

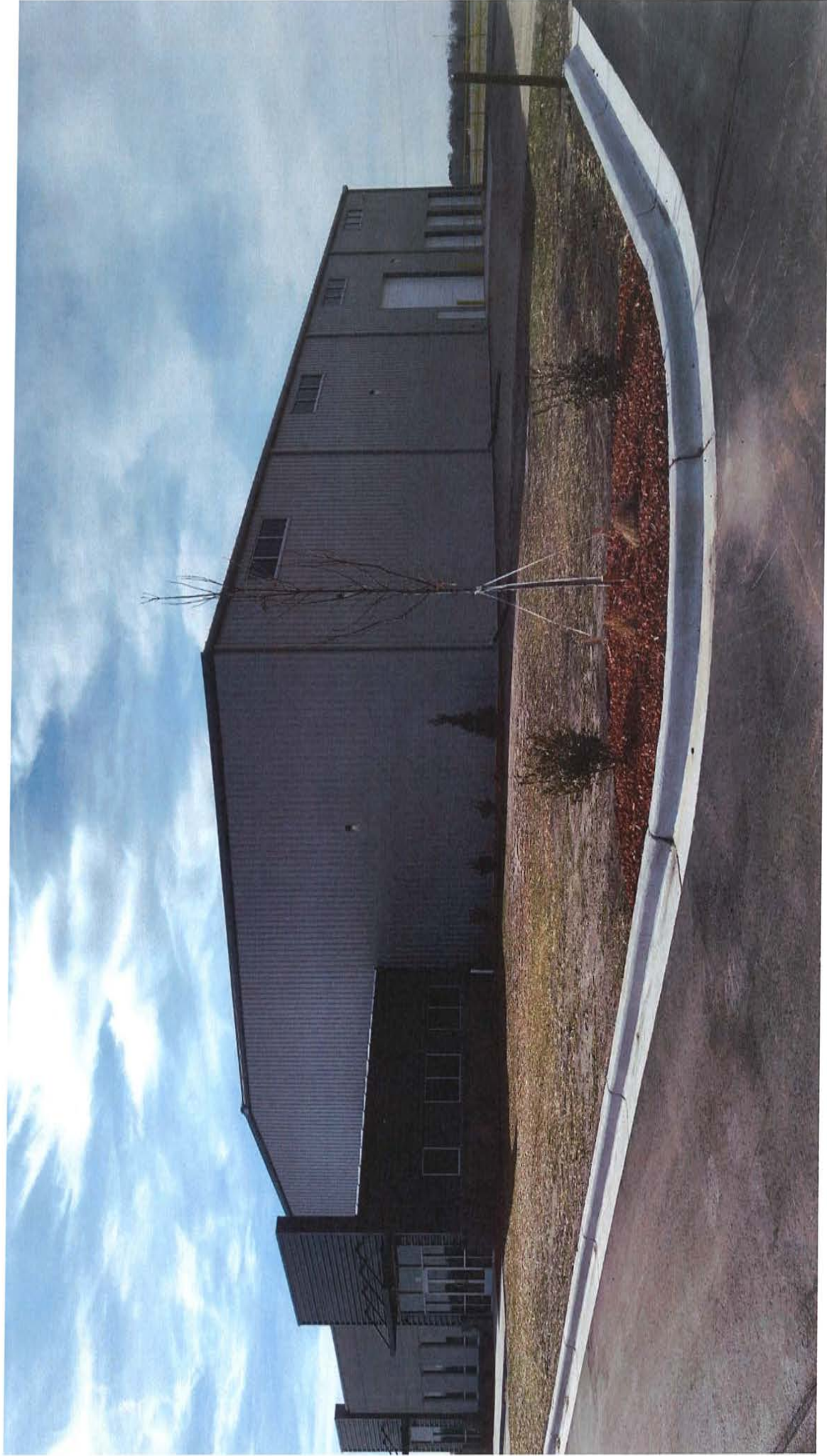


BEAUFORT COUNTY

ECONOMIC DEVELOPMENT

