



INDUSTRIAL PORTFOLIO

For Sale Opportunity

For Sale ±434,889 SF | \$3,200,000 (\$7.3 PSF)



639 Washburn Switch Rd. | Shelby, NC



7265 State Route 54 | Bath, NY



FEATURES

- Total SF Available: 99,054
- Office SF: ±23,208
- Acres: 37
- Dock Doors: 4
- Drive- In Doors: 3
- Clear height: 14' - 19'
- Column Spacing: 40'X40'
- Lighting: Metal Halide / LED
- Heavy Power
- Good interstate access
- Year Built: 1960



For more information on this attractive sale and lease opportunity contact:

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FEATURES

- Total SF Available: ± 335,835
- Office SF: 27,550 on 2 levels
- Year Built: 1953 w/ additions in 1971 & 1984
- Power substation- new 2009
- Firestone w/ traply rubber membrane rook - various dates
- (2) Ingersoll Rand air compressors 125 psi- installed 2011
- (2) Atlas Copco air compressors 123 psi, for backup
- (2) York Shippley steam boilers- 1980 5385 BTUH
- Closed loop cooling tower with (2) Allis Chalmers pump; 610 gpm
- Open cooling tower w/(1) flowserv pump- 100 gpm- 2012
- (3) Stokes vacuum pumps; 10 HP, 300 cfm
- Wet sprinkler system
- Honeywell fire alarm system- 2012



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