



850 & 890 Chatham are the third and final phase of the historic Chatham Mill Campus. The first two phases are Mill 800, a 170 unit apartment complex which was completed and delivered in 2016.

\$1,950,000
FOR SALE

- ✓ 2 buildings & multiple levels
- ✓ 57,190 SF total
- ✓ 1.02 acres
- ✓ Close to downtown Winston-Salem, Wake Forest University, West End Historic District, & public transit
- ✓ Entitlements complete
- ✓ Located in an Opportunity Zone
- ✓ New roof completed in 2023
- ✓ Registered on Historic Registry, NC Mill Rehab Tax Credit Certified, Historic Tax Credits Eligibility, Brownfield Tax Incentive

Cindy Christopher

336.926.1411

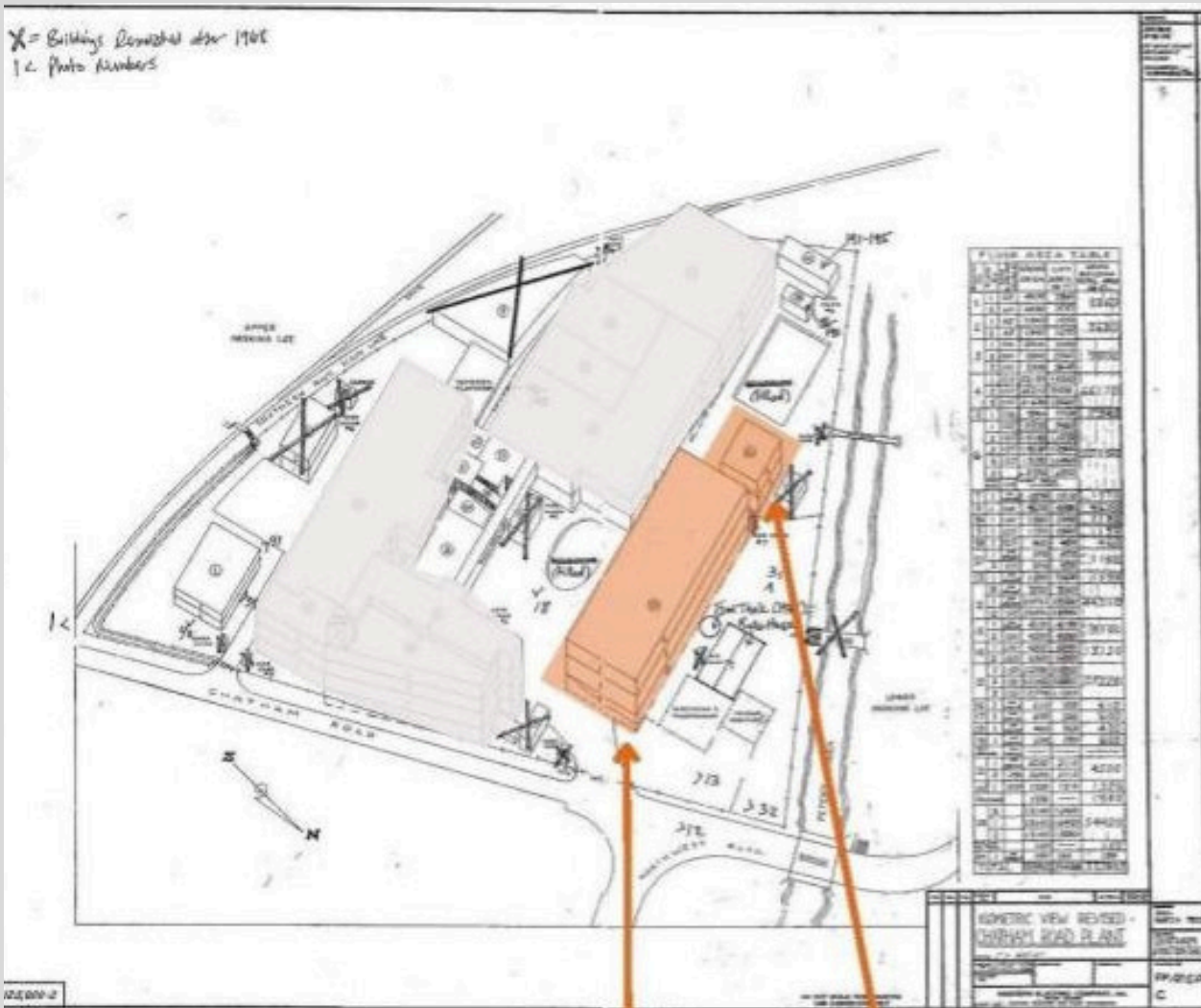
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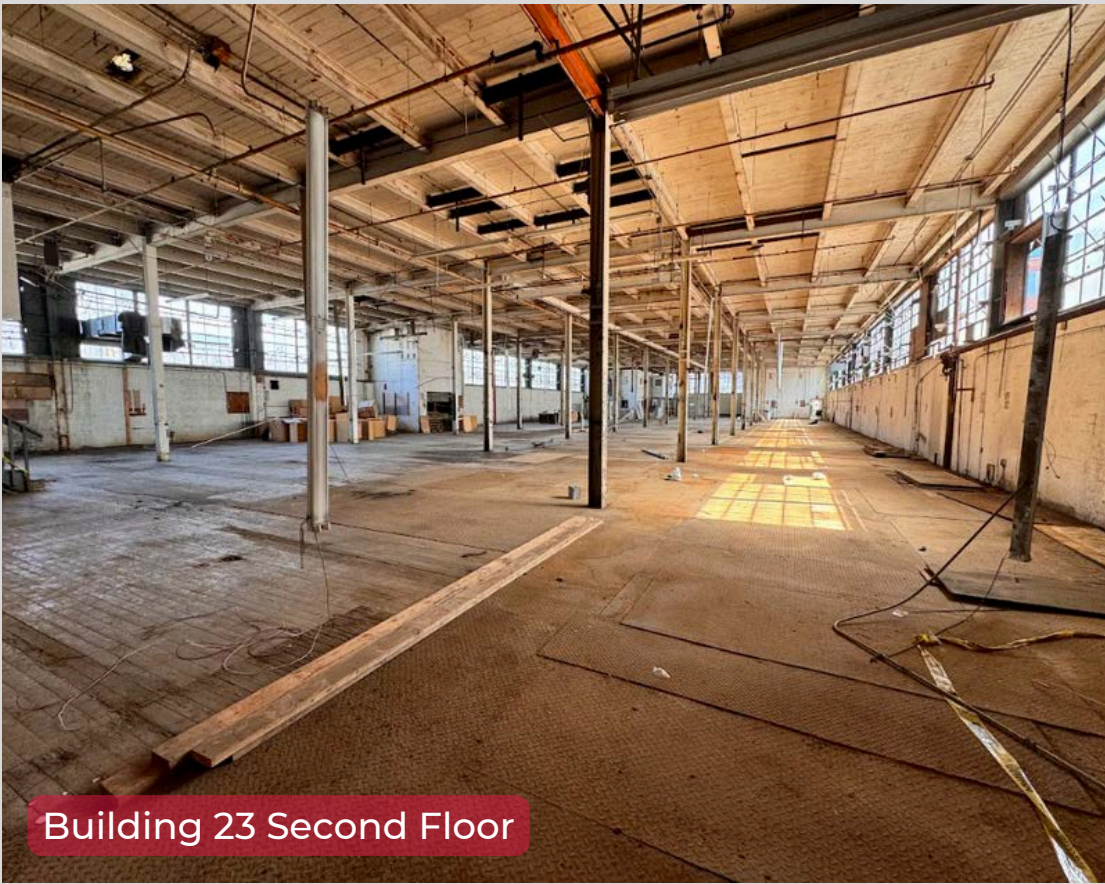




