



**202 GILDAN DRIVE, MOCKSVILLE, NC 27028**

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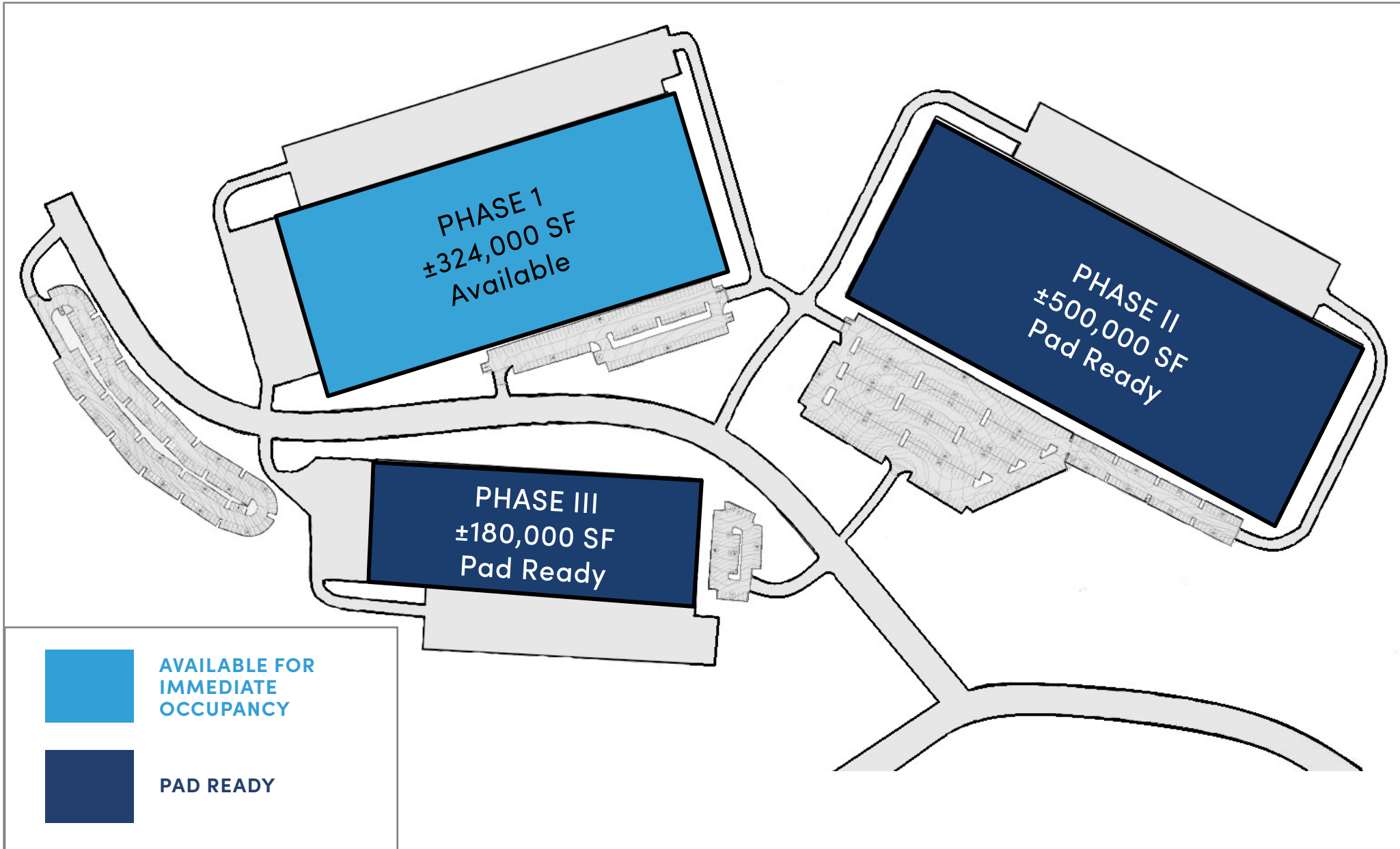
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# MASTER SITE PLAN



