

# TECHNICAL DATA SHEET

## **309 Nelson Street** Pilot Mountain, North Carolina

<b>LOCATION / BUSINESS PARK:</b>	The facility is located +/-3 miles from US Highway 52 in Pilot Mountain, NC. Pilot Mountain is located 30 miles from Winston-Salem, NC.
<b>AVAILABLE SQUARE FEET:</b>	Approximately 172,456 square feet
<b>LAND AREA:</b>	± 16.9 Acres (Parcel ID# 596620905445)
<b>OFFICE AREA:</b>	Approximately 3,296 SF
<b>WAREHOUSE AREA:</b>	Approximately 169,160 SF
<b>ZONING:</b>	GM (General Manufacturing)
<b>DATE OF CONSTRUCTION:</b>	1968; additions in 1978 & 1990
<b>CONSTRUCTION TYPE:</b>	Pre-Engineered Insulated Metal Walls
<b>COLUMN SPACING:</b>	24'x40' (Varies) Steel H Columns
<b>FLOOR THICKNESS:</b>	4" concrete slab
<b>ROOF TYPE STRUCTURE:</b>	Metal Roof
<b>TRUCK COURT:</b>	Asphalt
<b>LOADING:</b>	(3) 8'x9' Dock Doors with dock seals; (2) 8'x8' Dock Doors with levelers, seals, and pads; 10'x12' Drive-In Door
<b>CEILING HEIGHT:</b>	14'-26'
<b>EMPLOYEE &amp; VISITOR PARKING:</b>	Asphalt
<b>LIGHTING:</b>	Metal Halide; skylights
<b>WATER:</b>	City of Pilot Mountain
<b>SEWER:</b>	City of Pilot Mountain

<b>ELECTRIC:</b>	Duke Energy (3 platform mounted transformers with secondary: 2-2500 amp Square D switchgear panels with 408Y/277 volts, 3 Phase, 4 Wire and 1-2000 amp Square D switchgear panel with 600 volts, 3 Phase)
<b>HEAT:</b>	Suspended electric gas heaters throughout manufacturing area.
<b>AIR CONDITIONING:</b>	Office only
<b>NATURAL GAS:</b>	None
<b>SPRINKLER SYSTEM:</b>	100% Wet
<b>COMPRESSED AIR:</b>	Air lines throughout building; 100 hp Ingersol Rand compressor with air dryer and accumulation tank
<b>RESTROOMS:</b>	One set in office area, two sets within manufacturing area
<b>RAIL:</b>	Active spur line supplied by Yadkin Valley Railroad which connects with Norfolk Southern in Winston-Salem; Spur will hold 8 cars