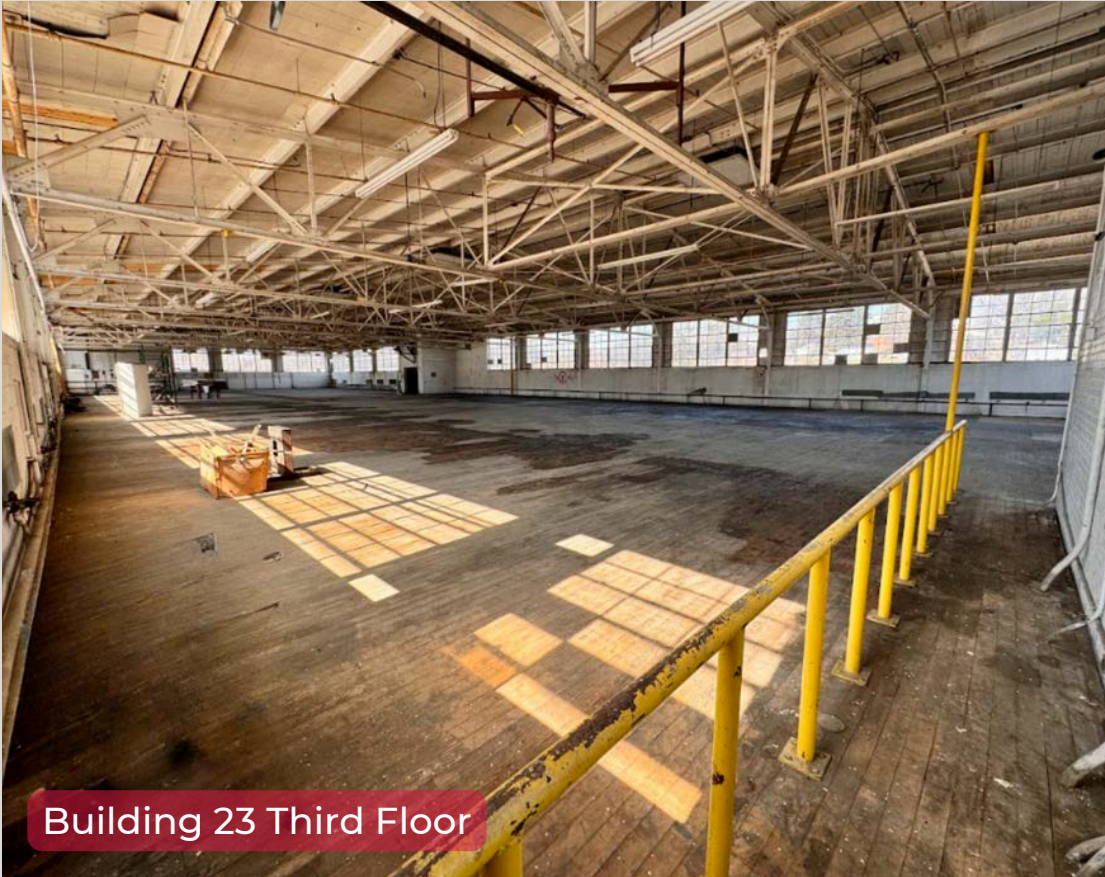
Building 23



Building 23 (52,275 SF) Building 21 (4,915 SF)



