



## **BAKER FURNITURE – UPHOLSTERY PLANT**

**168,820<sup>+/-</sup> Square Feet on 30.67<sup>+/-</sup> Acres  
Mocksville, North Carolina**



# BINSWANGER

5605 CARNEGIE BLVD, SUITE 100, CHARLOTTE, NC 28209  
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## BAKER FURNITURE UPHOLSTERED MANUFACTURING FACILITY 970 MILLING ROAD MOCKSVILLE, NC 27028

<b>SIZE:</b>	Approximately total 167,222 sq. ft.
<b>GROUND:</b>	Approximately 30.67 acres
<b>NUMBER OF BUILDINGS:</b>	One, modern single story facility
<b>DIMENSIONS:</b>	Plant is approximately 407' x 360'
<b>DATE OF CONSTRUCTION:</b>	1966
<b>CONDITION OF PROPERTY:</b>	Very good
<b>CONSTRUCTION:</b>	Floors: Reinforced concrete Walls: Cinderblock Columns: Steel Roof: New membrane over insulated metal deck installed in 2006
<b>COLUMN SPACING:</b>	24' x 36'
<b>CEILING HEIGHT:</b>	Primarily 14' – 15' clear in 60,120 sq. ft. production area and 20' – 21' clear in 86,400 sq. ft. warehouse
<b>LIGHTING:</b>	Double tube florescent, metal halide and sodium vapor
<b>WATER:</b>	Supplied by the Town of Mocksville 12" main; 10" line
<b>SEWER:</b>	Supplied by the Town of Mocksville 8" main; 6" line
<b>GAS:</b>	Supplied by Piedmont Natural Gas 4" main; 2" line

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MOCKSVILLE, NC  
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<b>POWER:</b>	Supplied by Duke Power Company - 4,000 amp 480/277 volt, 3 phase, 4 wire switch gear
<b>HEAT:</b>	Gas fired space units
<b>AIR CONDITIONING:</b>	The entire facility is cooled by individual roof-mounted package units
<b>SPRINKLER:</b>	100% wet system
<b>COMPRESSED AIR:</b>	One Sullair and one Gardner Denver compressor – airlines throughout manufacturing area
<b>OFFICE:</b>	Approximately 14,500 sq. ft. of office, restroom, break room and shop area.
<b>RESTROOMS:</b>	Five men's and four women's plus one private facility with one toilet and one sink.
<b>TRUCK LOADING:</b>	- Warehouse has four 8' x 10' dock high doors with levelers and seals - Production area has four 8' x 9' dock high doors with levelers and seals
<b>PARKING:</b>	Paved and parking for approximately 120 vehicles
<b>FORMER USE:</b>	Upholstered furniture manufacturing and distribution

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**ZONING:** GI - General Industrial

