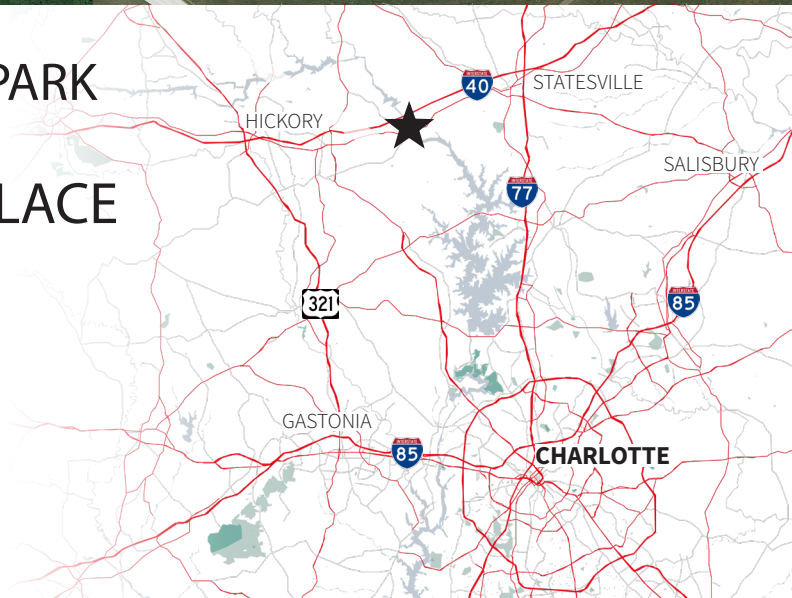




CATAWBA COMMONS BUSINESS PARK

3389 CATAWBA INDUSTRIAL PLACE
CATAWBA, NC 28609

- I-40 frontage
- ±14 miles to I-77
- ±137,785 SF (expandable to ±250,000 SF)
- ±27.39 total acres



