

Davie
Industrial
Center

FOR LEASE

PHASE II - ±500,000 | PHASE III - ±180,000
BUILD TO SUIT | AVAILABLE TEN MONTHS FROM LEASE EXECUTION



GILDAN DRIVE, MOCKSVILLE, NC 27028

JOHN REECE, II

John@CommercialRealtyNC.com

336.793.0890, ext 101

STEVE VALLOS

Steve@CommercialRealtyNC.com

336.793.0890, ext 105



**COMMERCIAL
REALTY ADVISORS**

751 WEST FOURTH STREET, SUITE 310 • WINSTON-SALEM, NORTH CAROLINA 27101
COMMERCIALREALTYNC.COM • 336.793.0890

MASTER SITE PLAN



PHASE II

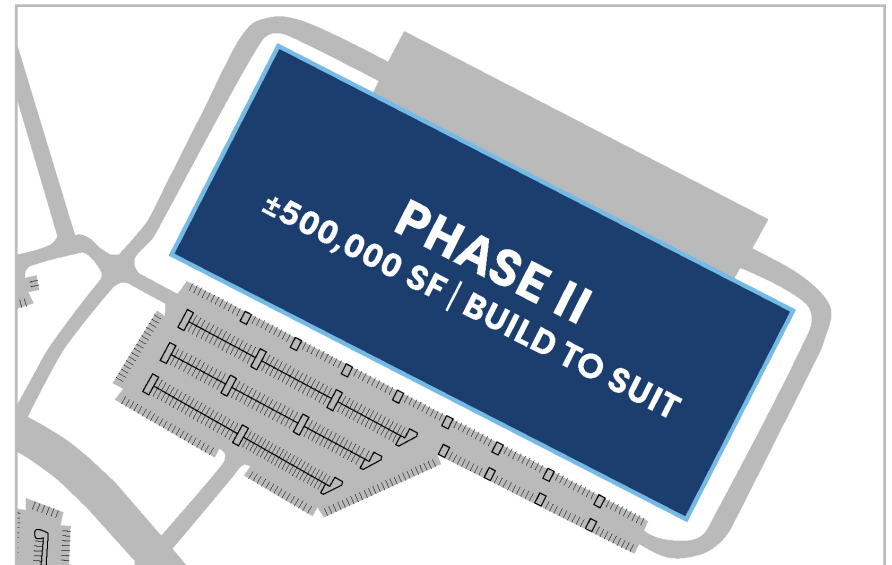
±500,000 SF AVAILABLE | BUILD TO SUIT

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SPECIFICATIONS

ADDRESS	Gildan Drive
CITY	Mocksville
STATE	North Carolina
COUNTY	Davie
TOTAL SF	±498,960
OFFICE SPACE (SF)	Allowance for ±7,500 SF at \$75 PSF
CLEAR HEIGHT	32' Minimum
BUILDING DIMENSIONS	1134' x 440'
COLUMN SPACING	54'0" x 53'4" (typical) 60'0" x 54'0" (loading)
FLOOR SPECIFICATIONS	6" concrete (4,000 PSI)
DOCK DOORS	40 (expandable to 65)
DRIVE-IN DOORS	Two (2) - 12' x 14'
TRUCK COURT DEPTH	130'
TRAILER PARKING	45 spaces (expandable to 59)
CAR PARKING	110 spaces (expandable to 400)
POWER	2000 AMP 3 phase 4 wire 277/480 volt SWB MFP - to be modified as required
SPRINKLER SYSTEM/TYPE	ESFR

LIGHTS	LED fixtures with occupancy sensors (30' at 3' above finished floor)
HVAC	Cambridge heating and ventilations units with exhaust fans & louvers
WATER LINE	2" - Town of Mocksville
SEWER LINE	6" - Town of Mocksville
NATURAL GAS	Piedmont Natural Gas
ELECTRICITY	Energy United



