



BAKER FURNITURE – CASEGOODS PLANT

**188,058^{+/-} Square Feet on 53.94^{+/-} Acres
Mocksville, North Carolina**



BINSWANGER

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BAKER FURNITURE CASE GOODS FACILITY 521 MILLING ROAD MOCKSVILLE, NC 27028

SIZE:	Approximately total 184,678 sq. ft.
GROUND:	Approximately 50.06 acres
NUMBER OF BUILDINGS:	One, modern single story facility
DIMENSIONS:	Plant is approximately 210' x 880'
DATES OF CONSTRUCTION:	Approximately 1964 and 1970
CONDITION OF PROPERTY:	Good
CONSTRUCTION:	Floors: Reinforced concrete Walls: Brick on block Columns: Steel Roof: Built up over insulated metal deck
COLUMN SPACING:	30' x 40'
CEILING HEIGHT:	Primarily 14' clear
LIGHTING:	Double tube florescent. Perimeter windows at roof level provide abundant interior natural light
WATER:	Supplied by the Town of Mocksville 12" main; 10" line
SEWER:	Supplied by the Town of Mocksville 8" main; 6" line
GAS:	Supplied by Piedmont Natural Gas 4" main; 2" line

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- POWER:** Supplied by Duke Power Company
- 4,000 KVA transformer
- 3,200 amp 480/277 volt, three phase, four wire switch gear
- HEAT:** Small package boiler provides building heat and process steam
- AIR CONDITIONING:** Office only
- SPRINKLER:** 100% wet system
- COMPRESSED AIR:** One 200 HP Ingersoll Rand, 950 CFM @ 100 psig
One 150 HP Sullair, 750 CFM @ 100 psig
Ingersoll Rand Hydroguard dryer
- DUST COLLECTION:** Pneumafil bag filter - 59,600 CFM, 4,614 sq.ft.
Carter-Day bag filter - 32,550 CFM, 3,840 sq.ft.
- OFFICE:** Approximately 7,233 sq. ft. of interior office, restroom and break room area. Additional plant offices in the production area.
- TRUCK LOADING:** Six 8' x 8' and dock high door with levelers and seals
One 8' x 9' dock high door with leveler and seal
One oversized drive in door

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PARKING: Paved and marked parking for approximately 142 vehicles

FORMER USE: Case goods furniture manufacturing

ZONING: Primarily G1 – General Industrial
North parcel is NC - Neighborhood Center
Small southern parcel is GR - General Residential

TAXES: Parcel #: 1500000031

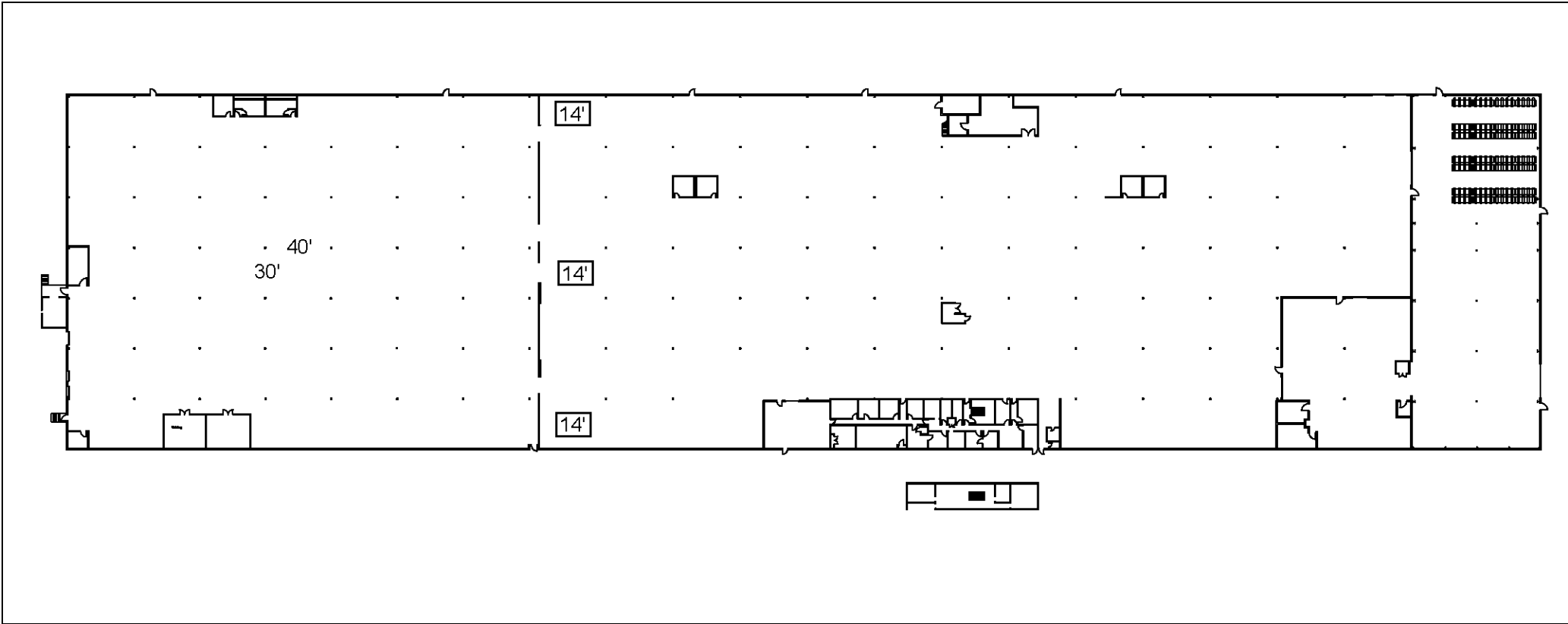
2005 Assessed Value (next assessment 2009)

