

LIBERTY SHELL BUILDING II

Liberty Business Park

Liberty (Randolph County), North Carolina

**85,000 Square Feet
expandable to 200,000 sf**

Provided by:



RandolphCountyNC
Economic Development Corporation

The Heart of North Carolina's Economic Future

Post Office Box 2001
Asheboro, NC 27204-2001
(336) 626-2233

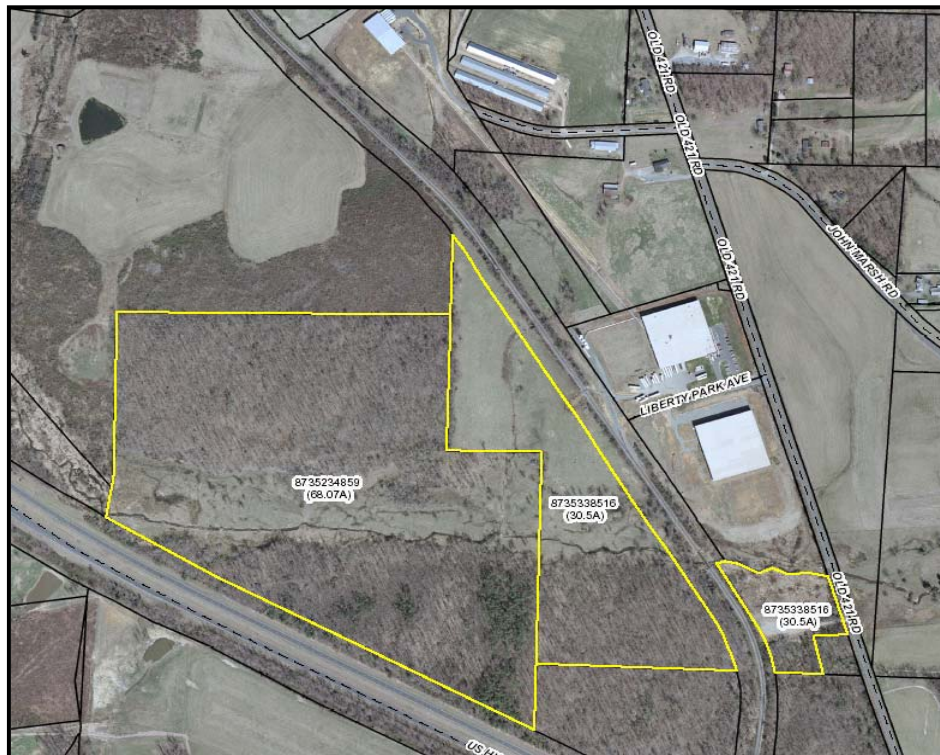
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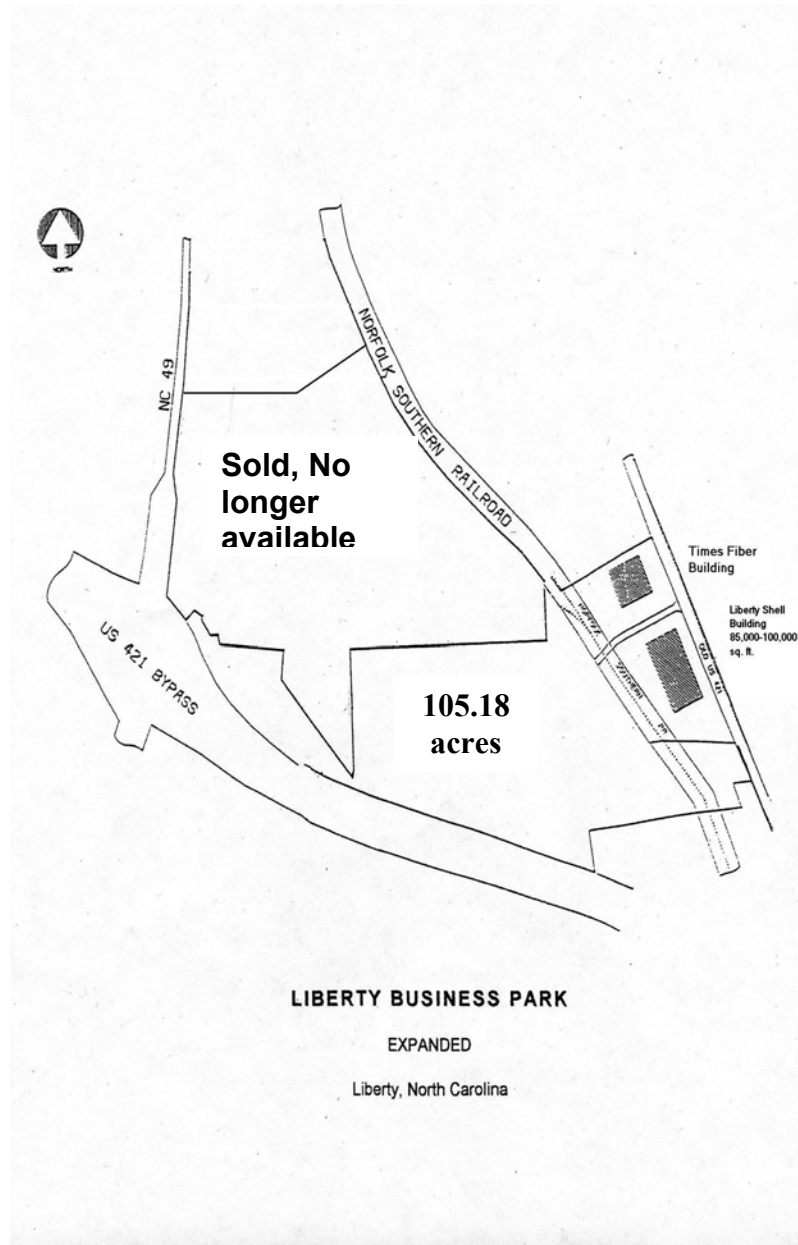
Shell Building Photograph



