

SOUTHRIDGE BUSINESS PARK

201 SOUTHRIDGE PARKWAY, BESSEMER CITY, NC

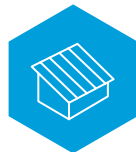


FOR LEASE & SALE
175,239 RSF Class-A
Manufacturing facility
with expansion capability
and proximity to major
transportation outlets

SOUTHRIDGE BUSINESS PARK



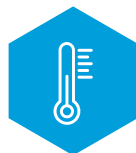
BUILDING SIZE*
175,239 RSF
(BUILT IN 1999)



NEW ROOF*
Specs to-be-finalized



OFFICE SIZE*
14,320 SF - Main Office
8,000 SF - Locker Rooms,
Shop Area, & Storage
7,875 SF - 2nd Story Office



100% TEMPERATURE CONTROLLED
20/21 units replaced in 2018



LOT SIZE*
19.92 acres with pre-graded
70,000 SF expansion



PARKING*
±193 vehicles



TRUCK LOADING

- Seven 8' x 10' dock high doors with seals, levelers and lights
- Four 12' x 14' electric drive-in doors
- Covered exterior dock for scrap hoppers, compactors, etc.
- Ability to add additional loading



HEAVY POWER - 5,000 AMPS

- Supplied by Duke Energy
- Two 1000 kVA pad mounted transformers
- Two 2,500 amp, 480/277 volt; 3 phase, 4 wire interior switch gears
- 200' of 800-amp busbar

*all numbers are approximate

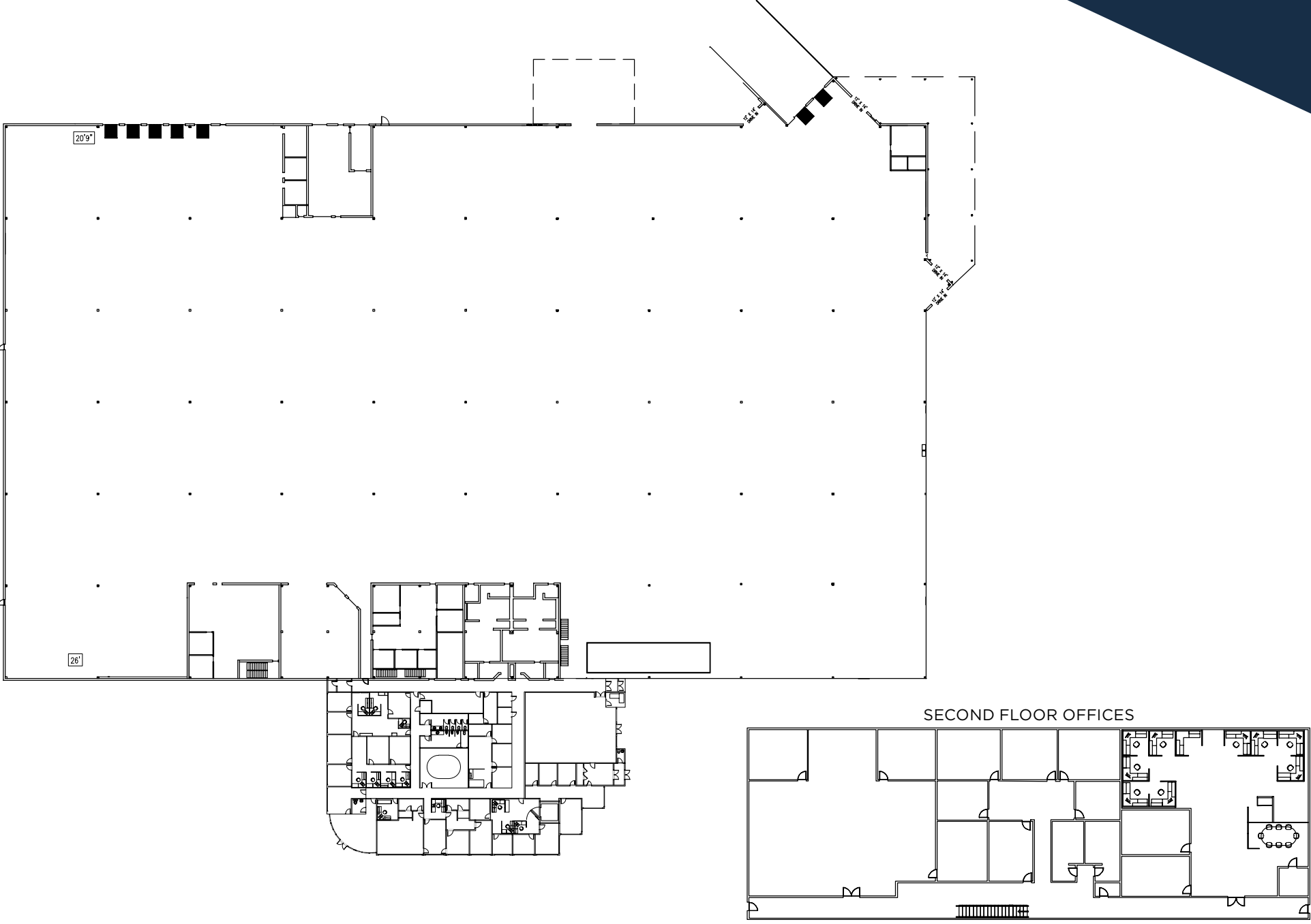
100% TEMPERATURE CONTROLLED / AMPLE POWER SUPPLIED BY DUKE ENERGY / PRE-GRADED FOR EXPANSION



BUILDING SPECIFICATIONS

| | |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Pricing: | Asking Rate: \$9.85 PSF Sale Price: Call for Pricing |
| Condition of Property: | Excellent |
| Floor: | 6" sealed reinforced concrete, some with epoxy coating |
| Walls: | Insulated pre-cast concrete |
| Clear Height: | 20'9" - 26' Clear to Roof Truss 24'2" - 18'1" to Beam |
| Columns: | Steel box |
| Water: | Supplied by City of Bessemer City; 6" main; 2" domestic line |
| Sewer: | Supplied by City of Bessemer City; 12" main; 8" line |
| Gas: | Supplied by City of Bessemer City; 6" main (expandable) |
| Lighting: | LED, some on sensors |
| Heat: | Suspended gas units |
| Air Conditioning: | The entire facility is heated and cooled by 21 roof mounted package units, 20 of which were replaced in 2018 |
| Compressed Air: | One 25HP Quincey and one 50HP Quincey compressor with one Motivair dryer and storage tank. Air lines throughout the production area. |
| Sprinkler: | 100% wet system; 8" looped system; 4 risers; density from .10/1,500 to .20/1,500 |
| Zoning: | BC - Business Campus/ Production |
| Expansion: | Pre-graded for a 70,000 SF expansion |
| Crane: | Supports in place for a crane in the north bay with approx. 13' clear hook height |

FLOOR PLAN



IN GOOD COMPANY AREA BUSINESSES



EXCELLENT LOCATION FOR MANUFACTURING & DISTRIBUTION ACCESS TO MAJOR HIGHWAYS



PROPERTY PHOTOS





For More Information, Please Contact:

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