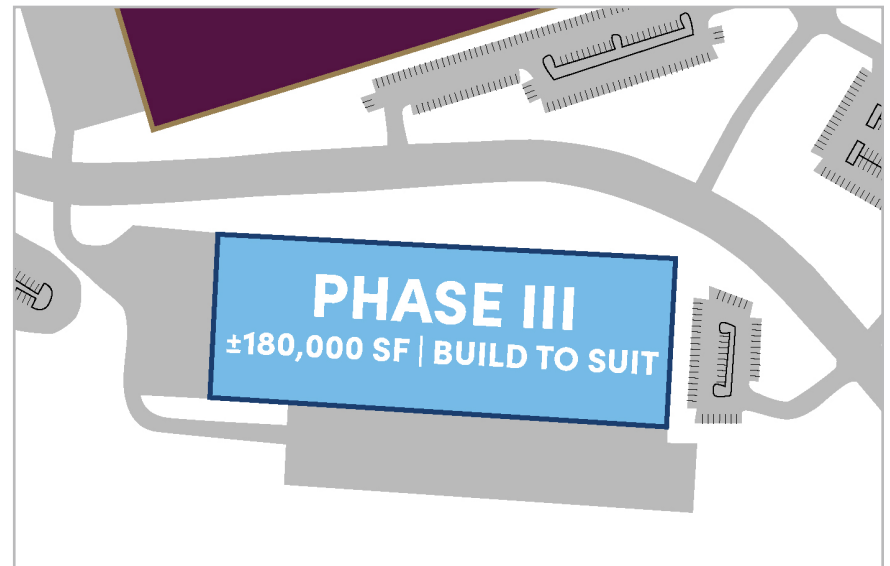
PHASE III

±180,000 SF AVAILABLE | BUILD TO SUIT

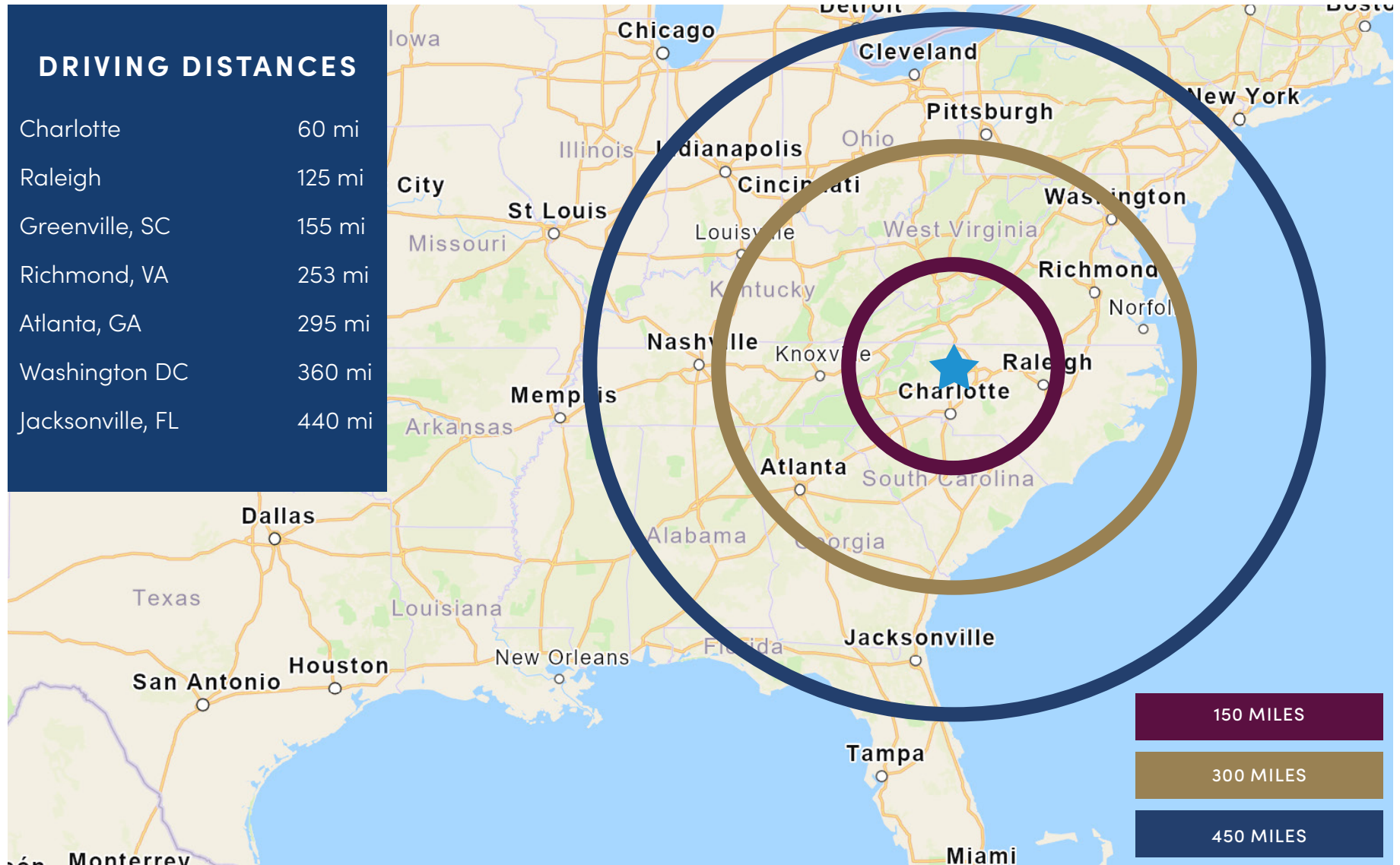
AVAILABLE TEN MONTHS FROM LEASE EXECUTION

