



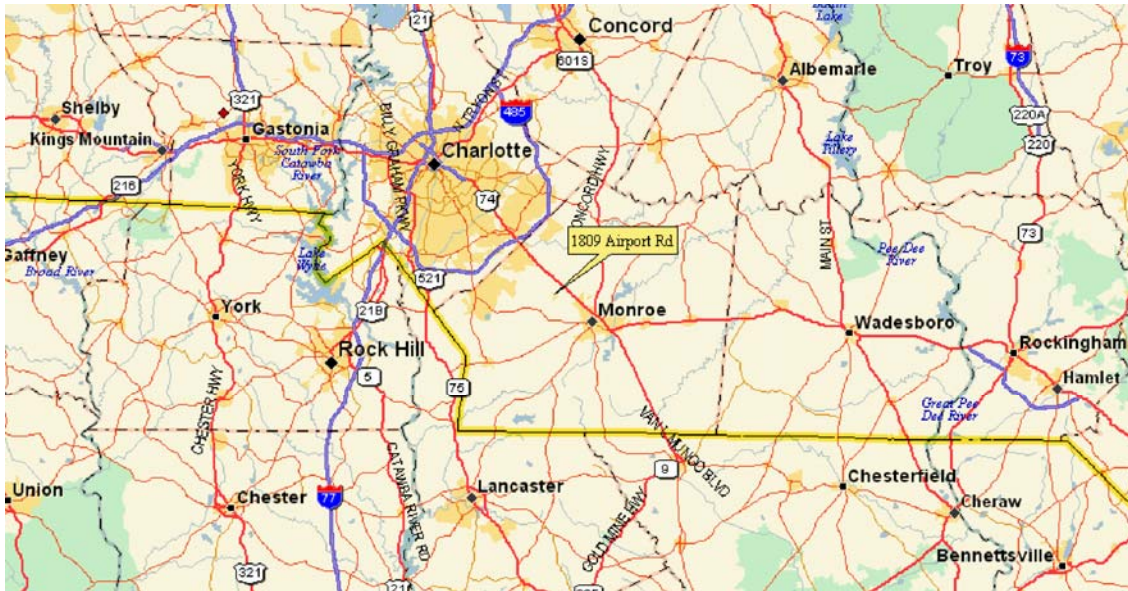
SOLD

Square D Facility (250,000 square feet)

1809 Airport Road
Monroe, North Carolina

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1809 Airport Road
Monroe, North Carolina

TRANSPORTATION: Highways: US HWY 74—4 miles
Interstate 485 approximately 7.5 miles
Air: Monroe Regional Airport—.5 mile
Charlotte Douglas International—25 miles

TAXES: 2004 Assessed Value—next assessment 2008

Building/Improvements:	\$3,413,100
Land (34.17 of the 55 acres in the county assessment):	\$ 546,720
Total:	\$3,959,820

2004 Union County Tax Rate:	\$.525/100
2004 City of Monroe Tax Rate:	\$.48/100

SQUARE D BUILDING—MONROE, NC

Total Building Area: 250,000 SF
Office: 10,500 SF
Acreage: 34.17 acres

LOCATION

Address: 1809 Airport Road
Monroe, North Carolina



BUILDING FACTS

Building Type: Manufactured Warehouse Facility
Year Built: 1970 / 1983
Condition: Excellent
Parking: 416 paved spaces in two lighted lots
Floors: 6" concrete—4/4 WWF on grade
Walls: Metal panels on 7'4" concrete block wainscot
Roof: Fibertite thermoplastic & gravel
Column Spacing: Steel— (Main Plant) 40' x 44'6"
Ceiling Height: 30' x 30'10"
Lighting: High pressure sodium
Portion of Building Heated & Cooled: 100%
Number of Truck Docks: 16
Drive in Doors: 8
Compressed Air: Lines throughout manufacturing area
Fire Protection: 100% Wet System
On Site Water Storage: 500,000 gallon on site reservoir

Miscellaneous:

- Fully equipped kitchen and cafeteria
- Site expansion 50,000 SF with 22' x 90' column spacing and 30' x 36'6" ceiling height
- HVAC—roof mounted gas fired Trane, Carrier & York roof-top package units
- Roof—Approx. 165,000 SF is Fibertite thermoplastic over insulated metal deck and approx. 81,000 SF is original with gravel covered extruded foam over membrane on perlite covered deck
- Wet system has a density from .2/3000 to .3/4000
- On site reservoir has a 150 HP, 1500 GPM booster pump
- Two 1983 Ingersoll Rand 125 HP air compressors with dryer and storage tank

ZONING / DESCRIPTION

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

UTILITIES

Electricity Supplied by & Duke Power
Connected load: (2) 2000 KVA pad mounted exterior transformers; (5) 4160 volt interior transformers
Natural Gas Supplied by & NC Natural Gas
Size of Main: 2"
Water Supplied by & City of Monroe
Size of Main: 12"
Sewer Supplied by & City of Monroe
Size of Main: 8"