

**DISTANCE FROM DAVIE
INDUSTRIAL CENTER TO
EACH HWY/INTERSTATE**

- I-40 0.6 mi
- US-421 14.6 mi
- I-77 18.0 mi
- I-85 21.9 mi
- I-74 27.6 mi


KEY FEATURES

- Building Size: ±324,000 SF
- Available Space: ±324,000 SF
- Site Size: ±23.761 Acres
- Office Space: BTS
- Zoning: GI
- Spinklers: ESFR
- Loading: 52 Dock High Doors; 2 Drive-in Doors
- Shell Building available for upfit Now!

INDUSTRIAL DISTRIBUTION
BUILD TO SUIT

DAVIE INDUSTRIAL CENTER

Interstate Drive @ Gildan Drive

Mocksville, NC 27028

Davie Industrial Center is an industrial development consisting of three separate buildings, the first phase comprising 324,000 sf building currently ready for upfit. Located in Mocksville, NC, within the Piedmont Triad region and just off I-40, it features a premiere location within Central North Carolina within 30 miles of four additional interstates and is situated between the Triad and Charlotte Metros which represent the two largest industrial markets in North Carolina.

LEARN MORE ABOUT THIS PROPERTY

DAVIEINDUSTRIALCENTER.COM

JOHN E. REECE, II

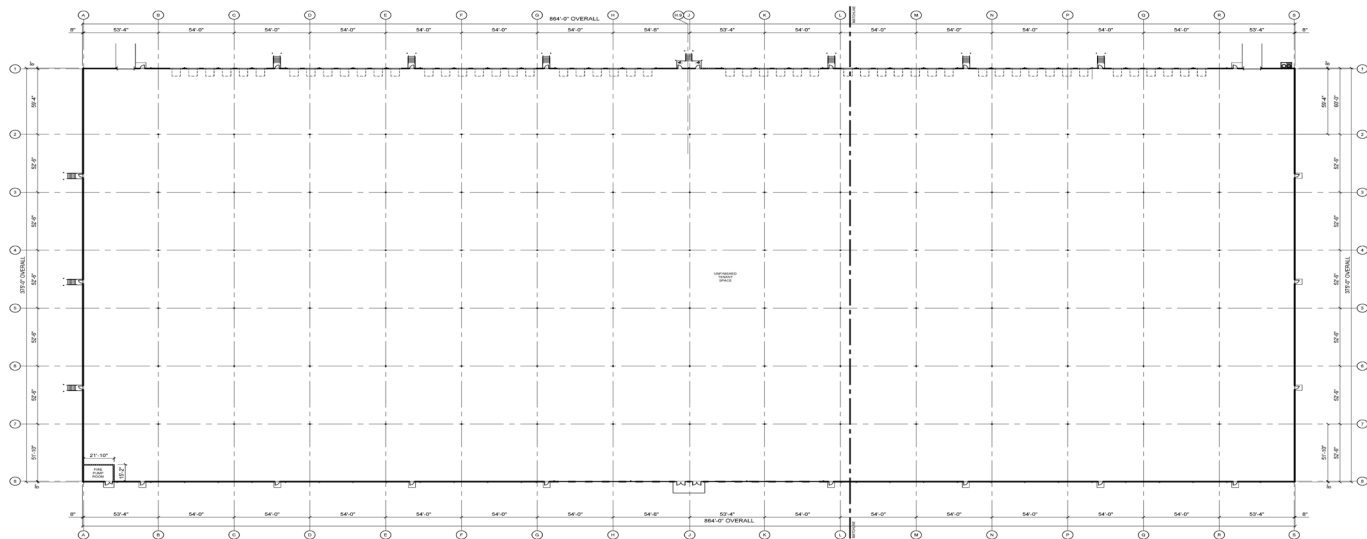
john@commercialrealtync.com

336.793.0890, ext 101

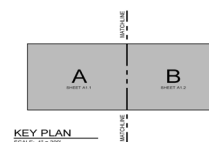




*Davie Industrial Center
Building 1 - Ready for upfit*



A1 OVERALL FLOOR PLAN
SCALE: 1/8"=1'-0"



