



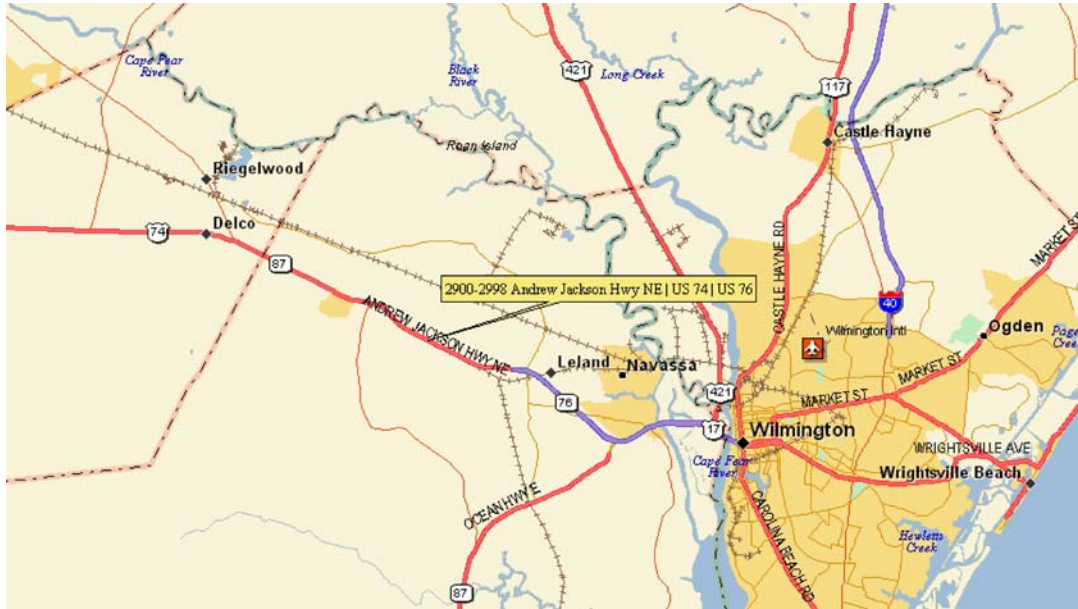
SOLD

DAK Facility (505,617 square feet)

2975 N. Andrew Jackson Highway
Leland, North Carolina

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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TRANSPORTATION:	Rail:	CSX Possible
	Highways:	NC HWY 210/53—5 miles Interstate 95 approximately 20 miles
	Air:	Fayetteville Regional Airport—10 miles RDU International—87 miles on I-95 and I-40
	Ports:	Wilmington, NC—14 miles Morehead City, NC—144 miles Charleston, SC—190 miles Norfolk, VA—208 miles
INDUCEMENTS:	State:	Cumberland County is a Tier 4 county, providing \$1,000 Per Job Tax Credits.
	County:	Cumberland County offers inducements based on investment and jobs created on a case by case basis.

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DAK BUILDING—LELAND, NC

Total Building Area: 505,617 SF
Office: 1,200 SF
Acreage: 29.55 acres

LOCATION

Address: 2975 N. Andrew Jackson Hwy
Leland, North Carolina



BUILDING FACTS

Building Type:	Manufactured Warehouse Facility
Year Built:	1974
Condition:	Excellent
Parking:	37 paved and marked spaces
Floors:	6" concrete
Walls:	Pre-cast concrete panels
Roof:	Rubber membrane & asphalt over gravel
Column Spacing:	10" circular steel—41' x 100'
Ceiling Height:	23' to 24'8"
Ceiling:	22 gauge steel deck
Lighting:	Double tube fluorescent & skylights
Ventilation:	Centrifugal roof fans & wall mounted louvers
Number of Truck Docks:	26
Drive in Doors:	1
Rail Supplier & Number of Doors:	CSX Rail & 8
Fire Protection:	100% Dry System
On Site Water Storage:	400,000 gallon ground level tank

Miscellaneous:
(5) 100,000 SF bays each separated by (3) hour rated fire walls.
Access to each bay is through (3) 10' x 12' openings with an automatic rollup fire door.

ZONING / DESCRIPTION

Type of Use Permitted:	Distribution
Zoning:	Industrial (I-2)
Zoning Authority:	Cumberland County

UTILITIES

Electricity Supplier:	Progress Energy
Connected Load:	500 KVA pad mounted transformer
Sewer:	Septic—120 persons/4,250 gallons per day
Water:	Well