Building 23 Second Floor



Building 23 Third Floor

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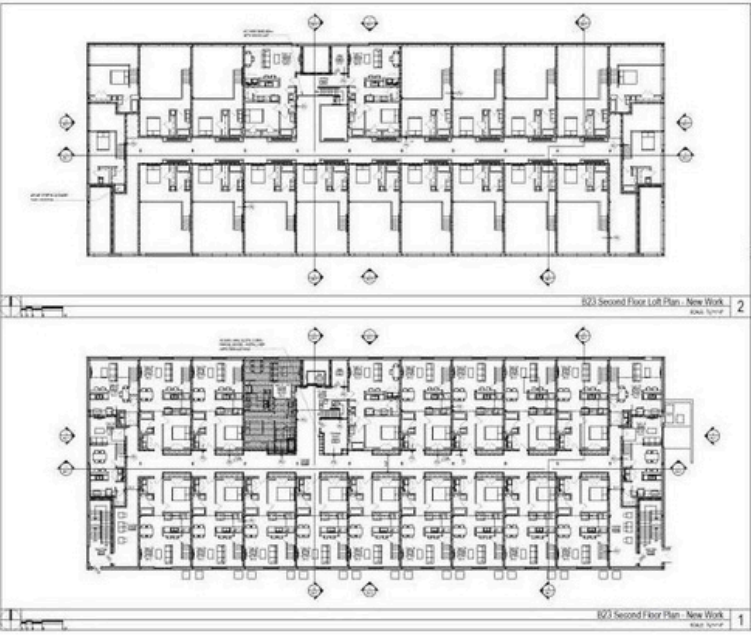
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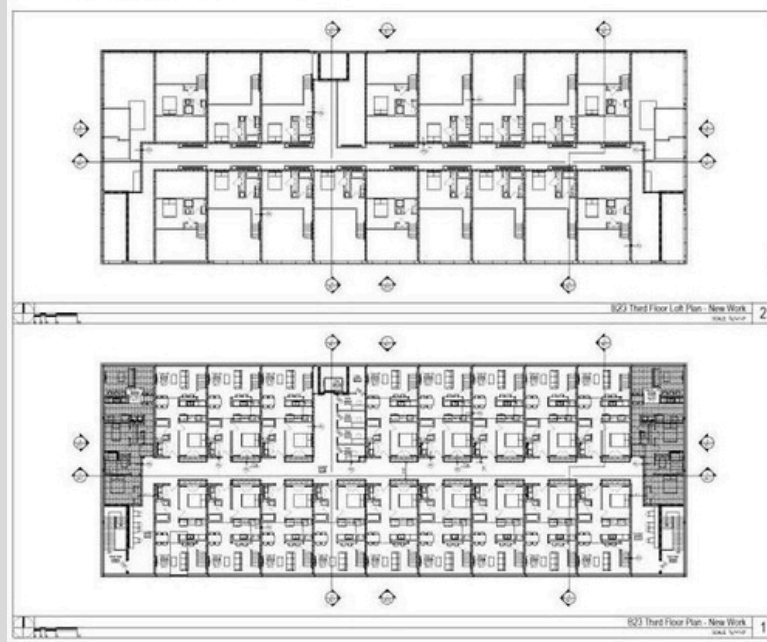
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DESIGN & SCHEMATICS

