



SCOTT BADER, INC.
108,960+/- SQUARE FEET ON 13.78 +/- ACRES
212 QUALITY DRIVE
MOCKSVILLE, NORTH CAROLINA

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BINSWANGER

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SCOTT BADER, INC. 212 QUALITY DRIVE MOCKSVILLE, NC 27028

SIZE:	Approximately 108,960 sq. ft.
GROUND:	Approximately 13.78 acres
NUMBER OF BUILDINGS:	One modern single story industrial building
DIMENSIONS:	300' x 360' - exterior front office is approx. 23' x 42'
DATE OF CONSTRUCTION:	2018
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: 6" 4,000 PSI reinforced concrete with 6x6 – W2.9 x W2.9 mesh over vapor barrier on 4" crushed stone Walls: 7' split face masonry block with insulated metal above Columns: Steel poles Roof: Insulated standing seam metal
COLUMN SPACING:	60' x 60'
CEILING HEIGHT:	32' eaves and 36' center
LIGHTING:	4' LED strips
WATER:	Supplied by Town of Mocksville 12" main; 2" domestic line, 10" fire line
SEWER:	Supplied by Town of Mocksville 8" main; 6" service line
GAS:	Supplied by Piedmont Natural Gas 4" main; 2" service line
POWER:	Supplied by Energy United One 1000 kVA exterior pad mounted transformer feeds one 1200 amp and one 1600-amp interior 480/277 V, 3 phase, 4 wire panels One gas fired Generac emergency generator powers emergency lights and some of the process exhaust fans

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HVAC:	Office areas are heated and cooled by package units and one 10-ton all in one unit. A separate 10-ton DOAS unit serves the QC lab in the interior office. One 50-ton DOAS exterior pad mounted unit, five 5-ton and two 3-ton interior wall mounted units with exterior pad mounted condensers provide heating and cooling to the approx. 24,500 SF interior production and storage areas. Supplemental ventilation by wall fans and louvers
SPRINKLER:	ESFR
COMPRESSED AIR:	One Kaeser SFC 45T 125 psi 60hp compressor plus storage tank. Air lines throughout the production area
OFFICE:	Approximately 5,450 SF of front office including conference rooms, reception area, private offices, break areas and restrooms. Designed to accommodate a second floor. Additional approximately 3,435 SF of production office and QC lab located inside the plant interior.
RESTROOMS:	Main locker room: Men: 2 urinals, 2 toilets, 2 sinks, 2 showers and lockers Women: 4 toilets, 3 sinks, 2 showers and lockers Interior plant office: One unisex with 1 toilet and 1 sink Trucker's lounge: One unisex with 1 toilet and 1 sink
TRUCK LOADING:	Six 9' x 10' manual dock high doors, two with levelers, locks and seals One 12' x 14' manual drive-in-door
PARKING:	Paved and marked parking for 32 vehicles
FORMER USE:	Gel coat and structural adhesive manufacturing

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ZONING: GI – General Industrial

TAXES: Parcel Number: G30000008412

2025 Assessed Value (next assessment 2029)

Building:	\$6,757,600
Misc improvements:	\$ 148,860
Land:	\$ 344,500
Total:	\$7,250,960

2025 Davie County tax rate:	\$.64/\$100
2025 Town of Mocksville tax rate:	\$.29/\$100
2025 Fire district tax rate:	\$.04/\$100

TRANSPORTATION: The property is located approximately one mile north of exit 170 on I-40, connecting approximately 17 miles west of I-77 and approximately 55 miles east of I-85 in Greensboro. I-85 is also accessible in Lexington, approximately 27 miles east via Hwy 64.

Piedmont Triad International Airport is approximately 47 miles east of the property via I-40.

