

**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
- Available May 2019

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 under construction. 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](http://DAVIEINDUSTRIALCENTER.COM)

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*Davie Industrial Center  
Building 1 - Pad Underway*





Davie Industrial Center  
Building 1 - Site Plan



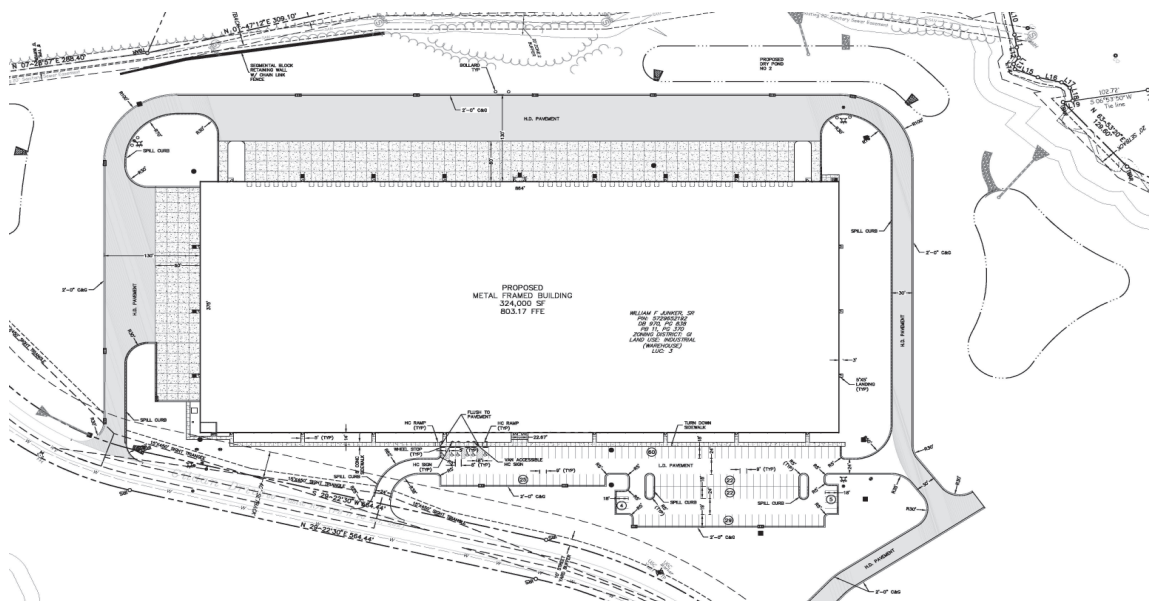
## DAVIE INDUSTRIAL CENTER - BUILDING 1 INTERSTATE DRIVE @ GILDAN DRIVE

### BUILDING SPECIFICATIONS

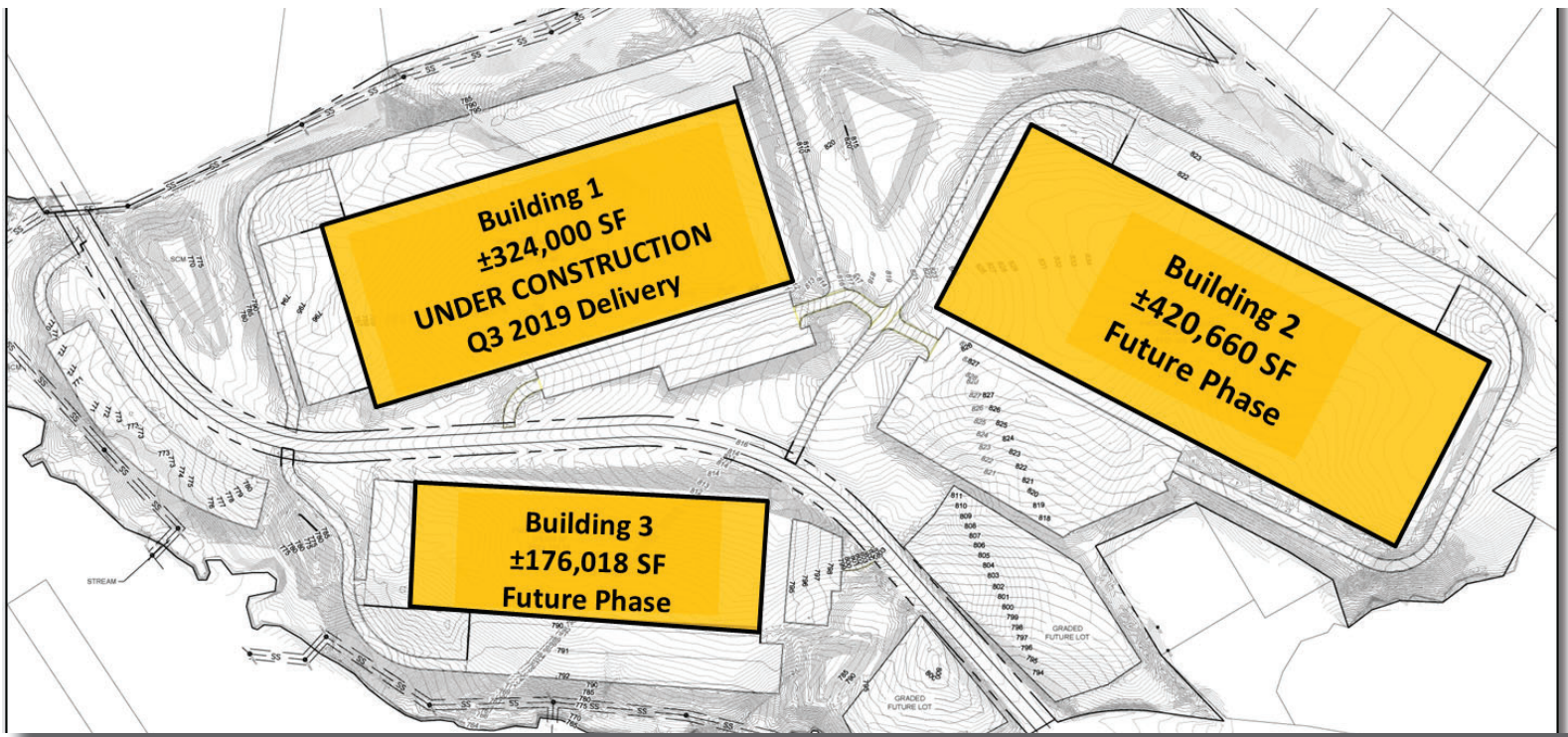
<b>Total Building Size:</b>	±324,000 SF	<b>Available Space:</b>	±324,000 SF	<b>Site Size:</b>	23.761
<b>Office Area:</b>	BTS	<b>Parking:</b>	167 Spaces	<b>Zoning:</b>	General Industrial
<b>Construction Type:</b>	Insulated Pre-Cast Concrete Walls and Conventional Steel	<b>Clear Height:</b>	32' (Outside staging bay)	<b>Sprinklers:</b>	ESFR
<b>Column Spacing:</b>	50' x 54' with 60' staging bay at dock line	<b>Dock Loading:</b>	52 Doors	<b>Drive-In Loading:</b>	2 Doors
<b>Building Dimensions:</b>	375' x 864' high bay area	<b>Floor Specifications:</b>	6" 4,000 psi concrete reinforced with welded wire fabric or to tenant specs		
<b>Lighting:</b>	30 FC at 36" AFF in high bay area or BTS	<b>HVAC:</b>	Heating to 55F & ventilation rate of 2 air changes per hour or BTS		
<b>Electrical:</b>	480/277 V 1,000 A service or BTS	<b>Available:</b>	May 2019		