**TAXES:** Parcel #: 130329

2005 Assessed Value (next assessment 2009)

Building:	\$1,416,770
<u>Land:</u>	<u>\$ 536,750</u>
Total:	\$1,953,320

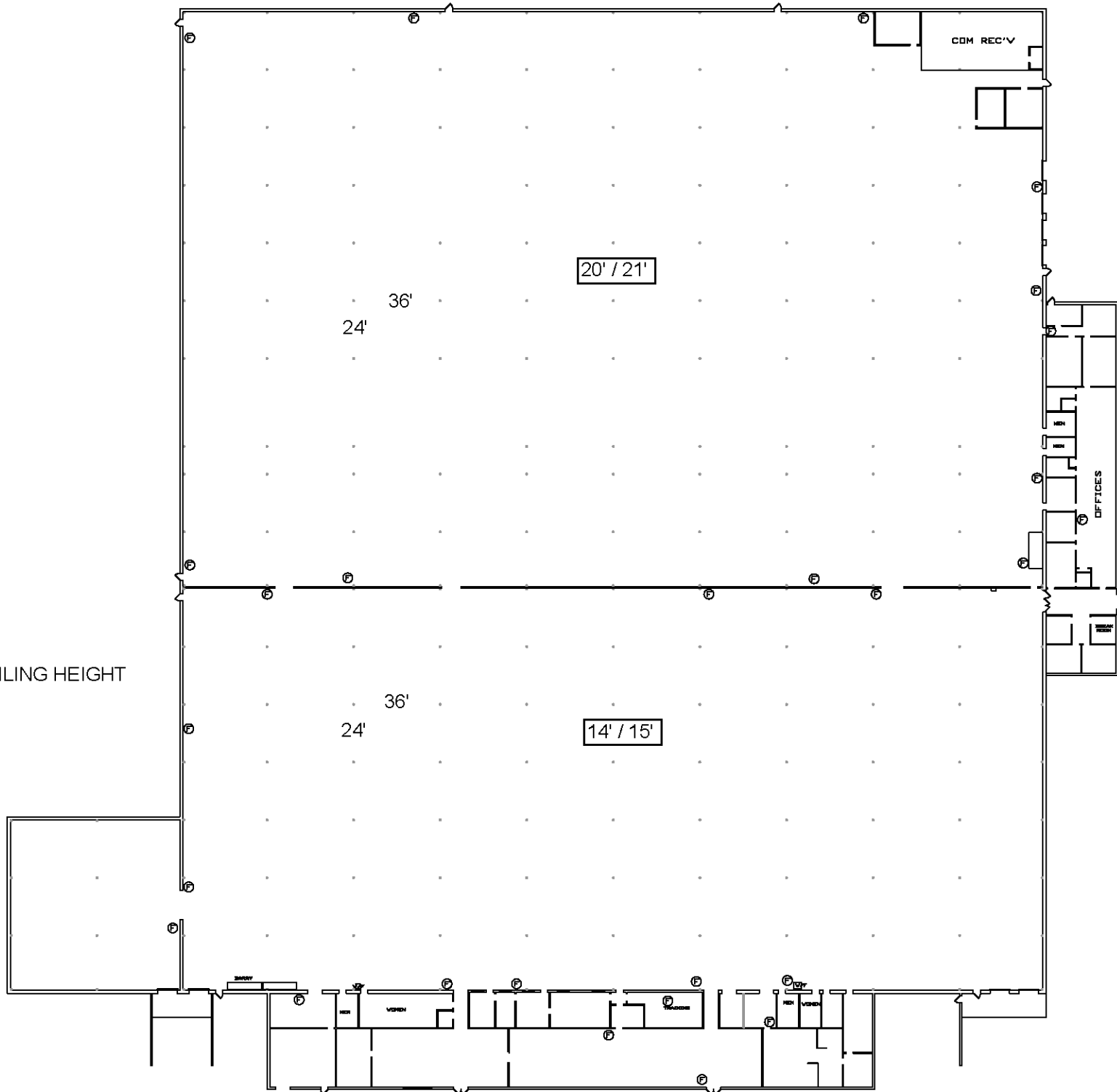
2008 Mocksville municipal tax rate: \$.30/\$100  
2008 Davie County tax rate: \$.62/\$100