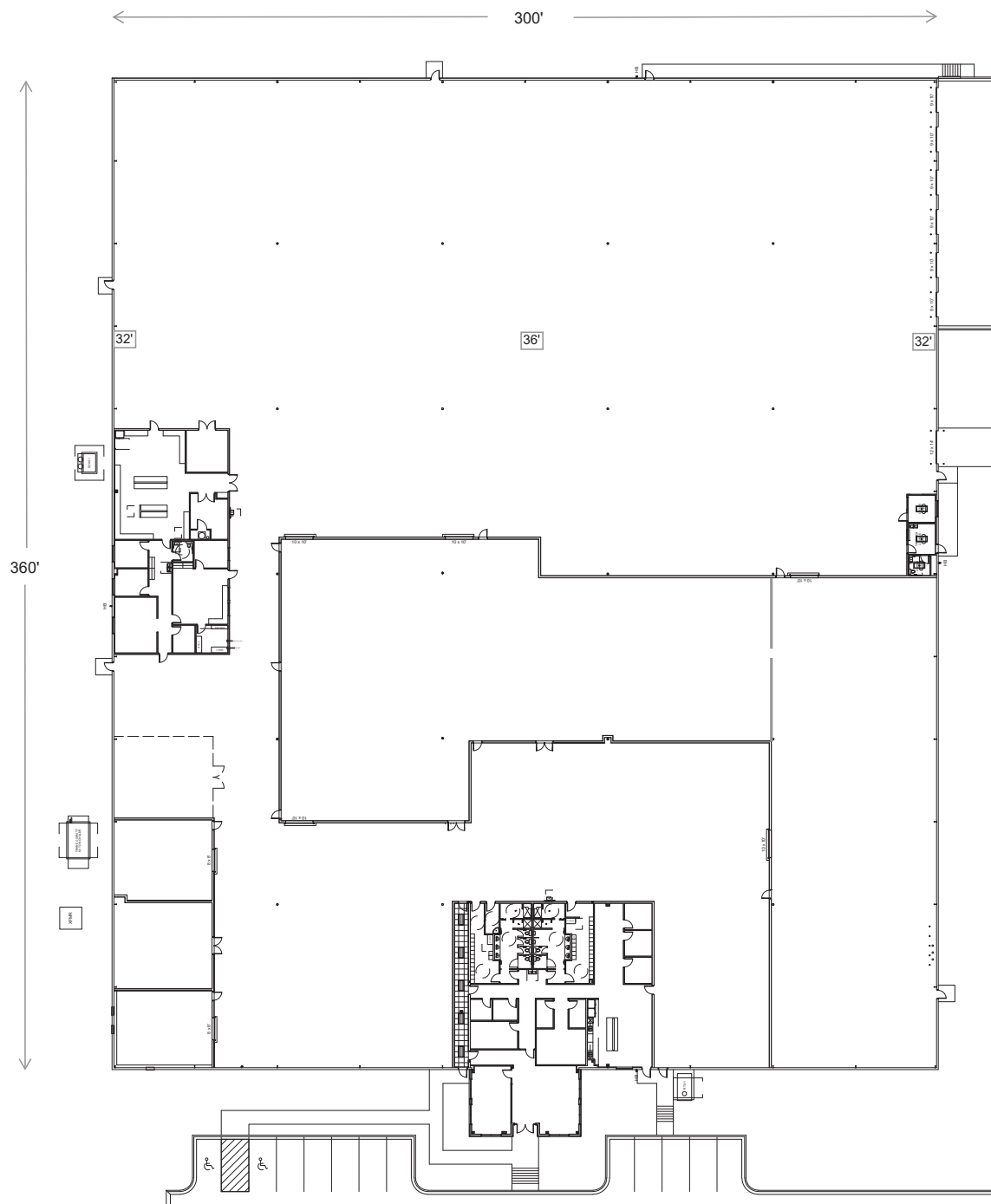
MISCELLANEOUS: The property is located in a foreign trade zone