### UTILITIES

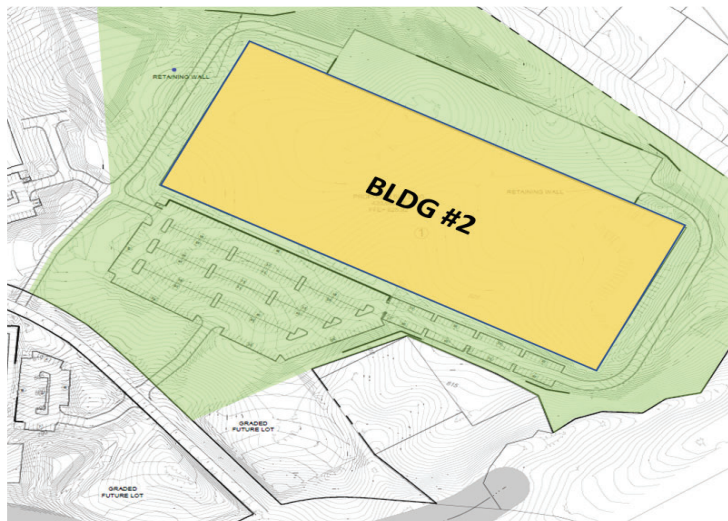
<b>Power:</b>	Energy United	<b>Gas:</b>	PNG	<b>Water/Sewer:</b>	Town of Mocksville; 6" sewer service and 2" domestic water service
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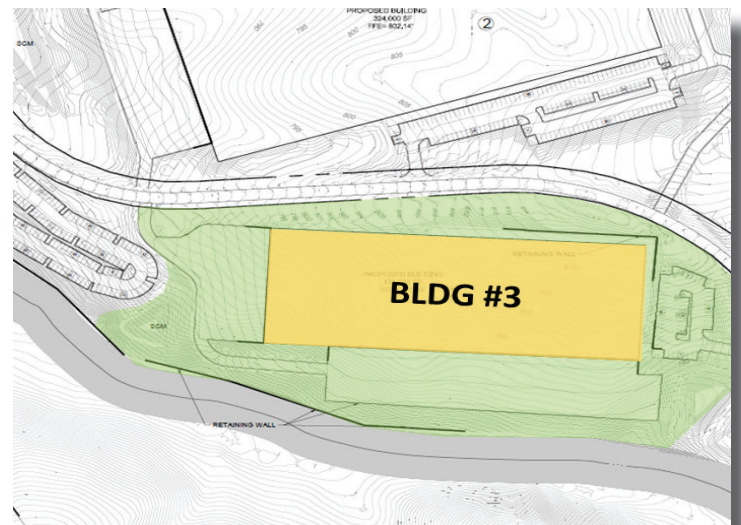




<b>SITE ACREAGE:</b>	<b>±67.636 ACRES</b>
<b>TOTAL # OF BUILDINGS:</b>	<b>3</b>
<b>TOTAL PROPOSED SF:</b>	<b>±920,678 SF</b>
<b>CLEAR HEIGHT:</b>	<b>32.0'</b>
<b>COLUMN SPACING:</b>	<b>50' X 54'</b>
<b>BUILDING TYPE:</b>	<b>PRECAST CONCRETE</b>
<b>SPRINKLER SYSTEM:</b>	<b>ESFR</b>



<b>PROPOSED SF:</b>	<b>±420,660 SF</b>
<b>CLEAR HEIGHT:</b>	<b>32.0'</b>
<b>COLUMN SPACING:</b>	<b>50' X 54'</b>
<b>BUILDING TYPE:</b>	<b>PRECAST CONCRETE</b>
<b>SPRINKLER SYSTEM:</b>	<b>ESFR</b>
<b>CONSTRUCTION COMMENCEMENT:</b>	<b>TBD</b>
<b>BUILDING COMPLETION:</b>	<b>TBD</b>