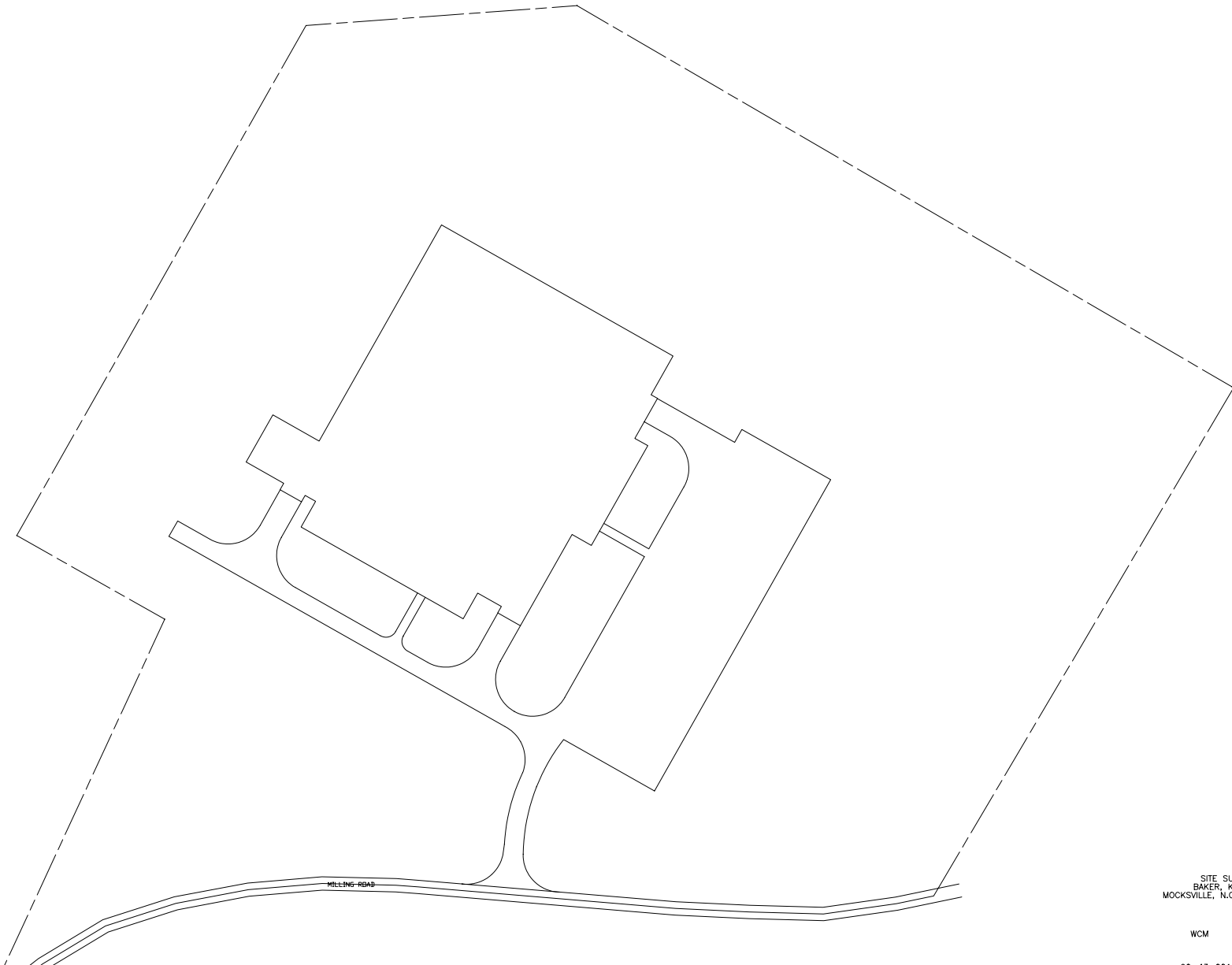
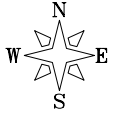
**TRANSPORTATION:** The facility is located approximately four miles south of I-40, approximately 20 miles east of I-77 and 40 miles west of the Greensboro airport.

**MISCELLANEOUS:**

- Warehouse area is racked with in rack sprinklers that might be available for separate sale
- Fire and burglar alarm system with three separate zones

XX' = CLEAR CEILING HEIGHT





Xref kohlerd

SITE SURVEY RECORD  
BAKER, KNAPP & TUBBS  
MOCKSVILLE, N.C. - PLANT #9 & #12

WCM 01/22/92  
J.VASATKA

ACAD# 5670301011

90-43-0011  
1"=60'-0" 1992

567-030-1011









**MILLING ROAD  
MOCKSVILLE, NC**