# PHASE 1

## ±324,000 SF AVAILABLE

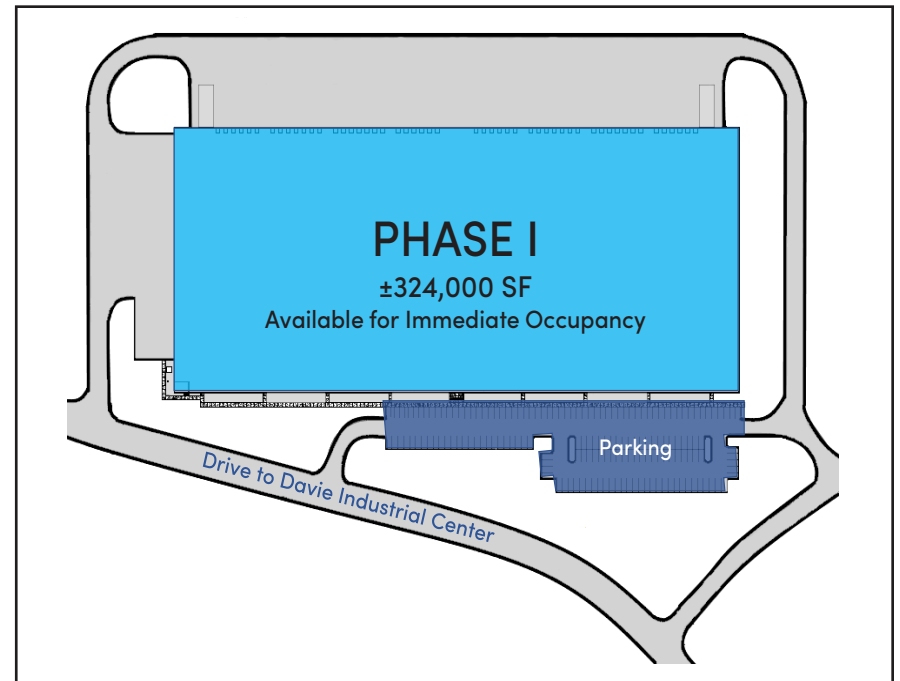
### SPECIFICATIONS

INDUSTRIAL PARK NAME	Davie Industrial Center
ADDRESS	202 Gildan Drive
CITY	Mocksville
STATE	North Carolina
COUNTY	Davie
LEASE PRICE	\$4.80 PSF NNN
ESTIMATED TICAM	\$0.75 PSF
BUILDING DIMENSIONS	±375' x 864'
TOTAL SF	±324,000
BAY SIZE	±20,250 SF (Standard)
EXTERIOR WALL MATERIAL	Pre Cast Concrete
COLUMN SPACING	±54' x 52'6" (Typical) ±59'4" x 54' (Loading)
FLOOR THICKNESS	6" - 4,000 PSI
WAREHOUSE HEATING	Heating to 55°F
SPRINKLER SYSTEM/TYPE	ESFR
DOCK DOORS	Up to 52*
DRIVE-IN DOORS	2
DOCK EQUIPMENT	Per Tenant's Specifications
POWER	3 Phase - 1200 amp 277/480 Volt Main Service
ELECTRICAL/GAS	Energy United/Piedmont Nat. Gas

CAR PARKING	166 Surface Spaces **
TRAILER PARKING	22 Spaces **
FANS AIR CHANGES	2 Per Hour
WATER LINE	2" - Town of Mocksville
SEWER LINE	6" - Town of Mocksville

