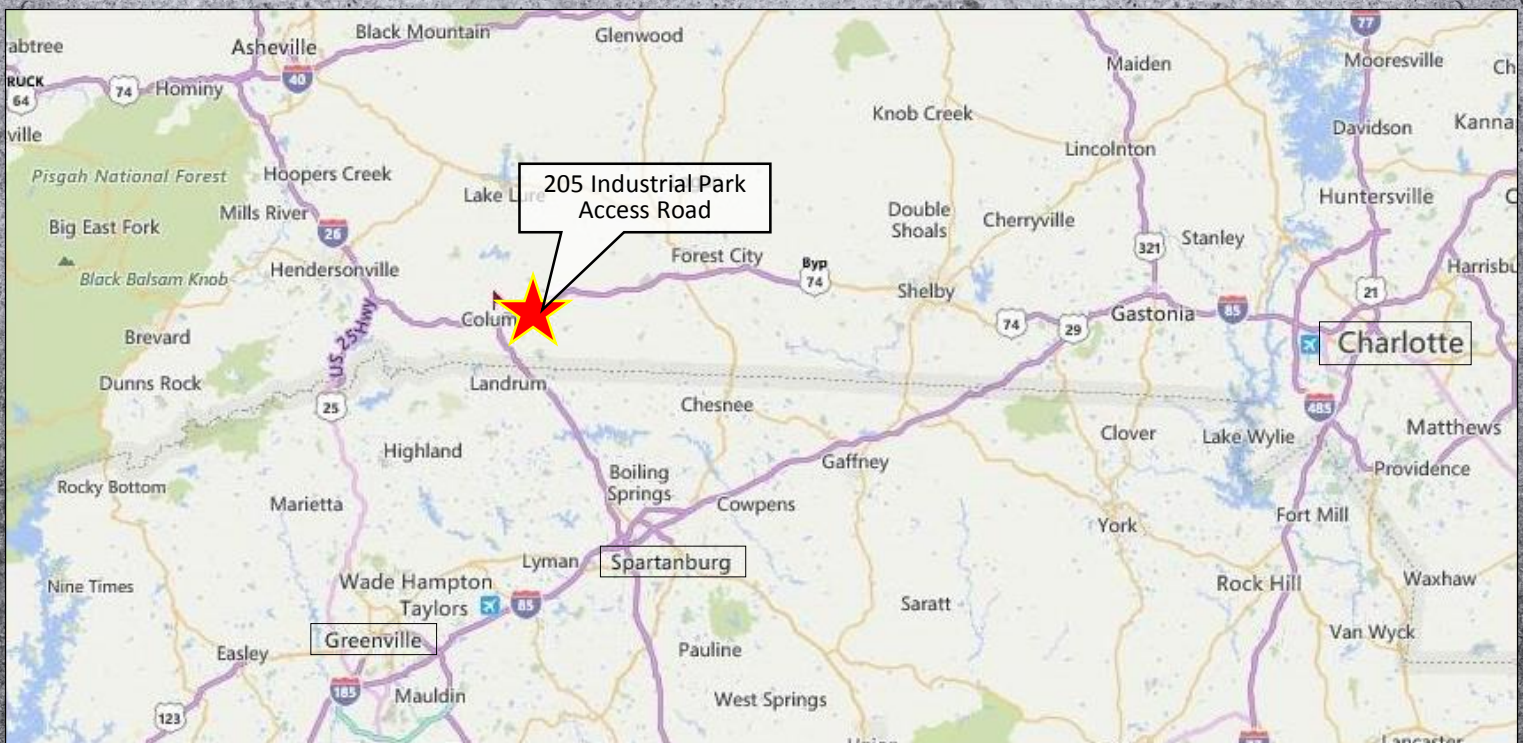
205 Industrial Park Access Road, Polk County
Columbus, NC 28722

\$1,150,000



Property Highlights

- ◆ Immediate access to 4-lane US Hwy 74 and I-26; within 30 minutes of I-85 and I-40
- ◆ 10 ton overhead bridge crane, 74' span, 22' under hook, 220' travel
- ◆ 80' bay spacing
- ◆ Ceiling height from 22'6" – 27'2" clear
- ◆ Pregraded expansion pad to double production space on site
- ◆ Heavy electrical switch gear capacity
- ◆ Within 30 minutes drive of the I-85 automotive manufacturing corridor and BMW USA



**Newmark
Knight Frank**

Industrial

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Size:	47,269 SF	Power: Source:	Duke Power Company 44 kV transmission system 12.47 kV primary distribution line at substation 7,500 kVA interior pad mounted transformer 480y/277v, 3 phase, 4 wire
Year Built:	1998	Water: Source:	Source: Town of Columbus 6" main 4" domestic line 6" fire suppression line, 1 hydrant on site 330,000 gallons per day of excess water capacity
Lot Size:	8 Acres	Sewer: Source:	Town of Columbus 8" main 2" domestic line 160,000 gallons per day of excess sewer capacity with present lift station; overall system excess capacity is 400,000 gallons per day
Office SF:	5,120	Gas: Source:	Public Service Company
Dimensions:	Plant: 223'2" x 160' Office: 32' x 160' Support: 149'8" x 25' Shed: 30' x 90'	Heat:	Ceiling mounted gas fired unit heaters over the ground level drive-in doors
Construction:	<u>Floors:</u> ♦ Reinforced Concrete <u>Walls:</u> ♦ Metal – 26 gauge corrugated metal panels with 3.5" of exposed vinyl backed insulation, protected by a corrugated metal interior liner panel to a height of 7'4" <u>Ceilings:</u> ♦ Exposed vinyl backed insulation, beams and joists <u>Roof:</u> ♦ Insulated standing seam metal roof system <i>Design Loads:</i> Dead load 3 PSF Collateral 10 PSF Roof live 20 PSF Roof snow 20 PSF Wind velocity 90 MPH	A/C:	Office Only
Ceiling Heights:	27'2" clear at the center 25'6" clear at the eaves	Sprinkler:	No
Column Spacing:	25' x 80' (offset end wall spacings of 24'6" and 25'10")	Compressed Air:	1 - 100 HP Sullair screw type air compressor 1 - 750 SCFM Ingersol Rand air dryer 1 - Receiving tank All air distribution lines in the plant remain in place
Columns:	Steel H	Parking:	38 paved, marked and lighted spaces
Floors:	North Side of Plant: 6" concrete floor slabs reinforced with wire welded mesh with some areas having up to 10" concrete floor slabs reinforced with either wire welded mesh or rebar. South Side of Plant: 6" concrete floor slabs reinforced with wire welded mesh	Loading:	2 - 9' x 10' dock high loading doors 3 - 14' x 20' ground level drive-in door
Lighting:	T-8 light fixtures throughout production area	Expansion:	Expansion ground with pre-graded expansion pad to allow for a doubling of the production space on site.
		Crane:	South Bay 1 – 10 ton overhead bridge crane with 74' span, 220' travel and 22' under hook height (2 - 5 ton hoists) North Bay Structural steel capacity to accommodate up to one additional 10-ton overhead bridge crane

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Additional photos



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