*Davie Industrial Center
Building 1 - Architectural Drawing*

**Davie Industrial Center
Building 1 - Site Plan**



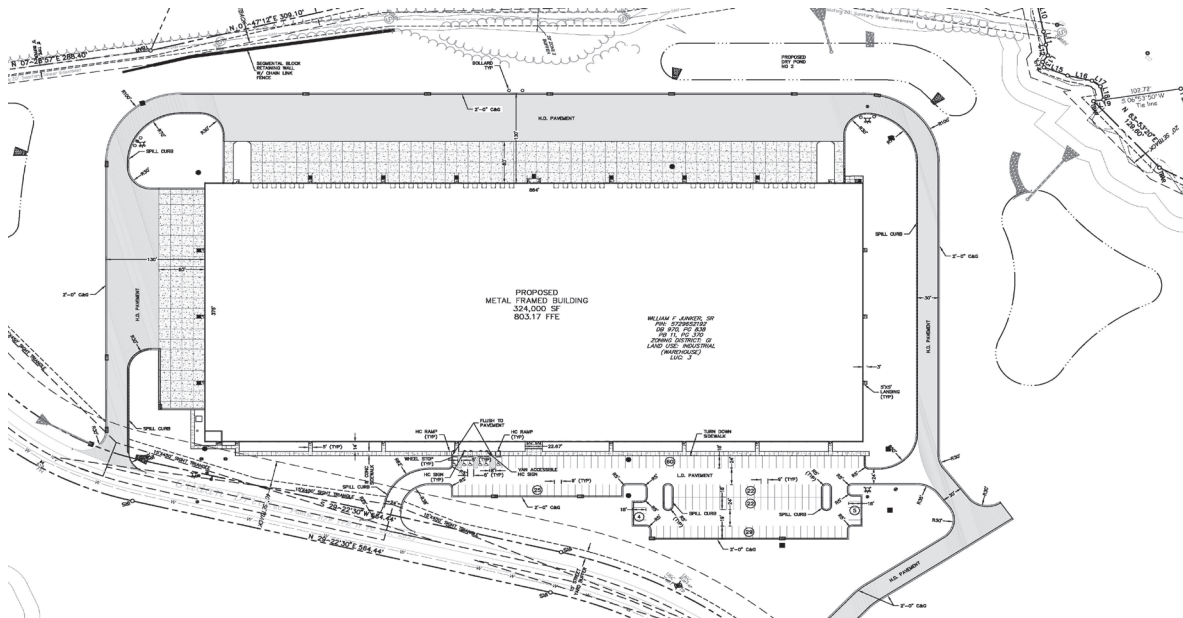
DAVIE INDUSTRIAL CENTER - BUILDING 1 **INTERSTATE DRIVE @ GILDAN DRIVE**

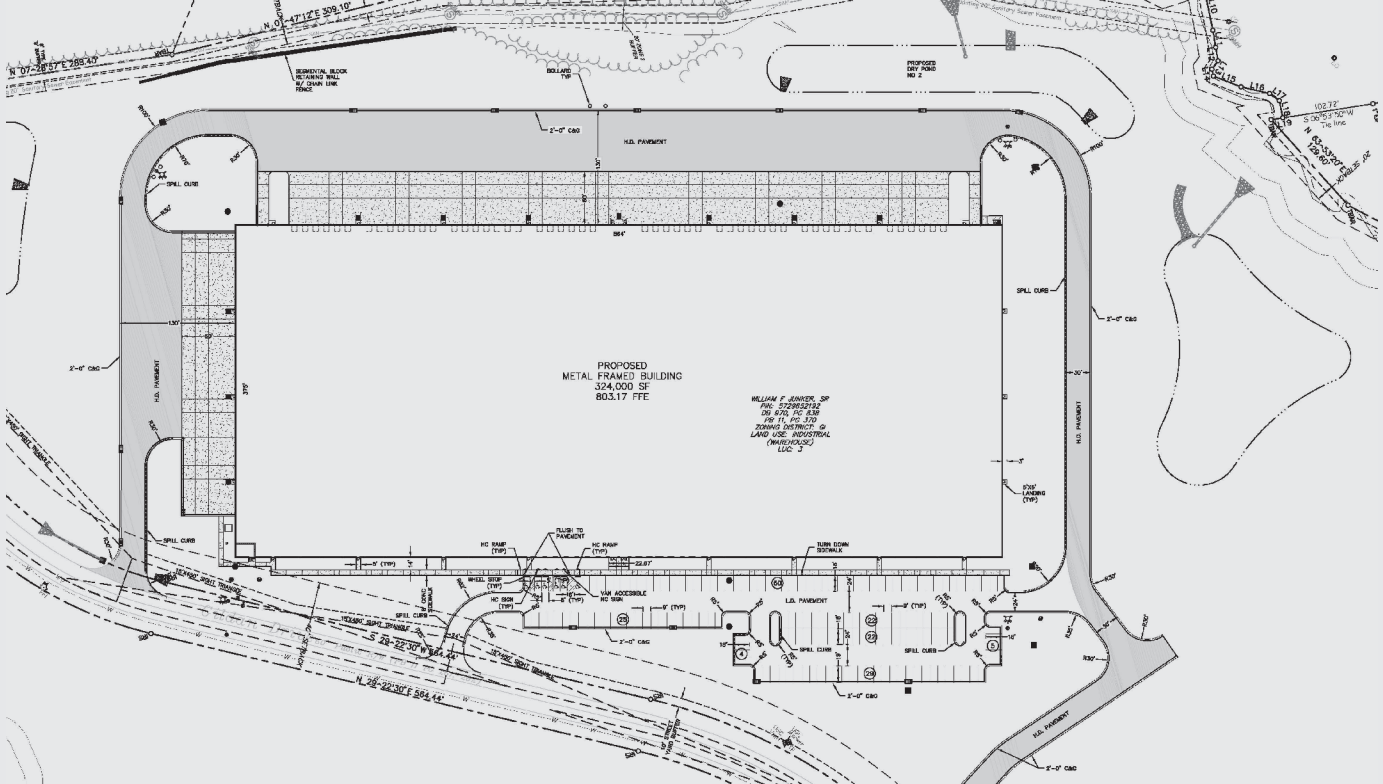
BUILDING SPECIFICATIONS

Total Building Size:	±324,000 SF	Available Space:	±324,000 SF	Site Size:	23.761
Office Area:	BTS	Parking:	167 Spaces	Zoning:	General Industrial
Construction Type:	Insulated Pre-Caste Concrete Walls and Conventional Steel	Clear Height:	32' (Outside staging bay)	Sprinklers:	ESFR
Column Spacing:	50' x 54' with 60' staging bay at dock line	Dock Loading:	52 Doors	Drive-In Loading:	2 Doors