\* Potential for knockout panels per tenant specifications

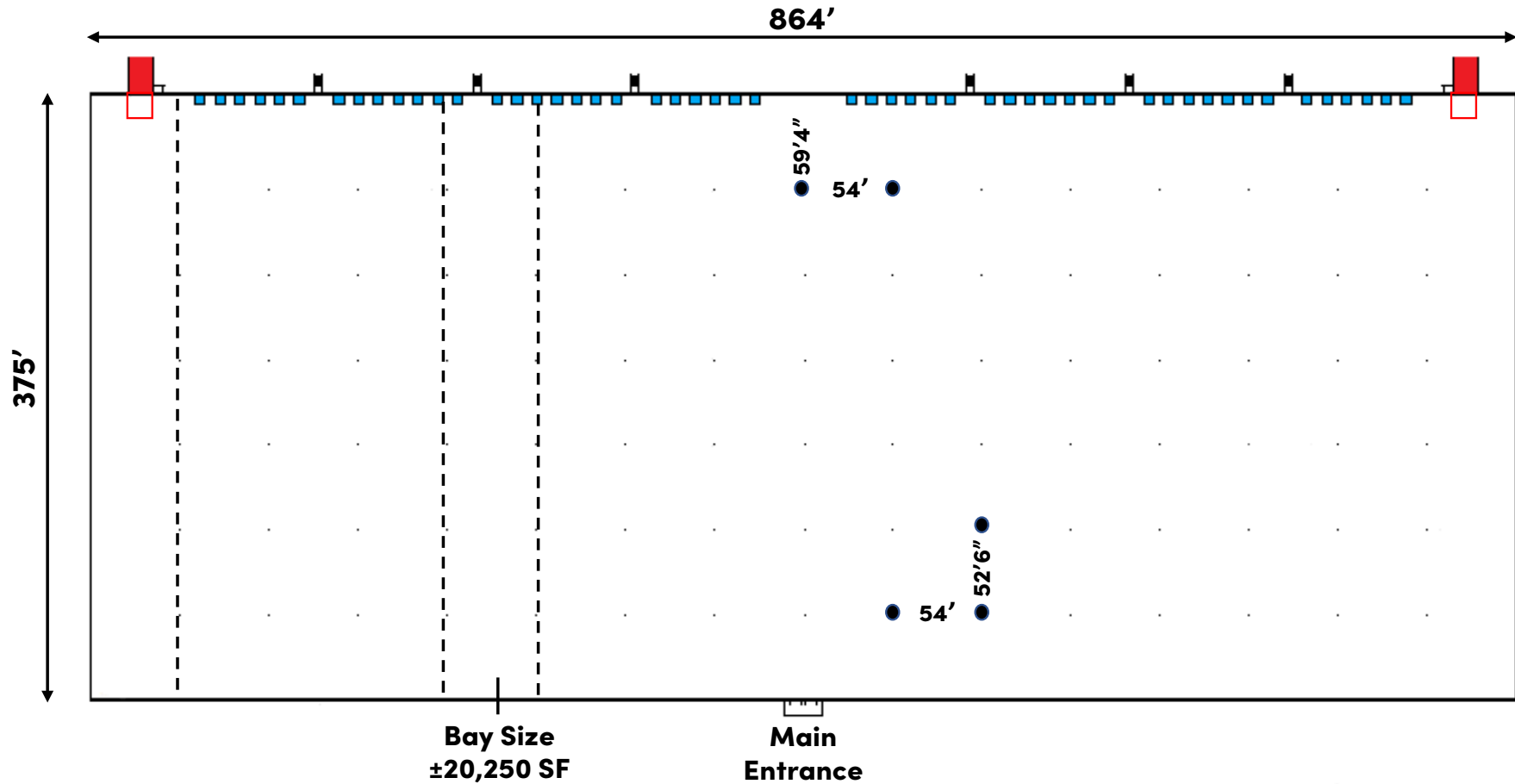
\*\* Expandable



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## ±324,000 SF AVAILABLE