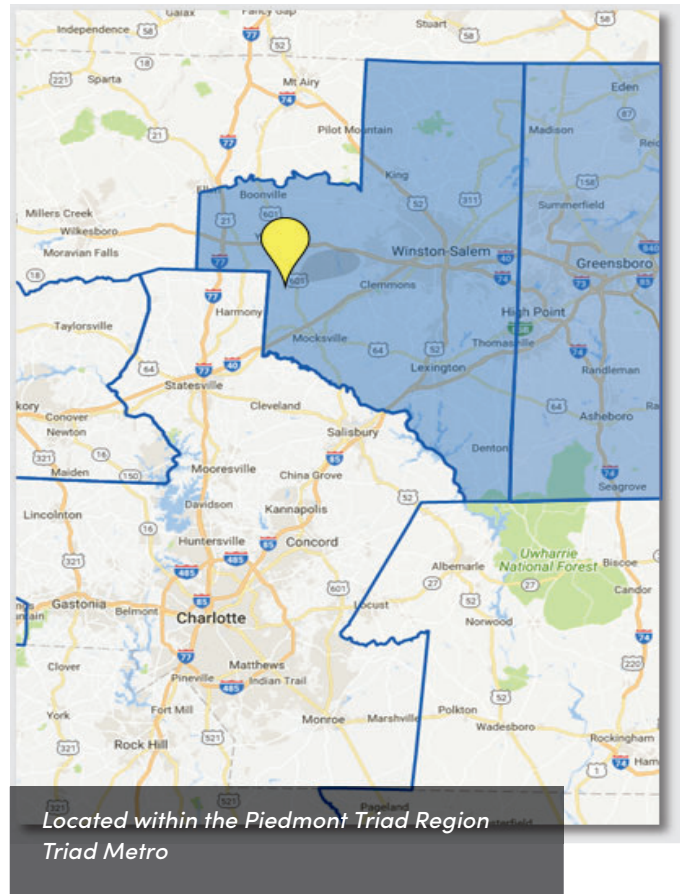
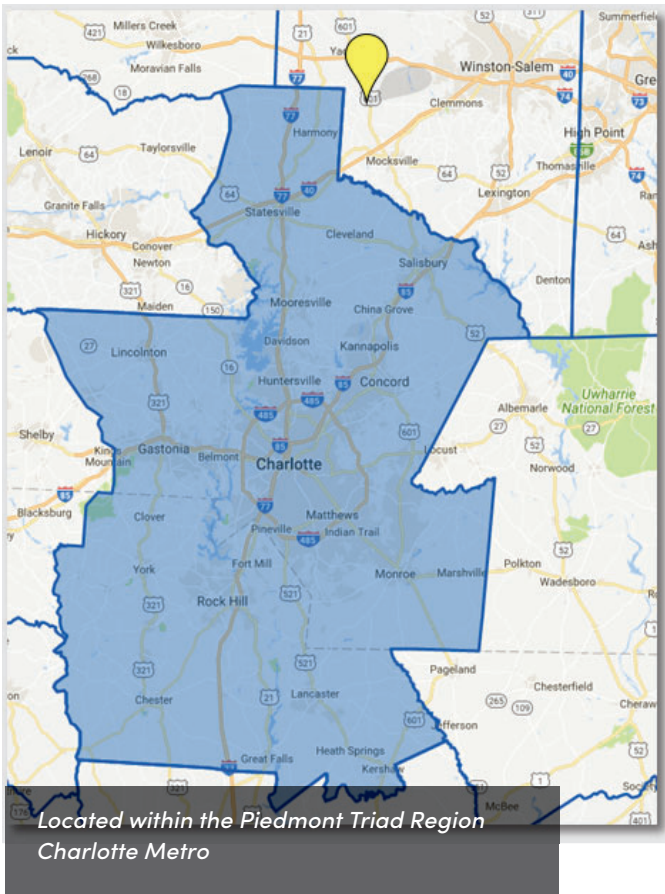


<b>PROPOSED SF:</b>	<b>176,018 SF</b>
<b>CLEAR HEIGHT:</b>	<b>32.0'</b>
<b>COLUMN SPACING:</b>	<b>50' X 54'</b>
<b>BUILDING TYPE:</b>	<b>PRECAST CONCRETE</b>
<b>SPRINKLER SYSTEM:</b>	<b>ESFR</b>
<b>CONSTRUCTION COMMENCEMENT:</b>	<b>TBD</b>
<b>BUILDING COMPLETION:</b>	<b>TBD</b>



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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.