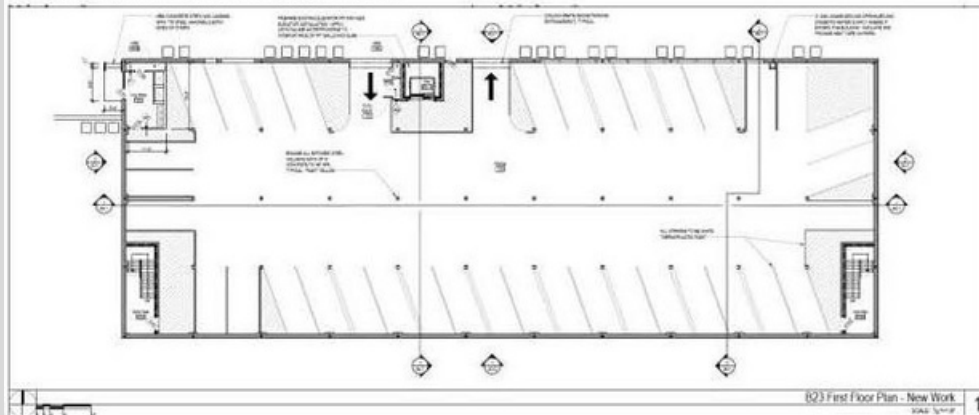
Building 23 – Second Floor Main & Loft



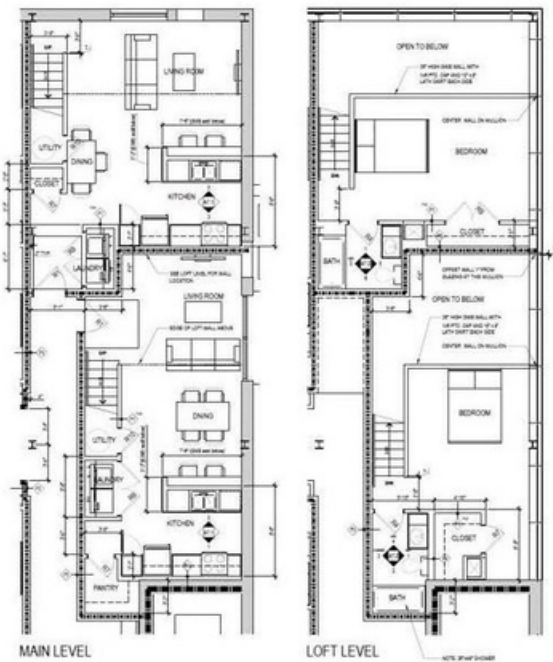
Building 23 – Third Floor Main & Loft



Building 23 – First Floor (Parking)



Building 23 – Sample Unit



Flexible zoning allows for redevelopment into a mix of uses. Multifamily conversion possible (up to 46 loft apartments). This project is shovel ready with a permit at the City and full architectural plans for 46 loft apartments.

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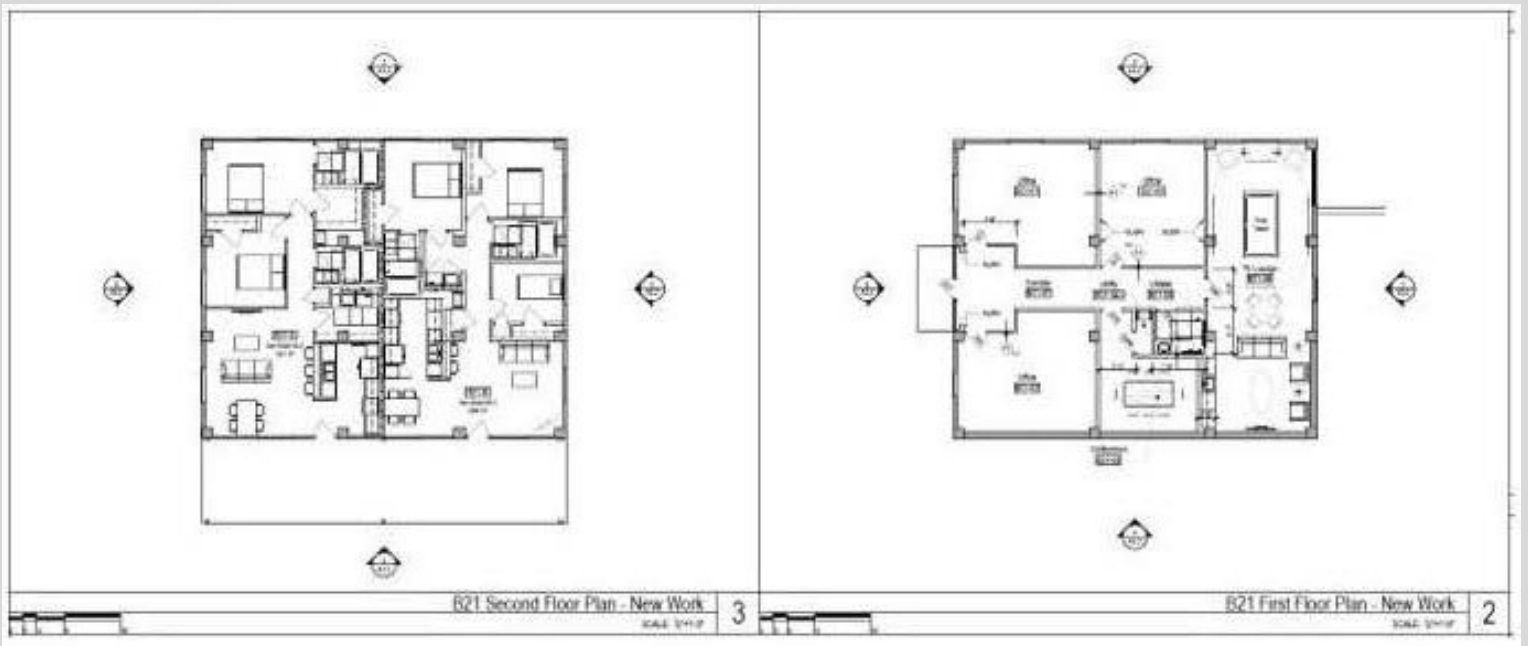
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Building 21