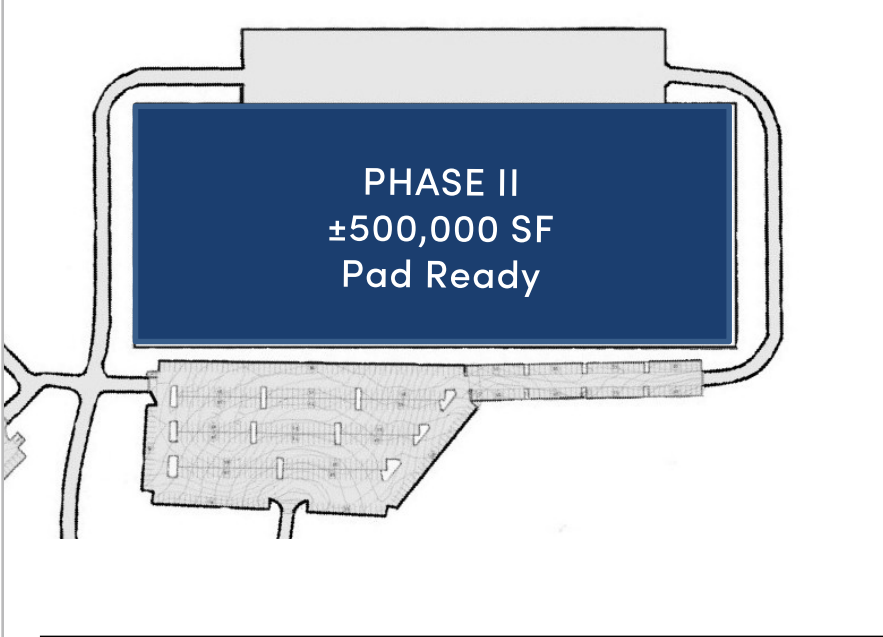
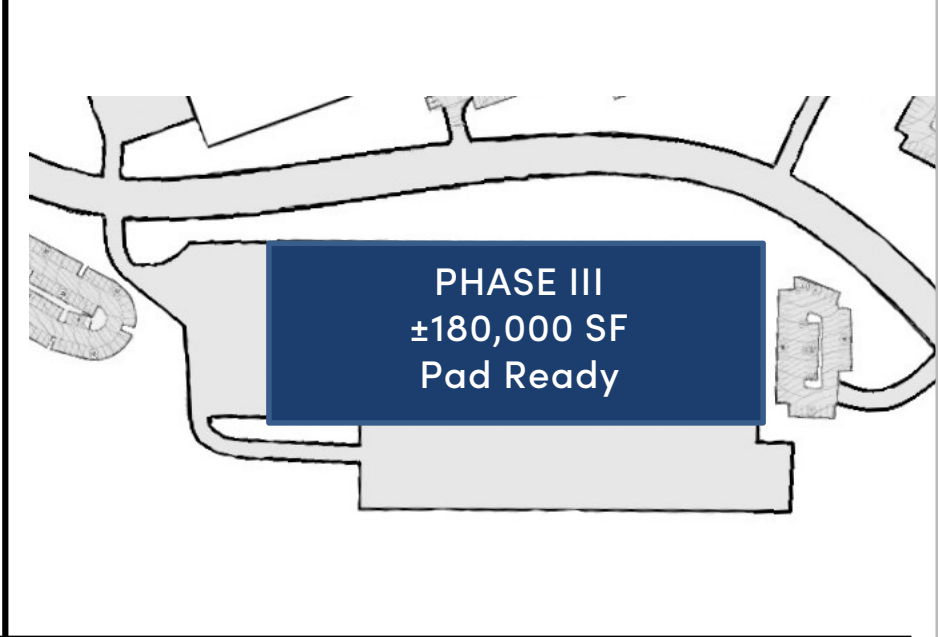
 Dock Doors (52)  
Potential For Knockout Panels Per Tenant Specifications

 Drive-In Doors (2)