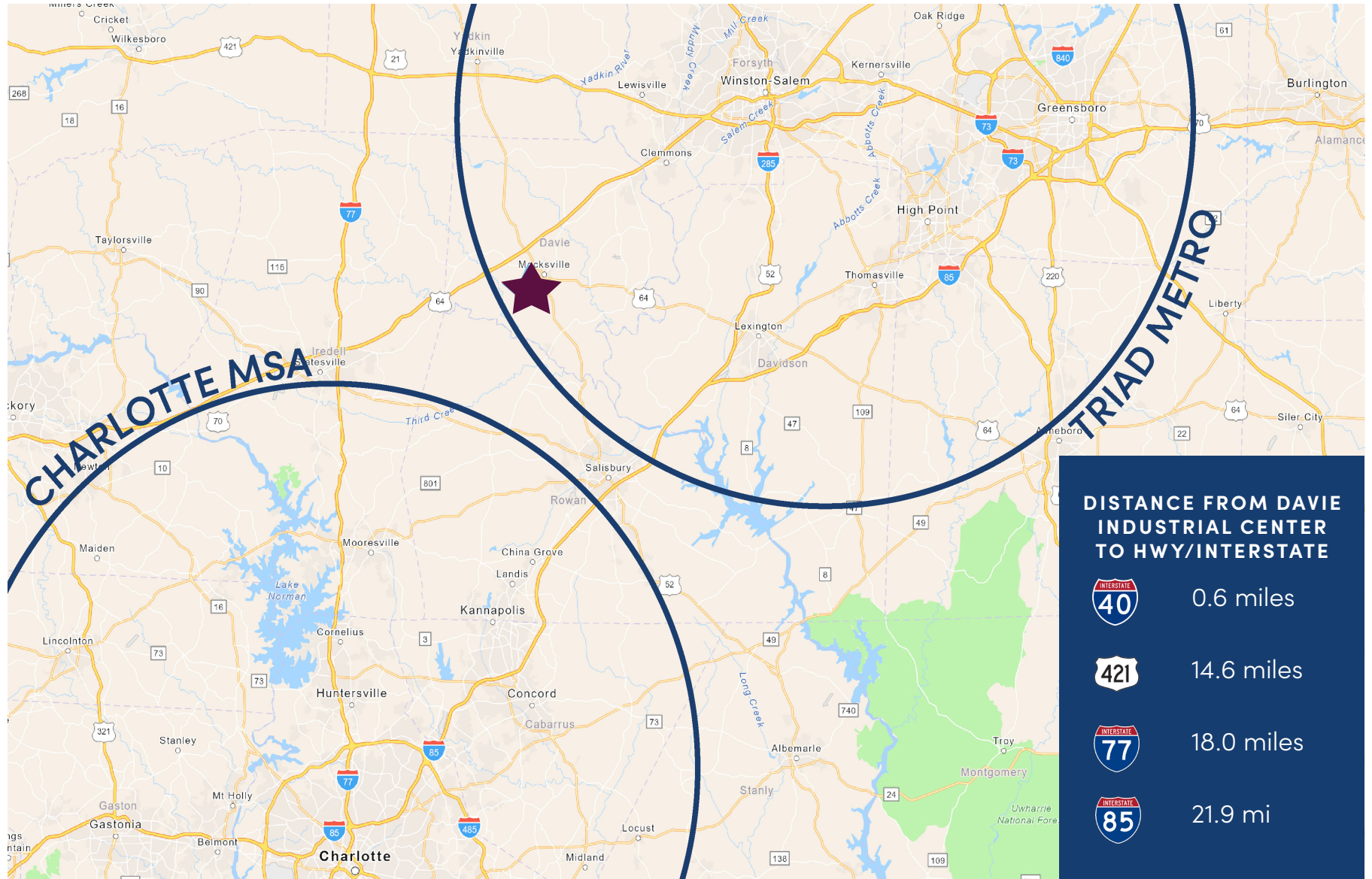
SPECIFICATIONS

INDUSTRIAL PARK NAME	Davie Industrial Center
ADDRESS	Gildan Drive
CITY	Mocksville
STATE	North Carolina
COUNTY	Davie
TOTAL SF	±180,000
SPRINKLER SYSTEM/ TYPE	ESFR
POWER	3 Phase - 1200 amp 277/480 Volt Main Service
ELECTRICAL	Energy United
GAS	Piedmont Natural Gas
CLEAR HEIGHT	32' Minimum
CAR PARKING	Up to 50 auto parks
WATER LINE	2" - Town of Mocksville
SEWER LINE	6" - Town of Mocksville



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