DESIGN & SCHEMATICS



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PROPERTY HISTORY



Chatham Manufacturing Company, established in 1877 by Alexander Chatham, quickly gained a reputation for excellence in American wool products, most notably the renowned Chatham Blanket. The factory relocated to Winston-Salem in 1907, where its complex of interconnected industrial buildings, dating from the early 20th century, now holds significant historical importance.

With over a century of history, the company was a key player in both the regional economy and national events. From producing blankets for the American and French armies during World War I and II to expanding into automotive upholstery and furniture fabrics, its influence was far-reaching.

In 1972, the property came under the ownership of Henry A. Brown Jr. and Patricia Brown, hosting businesses such as Adele Knits, Hanes Hosiery, and R.J. Reynolds Tobacco Company. The site's historical significance was officially recognized when it was listed in the National Register of Historic Places in 2011. This offering presents a rare chance to invest in a piece of American industrial heritage, rich in history and brimming with potential for strategic redevelopment.

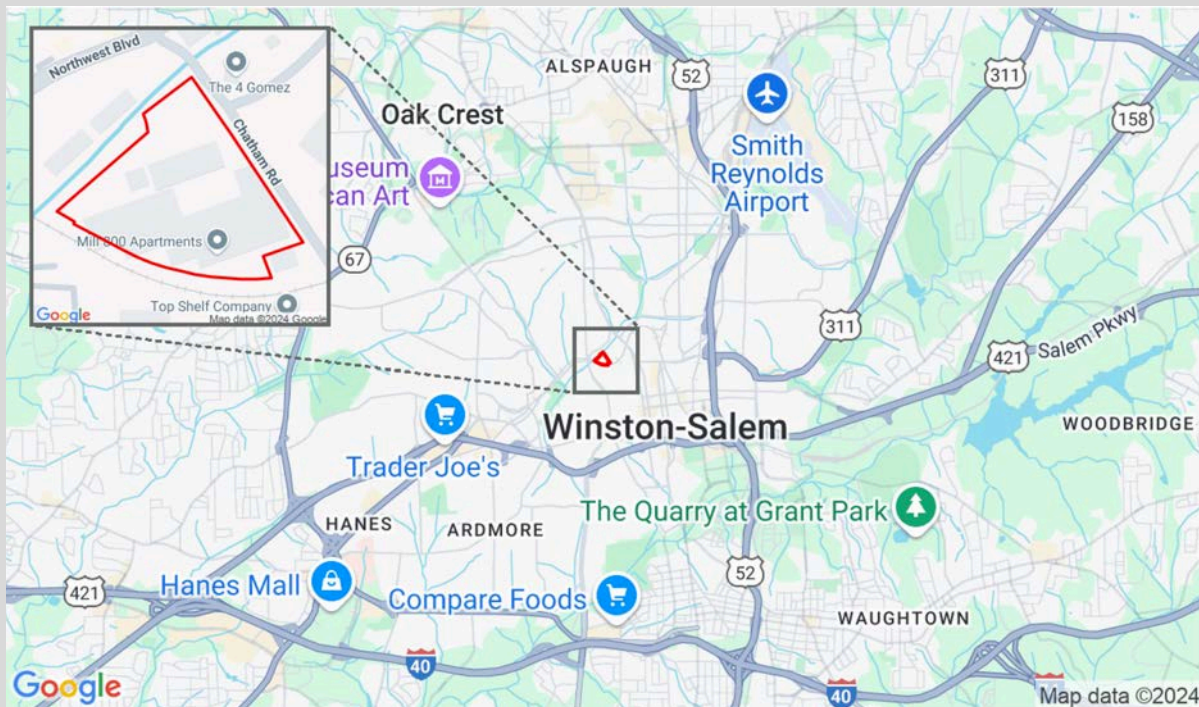
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AERIAL & MAP



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