Building Dimensions:	375' x 864' high bay area	Floor Specifications:	6" 4,000 psi concrete reinforced with welded wire fabric or to tenant specs		
Lighting:	30 FC at 36" AFF in high bay area or BTS	HVAC:	Heating to 55F & ventilation rate of 2 air changes per hour or BTS		
Electrical:	480/277 V 1,000 A service or BTS	Available:	Ready for upfit		

UTILITIES

Power:	Energy United	Gas:	PNG	Water/Sewer:	Town of Mocksville; 6" sewer service and 2" domestic water service
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BUILDING 1

SITE ACREAGE:

±67.636 ACRES

TOTAL # OF BUILDINGS:

3

TOTAL PROPOSED SF:

±920,678 SF

CLEAR HEIGHT:

32.0'

COLUMN SPACING:

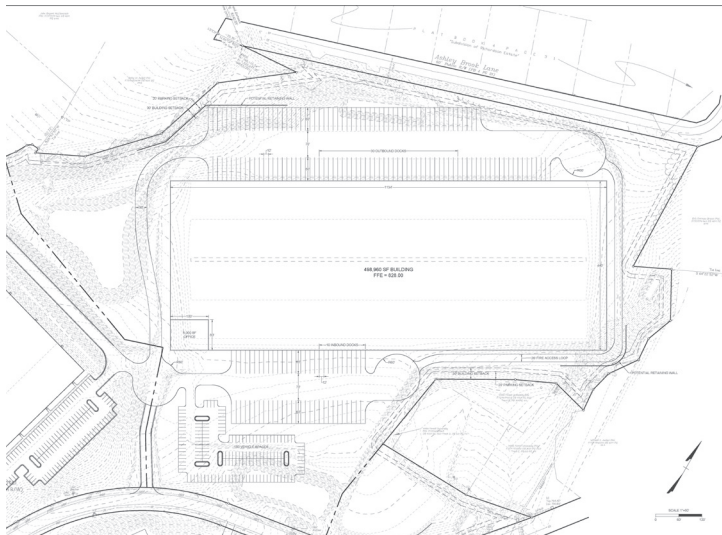
50' X 54'