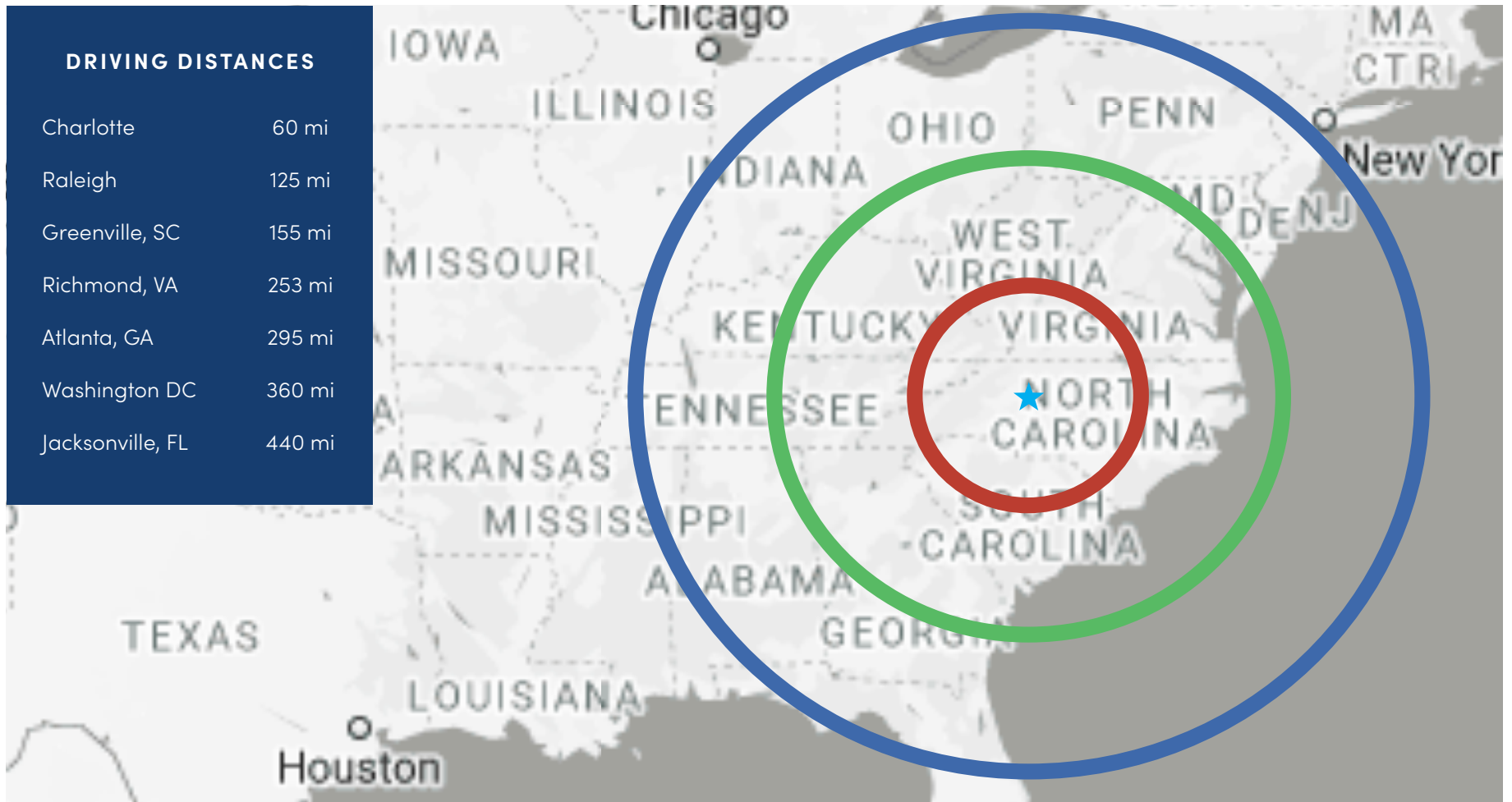
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# FUTURE PHASES BUILD TO SUIT

	
<h2>PHASE II</h2>	<h2>PHASE III</h2>
<p>SIZE: Up to ±500,000 SF CEILING HEIGHT: Minimum 32' DOCK DOORS: Up to 70 CAR PARKING: 329 Spaces</p>	<p>SIZE: Up to ±180,000 SF CEILING HEIGHT: Minimum 32' DOCK DOORS: Up to 23 CAR PARKING: 50 Spaces (Additional Available)</p>

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150 MILES

300 MILES

450 MILES

