

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: ±23.71 Acres
- Office Space: BTS
- Zoning: G1
- Spinklers: ESFR
- Loading: 53 Dock High Doors (Expandable); 1 Drive-in Door (option for 2nd)
- Shell Available as soon as 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

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*Davie Industrial Center
Building 1 - Pad Underway*



Davie Industrial Center
Building 1 - Site Plan



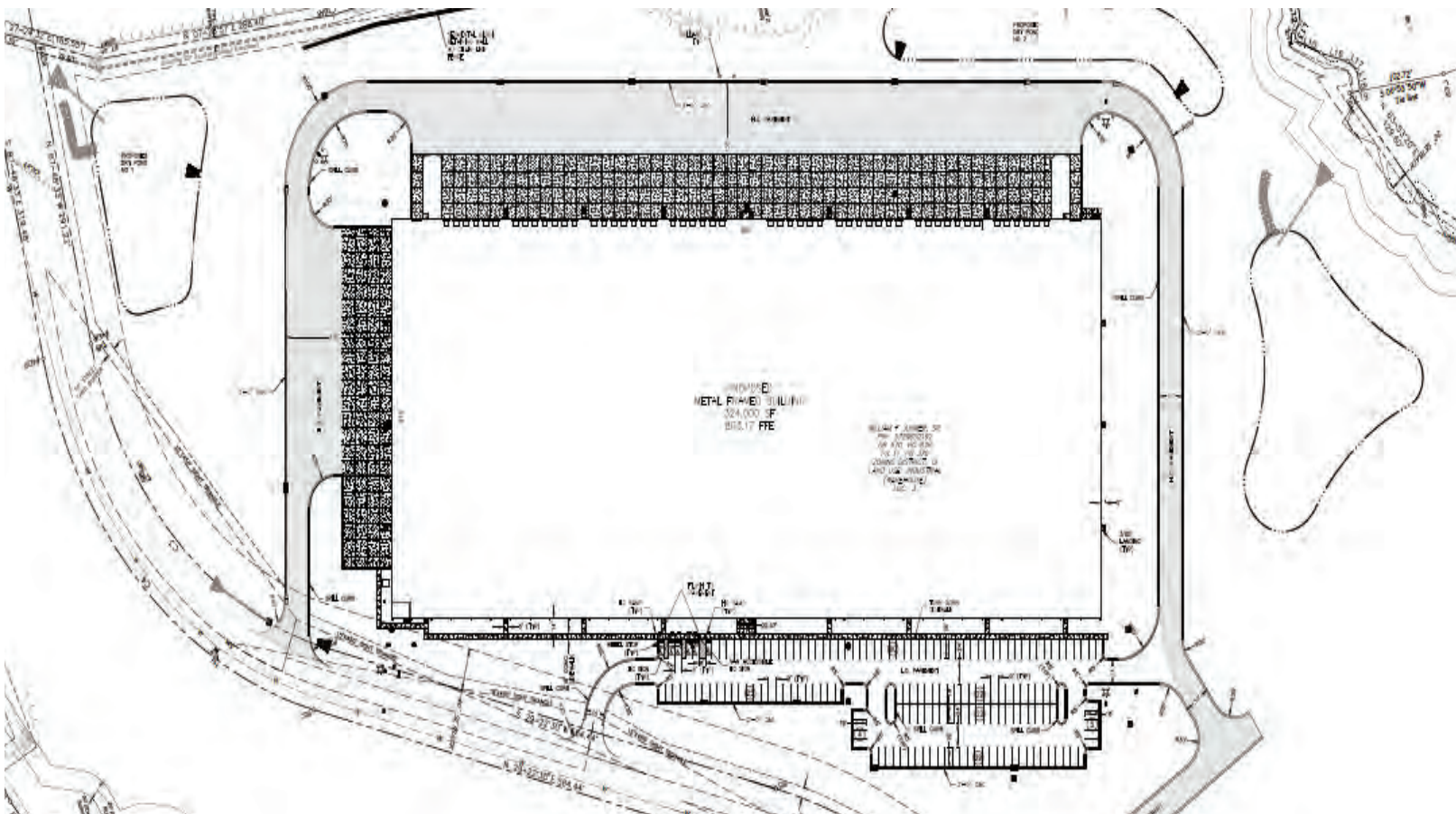
DAVIE INDUSTRIAL CENTER - BUILDING 1 INTERSTATE DRIVE @ GILDAN DRIVE