BUILDING TYPE:

PRECAST CONCRETE

SPRINKLER SYSTEM:

ESFR



*Davie Industrial Center
Building 2*

PROPOSED SF:

±500,000 SF

CLEAR HEIGHT:

32.0'

COLUMN SPACING:

50' X 54'

BUILDING TYPE:

PRECAST CONCRETE

SPRINKLER SYSTEM:

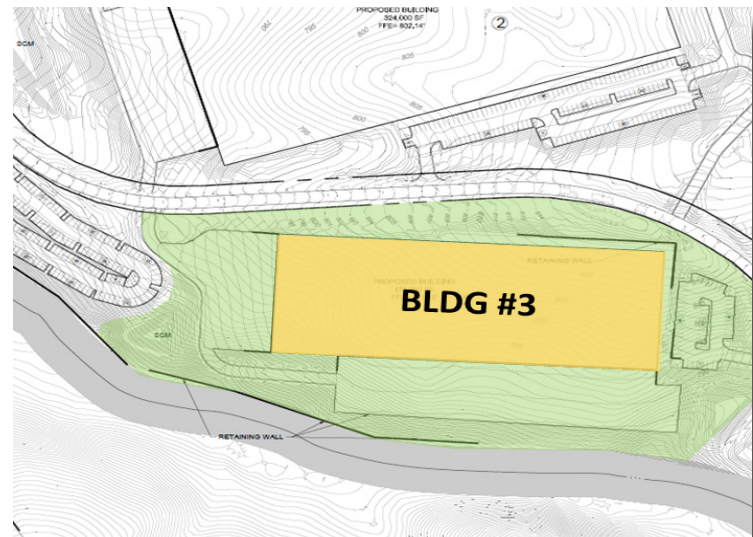
ESFR

CONSTRUCTION COMMENCEMENT:

TBD

BUILDING COMPLETION:

TBD



*Davie Industrial Center
Building 3*

PROPOSED SF:

176,018 SF

CLEAR HEIGHT:

32.0'

COLUMN SPACING:

50' X 54'

BUILDING TYPE:

PRECAST CONCRETE

SPRINKLER SYSTEM:

ESFR

CONSTRUCTION COMMENCEMENT:

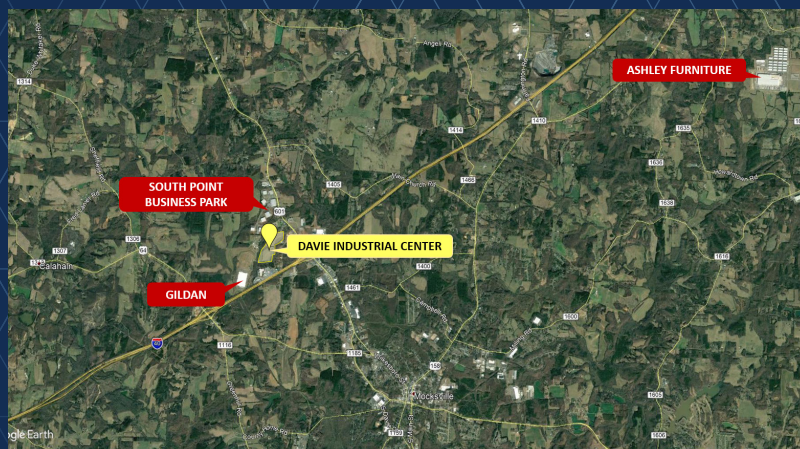
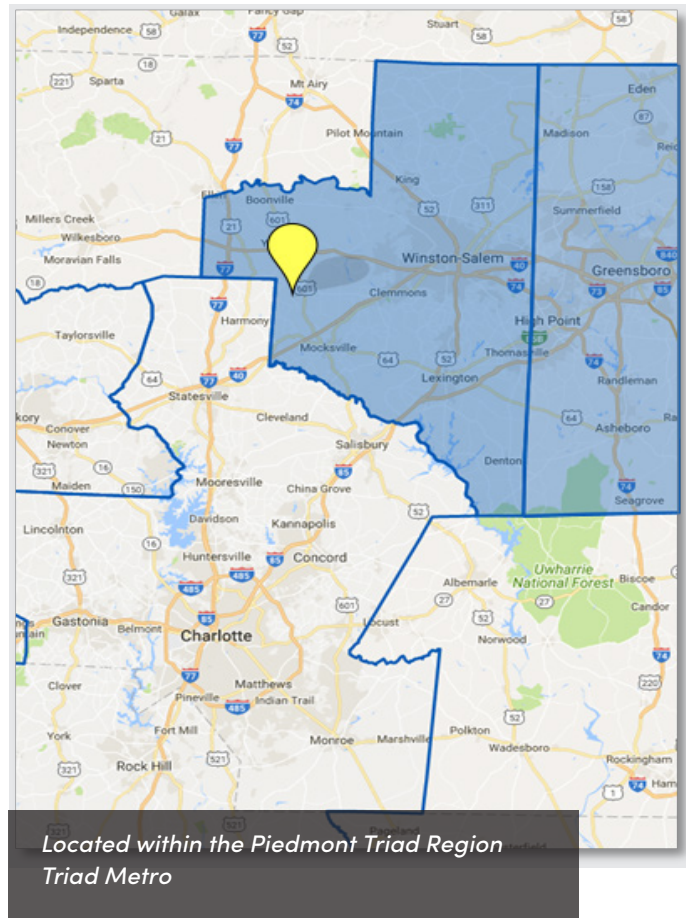
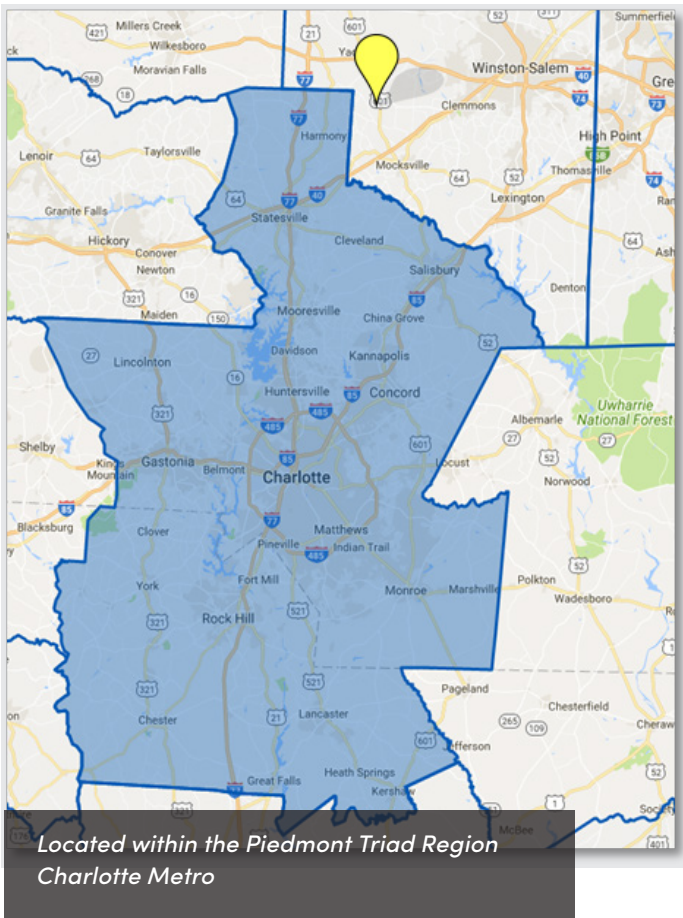
TBD

BUILDING COMPLETION:

TBD

INDUSTRIAL DISTRIBUTION

BUILD TO SUIT



LOCATION FEATURES

- Located within the Piedmont Triad Region, Davie County features a premiere location with Central North Carolina within close proximity of four interstate highways and access to approximately half the US population within a day's drive.
- The Triad Metro and Charlotte Metro comprise the two largest industrial markets in North Carolina. Davie Industrial Center is greatly positioned in Mocksville, NC, on the western side of the Triad market and northern portion of the Charlotte Market, only 0.6 miles from I-40 and 18 miles away from I-77, providing the site with easy access and exposure to both markets.