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3389 CATAWBA INDUSTRIAL PL

CATAWBA, NC 28609

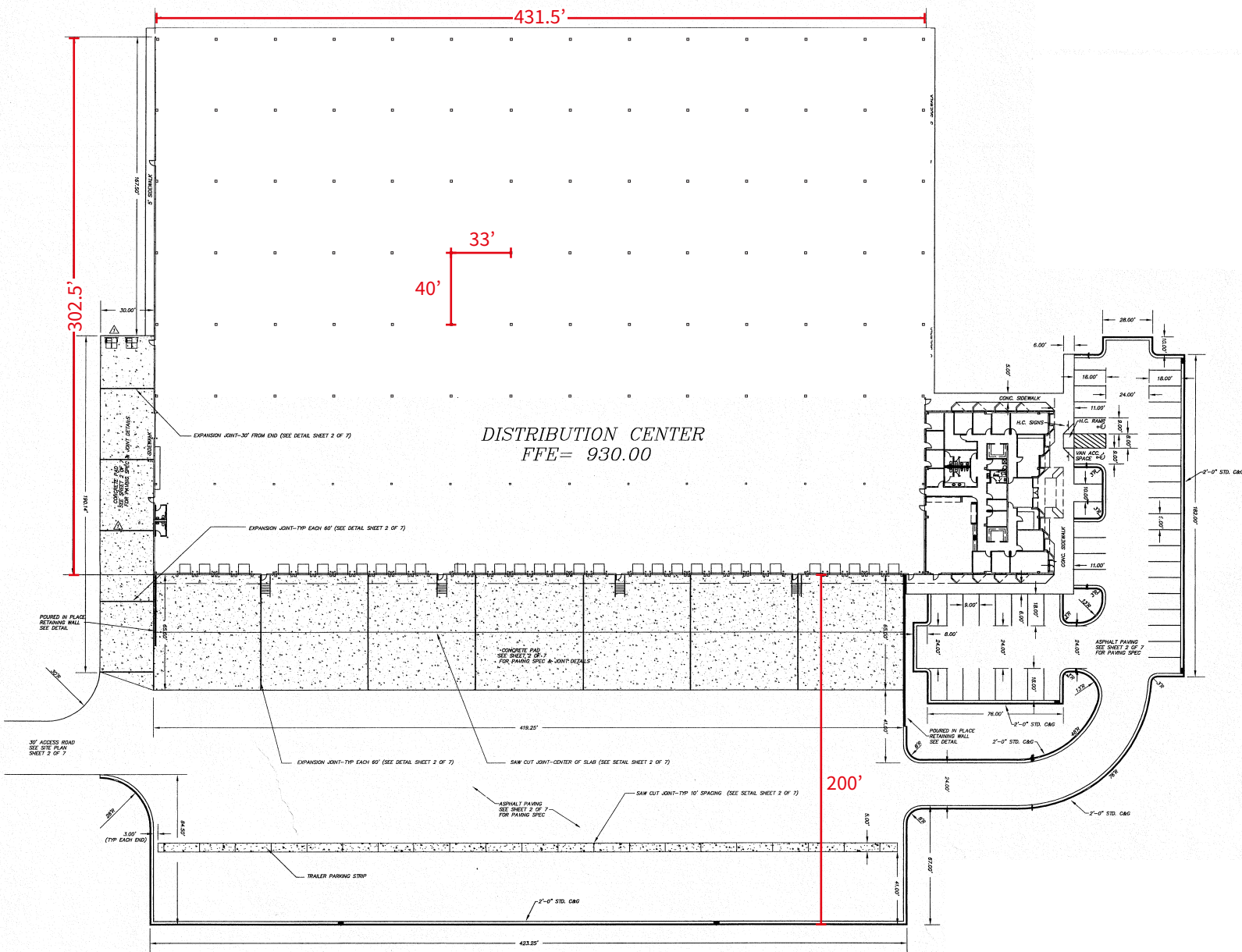
LOCATION	EXIT 138 ON INTERSTATE 40
TOTAL SF	137,785 SF (EXPANDABLE TO ±250,000)
WAREHOUSE SF	130,529 SF
OFFICE SF	7,156 SF
YEAR BUILT	2004
WAREHOUSE DIMENSIONS	302'6" X 431'6"
COLUMN SPACING	33' X 40'
AUTO PARKING	46 (EXPANDABLE)
TRAILER PARKING	41 (EXCLUDING AREA ALONG BUILDING)
CLEAR HEIGHT	35'
SPRINKLER SYSTEM	ESFR (K-22 HEADS)
DOCK DOORS	33 (Pit levelers & Seals)
DRIVE-IN DOORS	1 (14' X 14')
ROOF	SINGLE PLY TPO (R20 RIGID INSULATION) FM 4450 OR UL 1256 WIND LOAD 90 MPH
WATER / SEWER	2" & 4"
POWER	1600 amps, 3 ph, 480V
VENTILATION	4 high-speed ceiling mounted ventilation fans 9 wall mounted exhaust fans
TRUCK COURT	200' DEPTH CONCRETE PAD - 8", 4,000 PSI AIR ENTRAINED CONCRETE OVER 4" ABC HEAVY DUTY PAVEMENT - 8" ABC, 3" BINDER, AND 3" SF 9.5 LIGHT DUTY PAVEMENT - 6" ABC & 2" SF 9.5
LAND ACERAGE	27.39 AC (TOTAL- EST) PARCEL 1 - 21.45 AC PARCEL 2 - 5.94 AC
CATAWBA PARCEL ID	PARCEL 1- 378201190907 (Minus ±11 acres) PARCEL 2- 378201095380
WALLS	7 1/4" INSULATED PRE-CAST CONCRETE PANEL
WAREHOUSE FLOOR	8" CONCRETE SLAB WITH REINFORCING 10 MIL VAPOR BARRIER OVER 2"X24" PERIMETER INSULTATION OVER 4" STONE BASE
ASKING PRICE	\$7,991,530 (\$58/SF)

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BUILDING FLOORPLAN



CORPORATE NEIGHBORS



 Precision Crafted Nonwovens		 Fortify Your Brand.
 Protective Packaging Solutions		



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