



101,494 s.f. Burke County “Job Ready” Industrial Building



Project Specifications:

- **Location:** Unix Drive, (off Kathy Road) Morganton, North Carolina 28655 – Burke County
- **Sq. ft. Breakdown:** 101,494 sq. ft. manufacturing/warehouse
- **Expansion:** Up to an additional 88,000 sq. ft.
- **Start Date:** Construction November 2025
- **Estimated Completion:** October 2026
- **Acreage:** Approximately seventeen (17) acres +/-
- **Zoning:** General / Light Industrial
- **Building Dimensions:** 224' x 450'
- **Column Spacing:** 50' x 56' bays
- **Construction Type:** II-B Non-combustible, Unlimited Area F, S or B Occupancy
- **Floors:** 6" concrete slab, 4,000 psi with floor sealer on vapor barrier and compacted fill.
- **Exterior Walls:** 8" load bearing insulated precast concrete panels. (R10 min.)
- **Roof:** Single Ply 60 mil TPO roof system on rigid insulation on metal deck and bar joists. (R25)
- **Roof Deck Heights:** 30' clear min. under lowest joist girder. (Suitable clear height for future mezzanine or second floor.)
- **Dock High Doors:** Nine dock doors (9' x 10'), 4 dock levelers and seals, (1) 14'-0" x 16'-0" ramp door.
- **Drive-in Doors:** One (1) 14' x 16' sectional overhead door
- **Truck Court:** Total minimum depth of 148' and constructed with a 60' (6" HD) concrete apron and heavy-duty asphalt
- **Parking/Paving:** Heavy duty asphalt paving consisting of 8" compacted stone base, 2" asphalt binder, and 2" surface will be provided at areas indicated to receive heavy duty asphalt paving. Light duty asphalt paving consisting of 6" compacted stone base and 3" asphalt surface. Striping, markings, and handicap signage associated with asphalt paving is included. Site layout accommodates 80 car spaces.
- **Heat:** Warehouse direct fired gas units to achieve 55°F inside when 18°F outside





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