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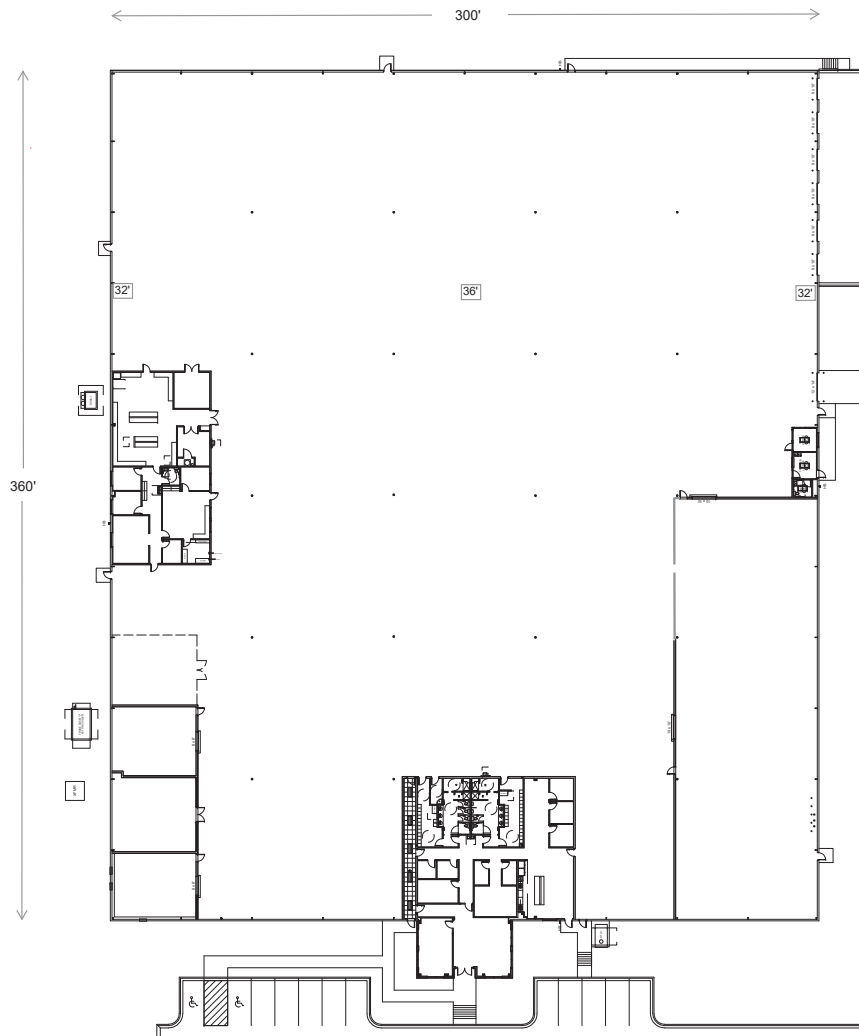
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Current Layout