Building:	\$1,871,510
<u>Land:</u>	<u>\$ 625,750</u>
Total:	\$2,497,260

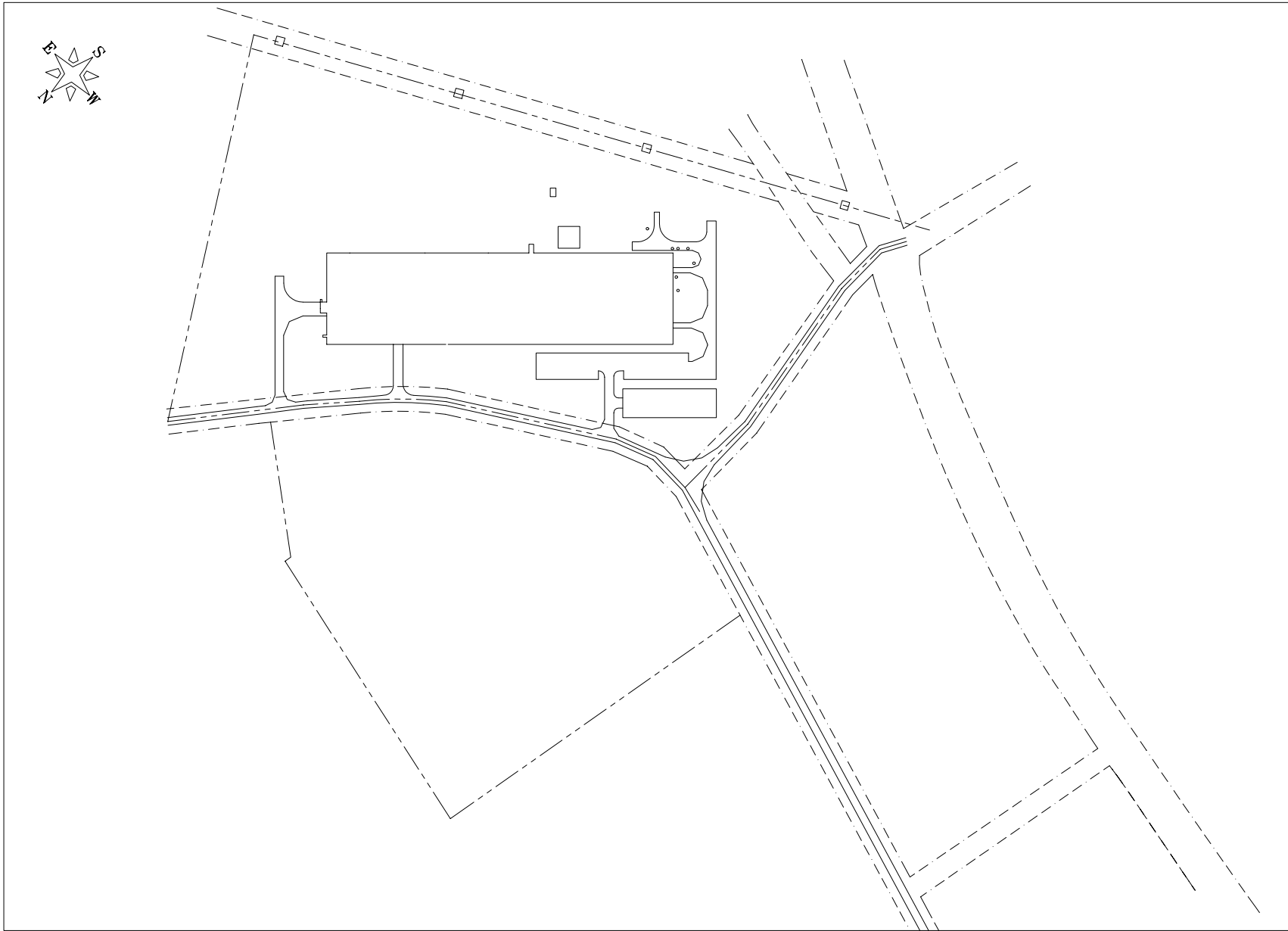
2008 Mocksville municipal tax rate: \$.30/\$100
2008 Davie County tax rate: \$.62/\$100

