



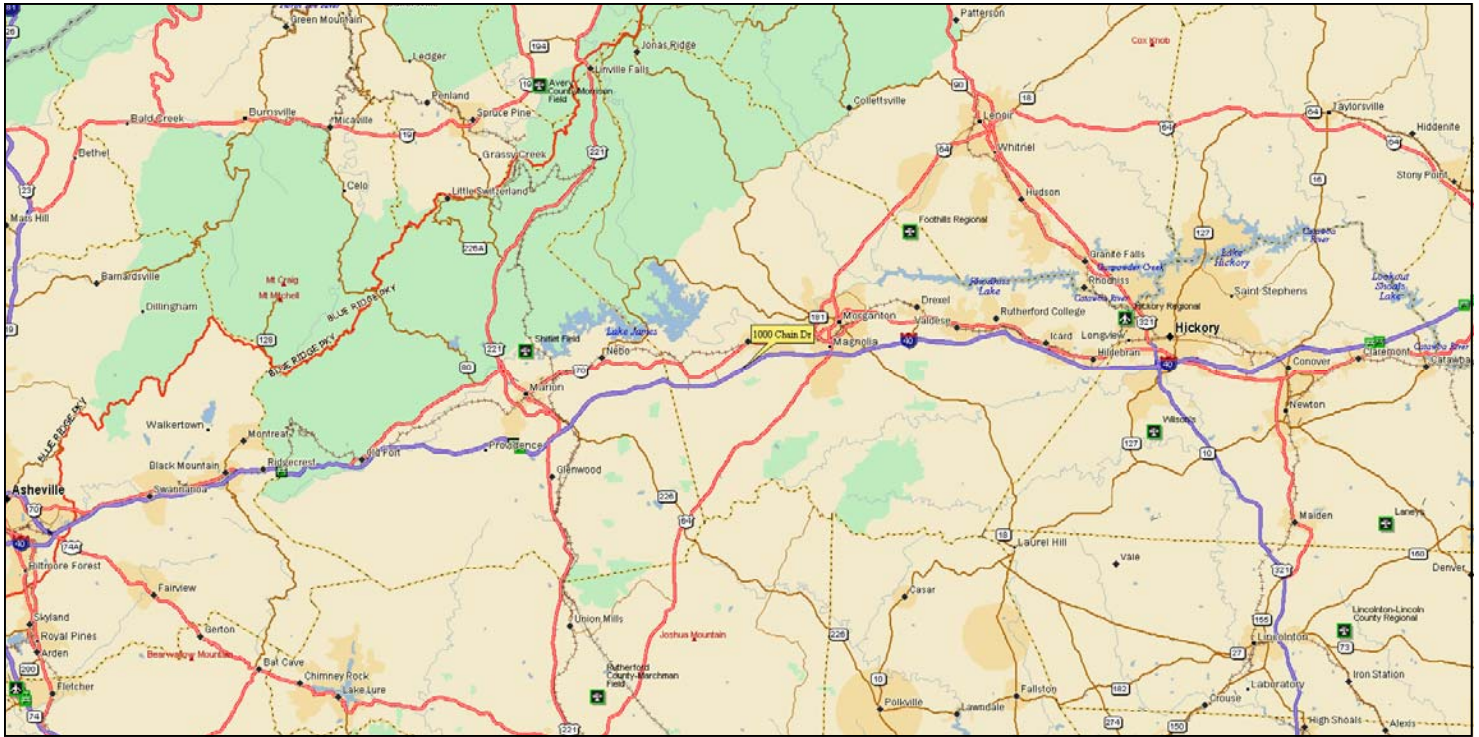
AVAILABLE

Rexnord Facility (241,443 square feet)

1000 Chain Drive
Morganton, North Carolina 28655

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.

2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090



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REXNORD BUILDING—MORGANTON, NC

Total Building Area: 241,443 SF
Office: 18,335 SF
Acreage: 80.66 acres

LOCATION

Address: 1000 Chain Drive
Morganton, North Carolina 28655

BUILDING FACTS

Building Type: Manufactured Warehouse Facility
Year Built: 1980
Condition: Excellent
Parking: 309 paved, marked & lighted spaces
Floors: 6" metal concrete floor slabs
Walls: Insulated pebble pre-cast concrete wainscoting
Roof: 4-Ply Built up/Fiberglass over 22 gauge metal deck
Column Spacing: 10" Steel H—48' x 48'
Ceiling Height: 23'10" Min 30'5" Max
Lighting: High Pressure Sodium & Metal Halide
Portion of Building Heated: 100%
Air: Office areas only
Ventilation: Roof mounted centrifugal fans & louvers
Compressed Air: Yes
Number of Truck Docks: 4
Drive in Doors: 4
Crane: Yes
Fire Protection: 100% Wet System

Miscellaneous:

- Office area includes cafeteria / breakroom
- Air—Office area air provided by a 50-ton Trane gas fired roof mounted unit installed in 1999. Plant offices have window units.
- Sprinkler—8" U-shaped loop with (5) 6" interior risers & 7 on-site hydrants
- Cranes—(1) 2-ton & (1) 10-ton overhead bridge with 45' span



ZONING / DESCRIPTION

Type of Use Permitted:	Manufacturing
Zoning:	General Industrial
Zoning Authority:	Burke County

UTILITIES

Electricity Supplied by & Connected load:	Duke Power Primary 100,000 kva
Natural Gas Supplied by & Size of Main:	Piedmont Natural Gas 4" high pressure
Water Supplied by & Size of Main:	Brentwood Water 6"
Sewer Supplied by & Size of Main:	City of Morganton 8"