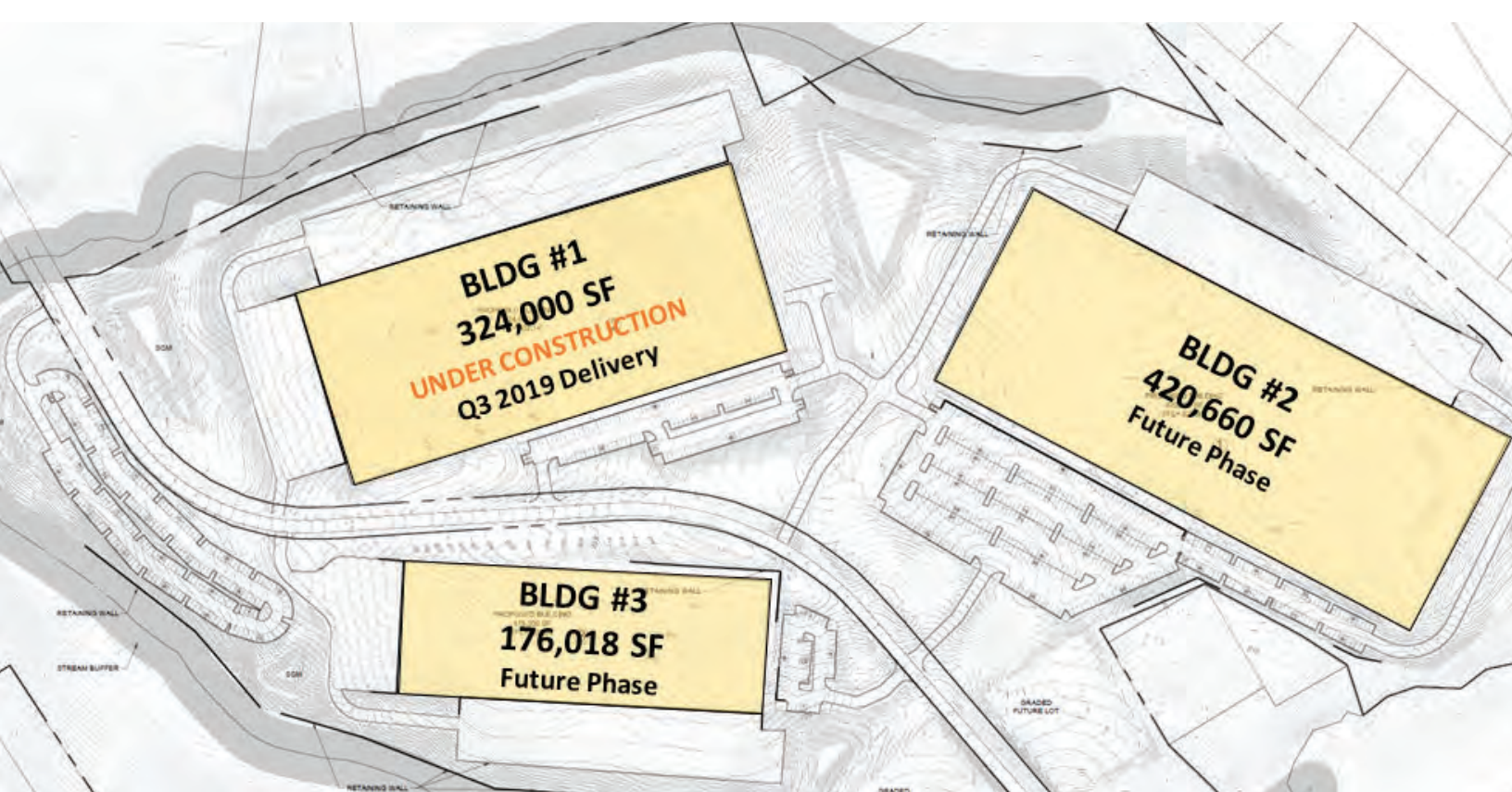
BUILDING SPECIFICATIONS

Total Building Size:	±324,000 SF	Available Space:	±324,000 SF	Site Size:	23.71
Office Area:	BTS	Parking:	167 Spaces	Zoning:	General Industrial
Construction Type:	Concrete Tilt	Clear Height:	32'	Sprinklers:	ESFR
Column Spacing:	50' x 54'	Dock Loading:	53 Doors (Expandable)	Drive-In Loading:	1 Door (option for 2nd)
Lighting:	High Bay or BTS	HVAC:	Heating to 55F & ventilation rate of 2 air changes per hour or BTS		

