

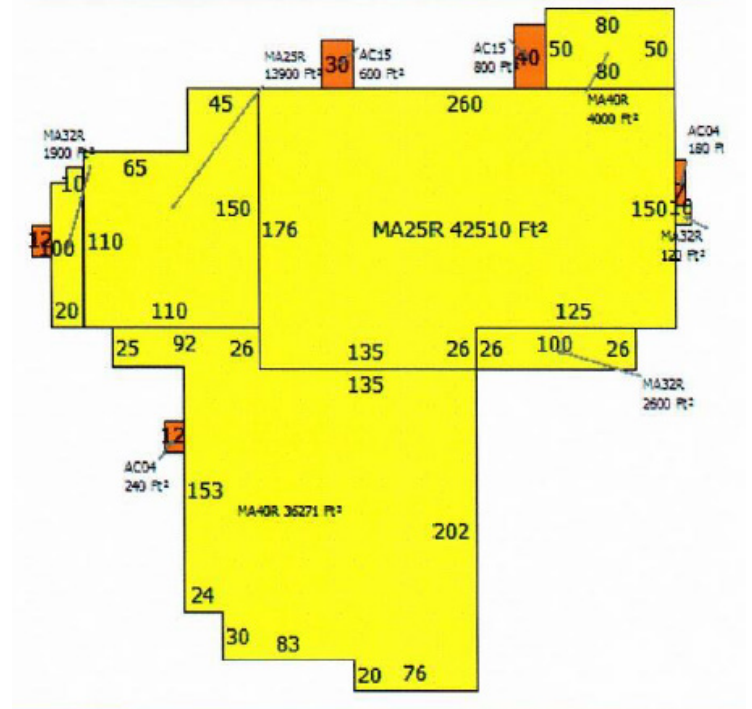


Fully equipped dye house. Equipment list available.

Location

- Former Dye and Finishing Plant, located in Lincolnton, NC. Property sets along the South Fork River. Availability - immediate.

- Building size: 120,000 sq. ft.
- Available: 41,795 - 120,000 sq. ft.
- Mapped Acreage: 8.33 acres
- Office Space: 2,500 sq. ft.
- Ceiling Height: 14' to 20'
- Parking: 80 spaces
- Constructed: 1970 thru 1987
- Walls: Pre-engineered metal
- Column Spacing: Varies
- Floors: Concrete
- Roof: Pre-engineered metal
- Sprinklers: 100%wet
- Lighting: Florescent
- Heat: Steam Boiler
- A/C: Office only
- Truck Doors: 10 dock doors
 - Three: 8' X 9'
 - One: 12' X 12'
 - Six: 8' X 8'
 - One ground level 8' x 8'



Utilities

- Water & Sewer: City of Lincolnton
- Electric: Duke Energy
- Gas: Piedmont Natural Gas

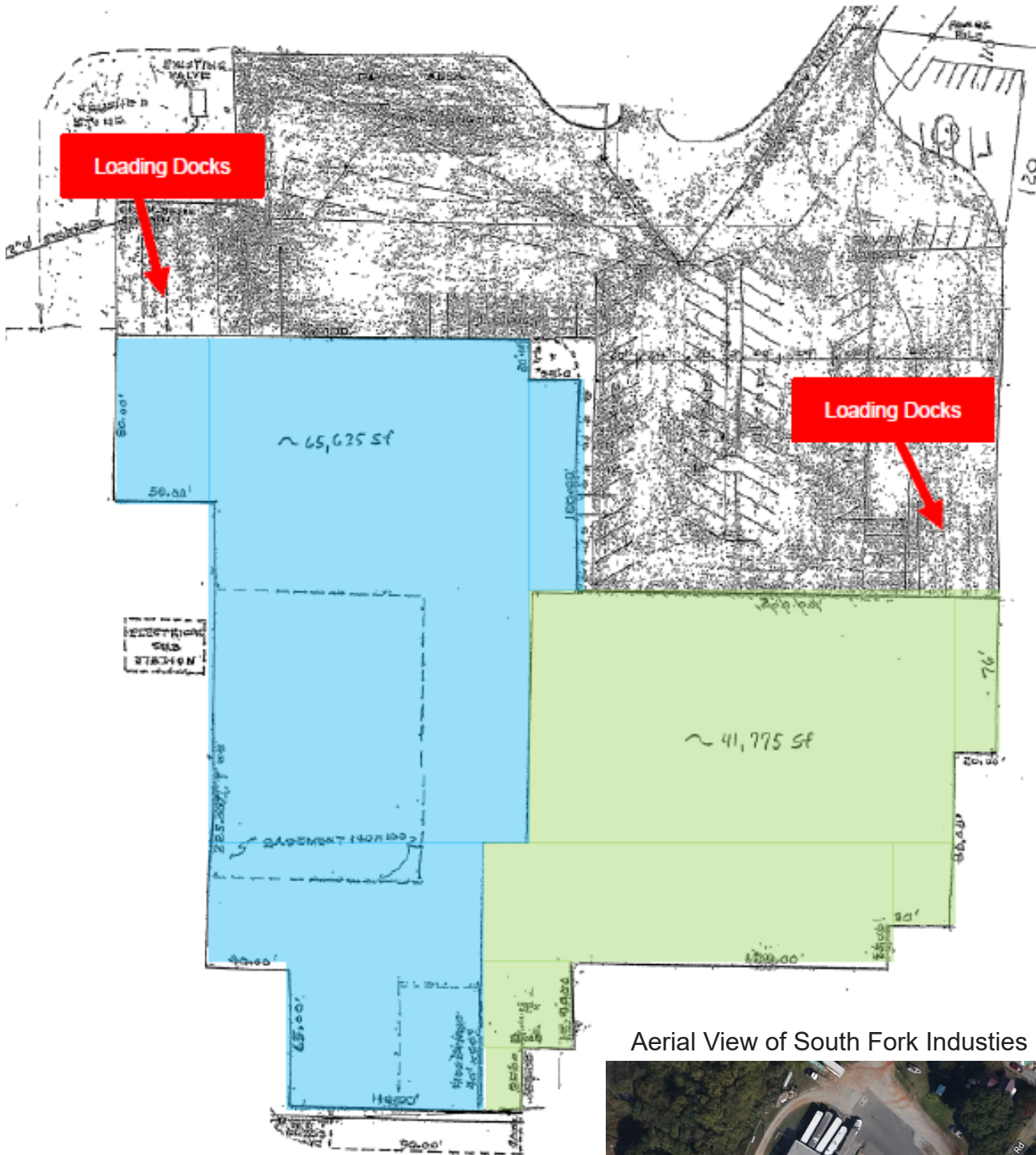
For leasing purposes:

Building can be leased in two different size configurations:

- 120,000 sq. ft. (all)
or
two sizes leased separately
- 41,775 sq. ft. and/or 65,625 sq. ft

For Sale: \$1,750,000
OR
For lease: \$2.50 psf

Contact
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**Available: 41,775 sq. ft.
and/or 65,625 sq. ft**

Aerial View of South Fork Industries Facility





Main Office Area Entrance , Parking



4 of 10 Loading Locks Depicted



6 of 10 Loading Locks Depicted