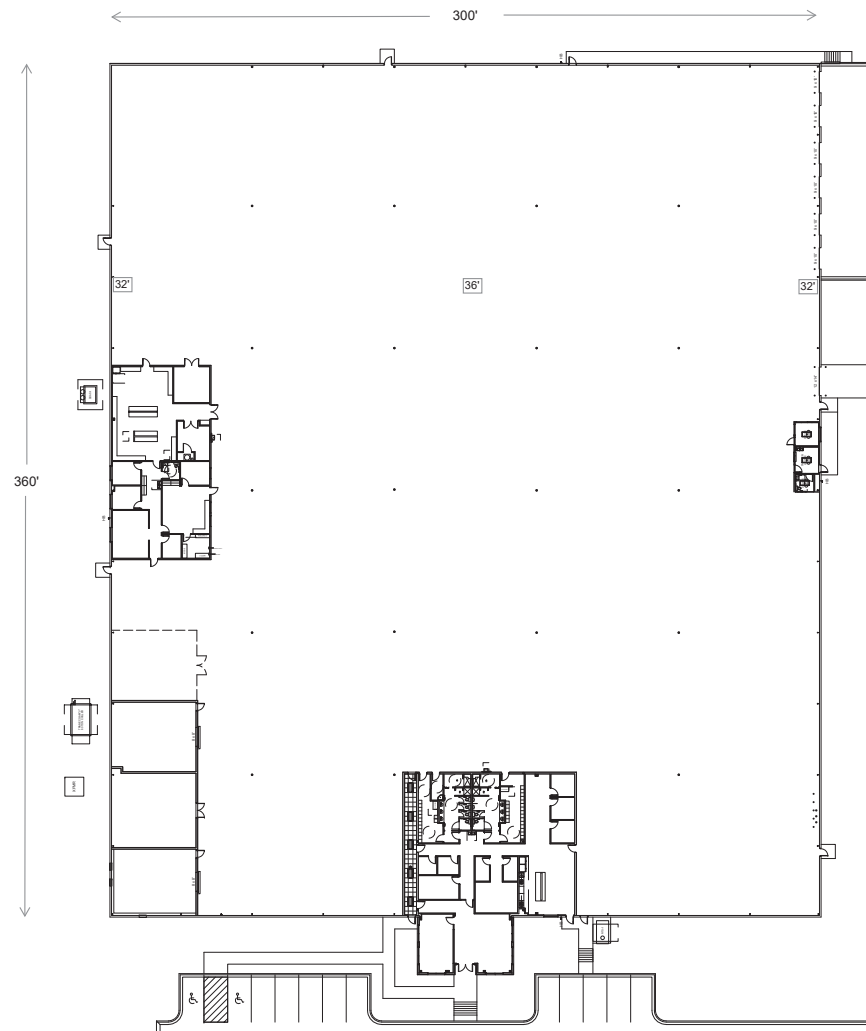


XX' = CLEAR CEILING HEIGHT

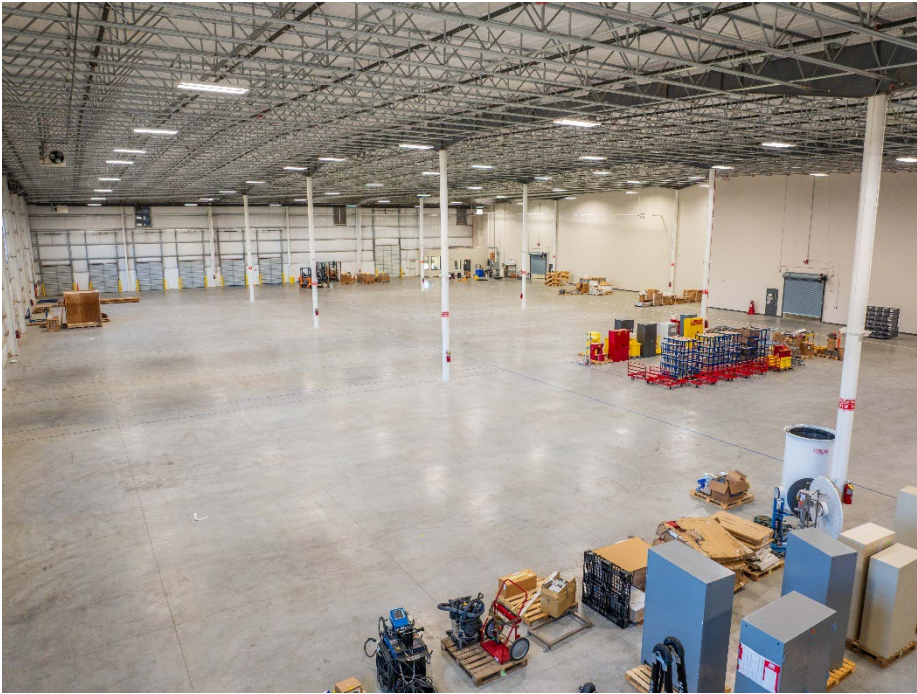
Conceptual Layouts



[XX'] = CLEAR CEILING HEIGHT









Building Location