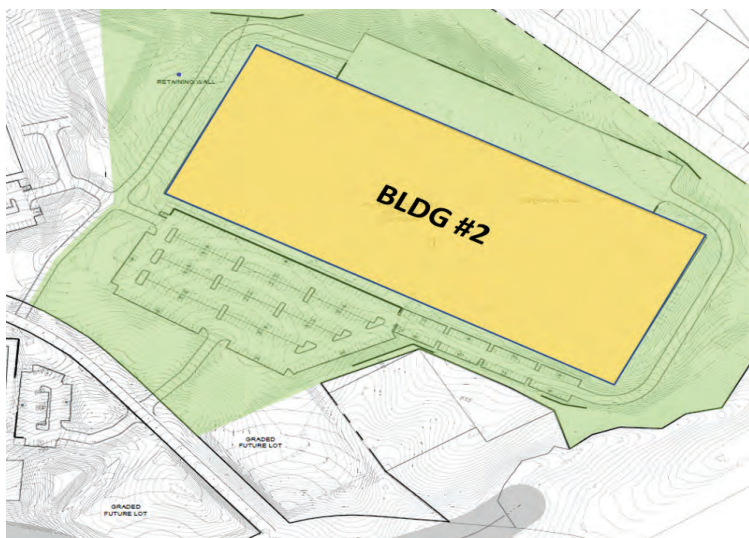
UTILITIES

Electrical:	Energy United	Gas:	PNG	Water/Sewer:	Town of Mocksville
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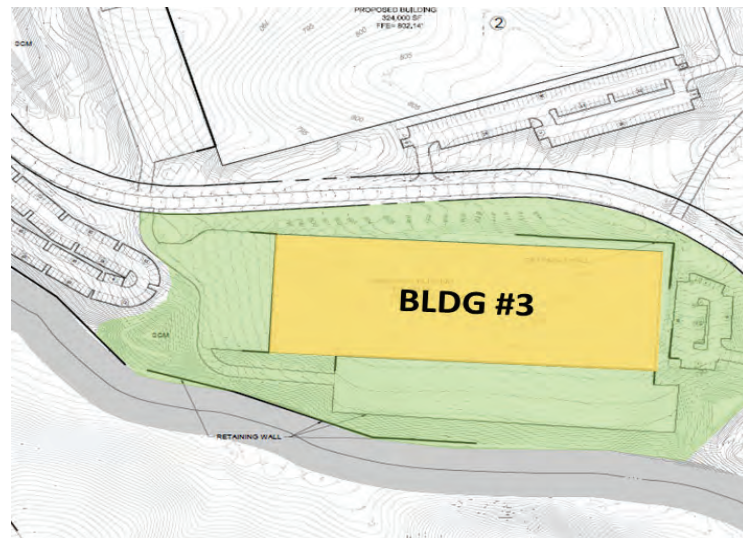




SITE ACREAGE:	±73.04 ACRES
TOTAL # OF BUILDINGS:	3
TOTAL PROPOSED SF:	±920,678 SF
CLEAR HEIGHT:	32.0'
COLUMN SPACING:	50' X 54'
BUILDING TYPE:	PRECAST CONCRETE
SPRINKLER SYSTEM:	ESFR