Aerial of Park



SITE PLAN



Shell Building Description

Location:	Access Road: Old US 421 US 421 Liberty, NC Randolph County
Site:	11.95 Acres Standard paved parking and striping for 69 vehicles (46 future) Heavy duty paved truck service area and concrete dolly down strip Well-landscaped Business Park 12 wall pack lights Zoned heavy industrial
Building:	85,164 SF (71,636 SF graded expansion pad) 282' x 302' dimensions Column spacing 40'x 50' Structural system of joist girders, joists and columns with metal decking Collateral load design of 5 PSF Ceilings are 24' at eaves, 28' at center Wall construction of insulated pre-cast concrete with metal expansion wall Glass system anodized aluminum frames with clear, insulated glass Ballasted EPDM roof with R-15 insulation value No floor has been installed
Production Area:	81,664 SF High bay metal halide lighting system (average 30 FC) Wall-mounted exhaust fans and louvers Eight (8) 250,000 BTUH unit heaters, Four (4) 200,000 BTUH unit heaters Seven (7) 8'x10' dock doors (6 future), One (1) 12'x14' drive in door
Office Area:	Will be constructed to client specifications
Utilities:	Water: supplied by Town of Liberty, 12 inch line for fire service 2" domestic Sewer: supplied by Town of Liberty, 6 inch line Power: supplied by Progress Energy, 1000 Amp/480/277V service Gas: high pressure service supplied by Piedmont Natural Gas Telecommunications: provided by Randolph Telephone Membership

Liberty, North Carolina

Transportation:

Rail: provided by Norfolk Southern
Access: Interstate 85 and 40 via US 421 South, 18 miles
Airport: Piedmont Triad International, 35 miles

Pricing:

Sale: \$2,195,000 – for new shell condition

Lease: Based on upfit requirements

Location Map