TRANSPORTATION: The facility is located approximately four miles south of I-40, approximately 20 miles east of I-77 and 40 miles west of the Greensboro airport.

MISCELLANEOUS: Some of the stated acreage is surplus land available for separate sale



XX' = CLEAR CEILING HEIGHT



SCALE: 1" = 100'
0 50 100 200

GENERAL SITE COMPLEX
PLANT MAP

WSF 5/5/97

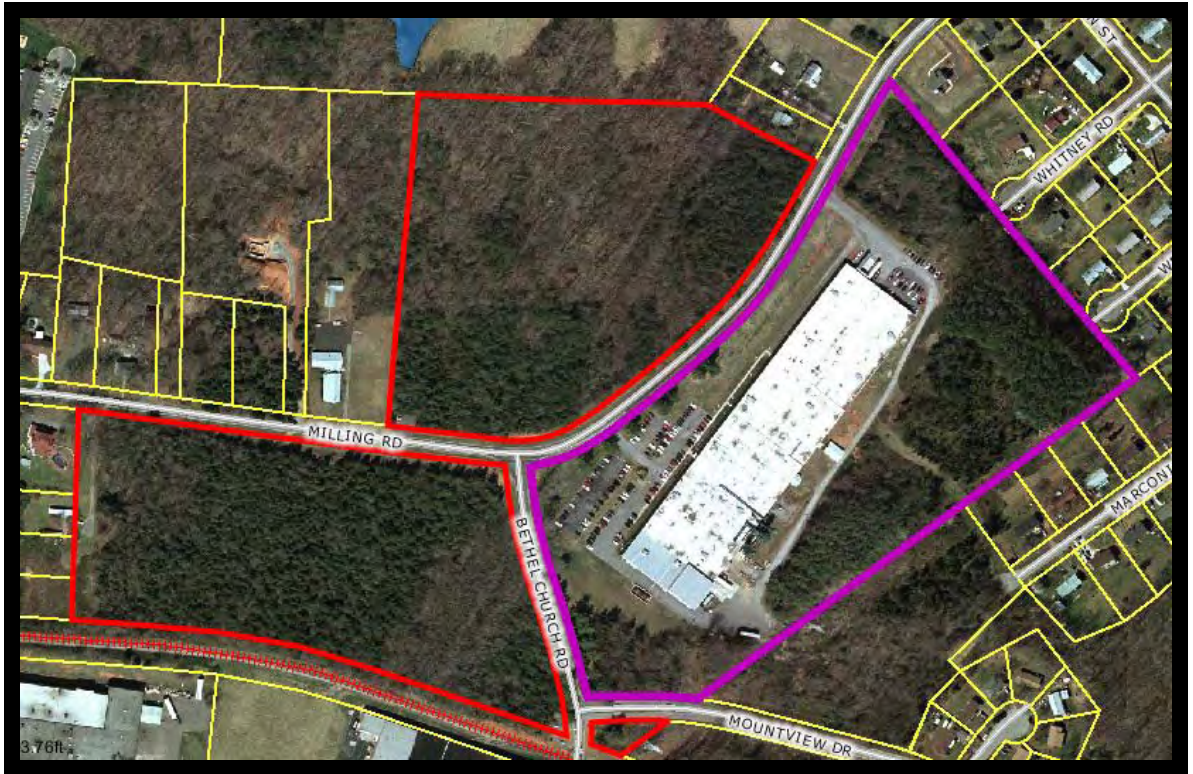
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1"=100' 1997

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MILLING ROAD MOCKSVILLE, NC