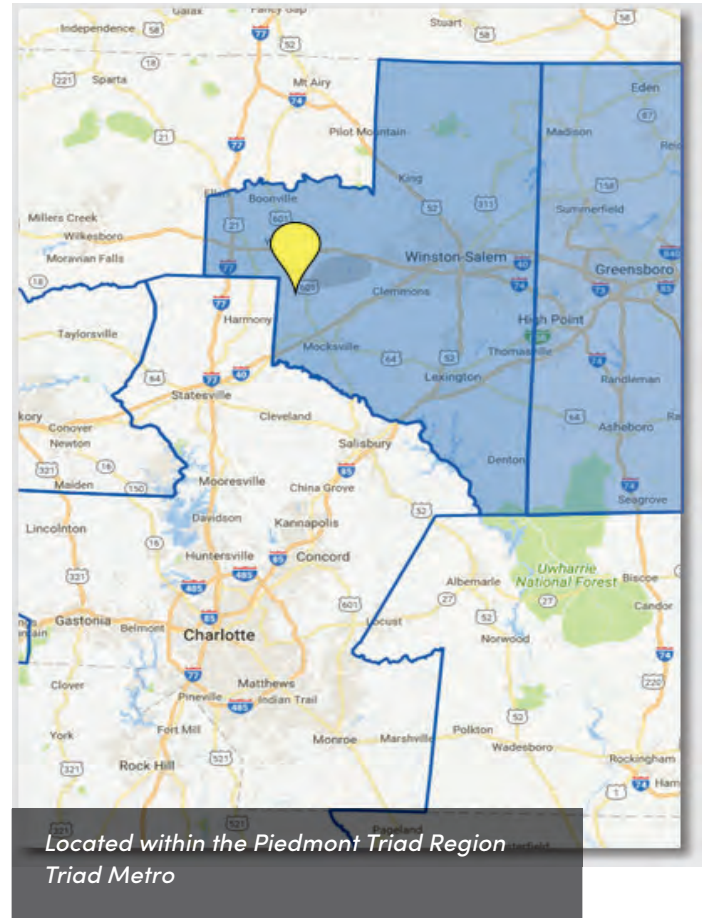
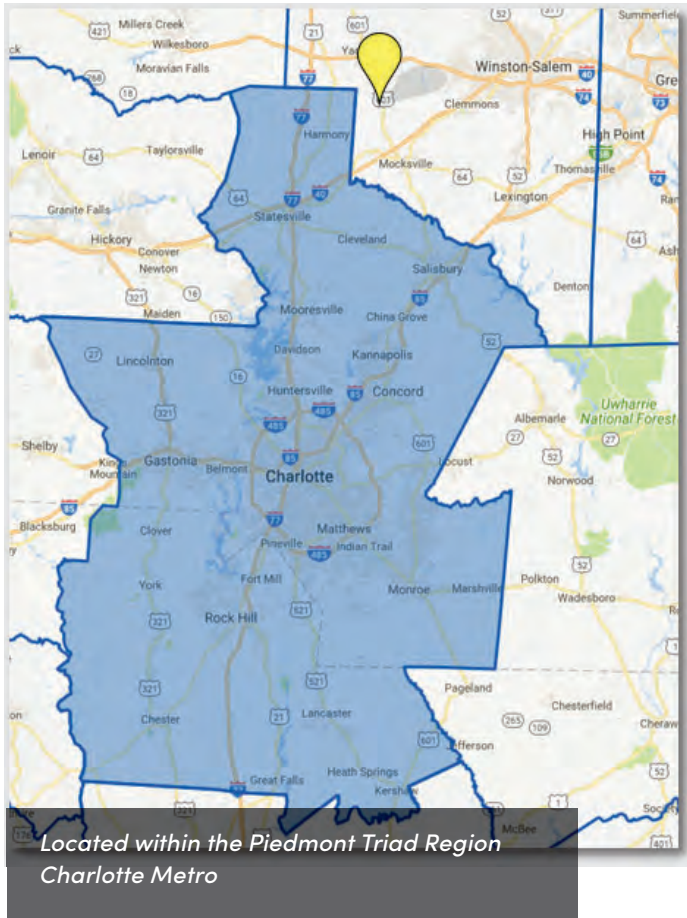
PROPOSED SF:	±420,660 SF
CLEAR HEIGHT:	32.0'
COLUMN SPACING:	50' X 54'
BUILDING TYPE:	PRECAST CONCRETE
SPRINKLER SYSTEM:	ESFR
CONSTRUCTION COMMENCEMENT:	TBD
BUILDING COMPLETION:	TBD



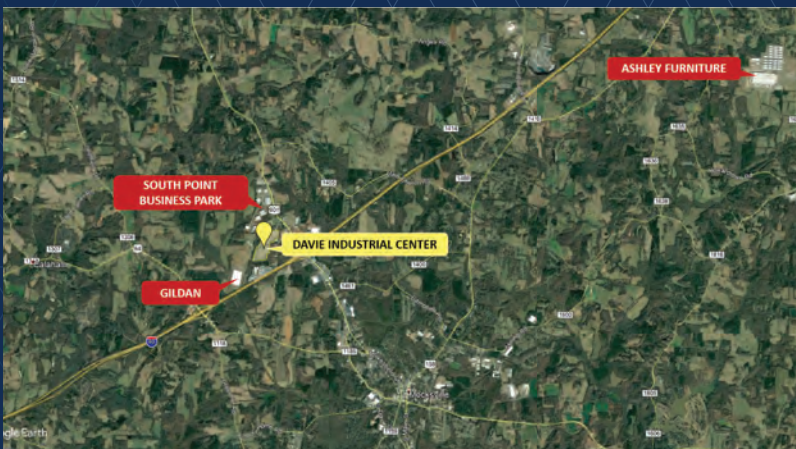
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BUILDING COMPLETION:	TBD

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.