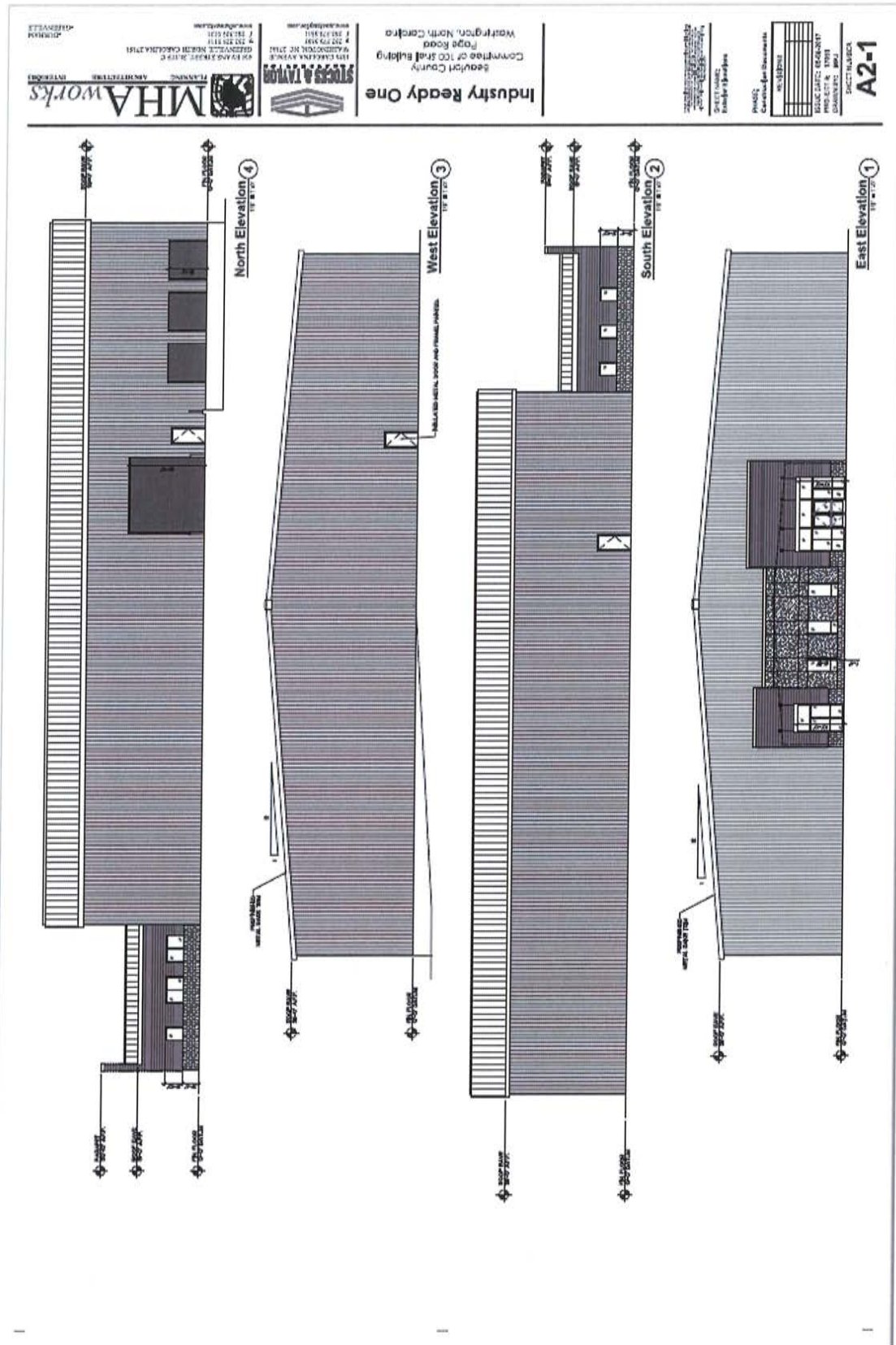


BEAUFORT COUNTY NC COMMITTEE OF 100 INDUSTRY-READY BUILDING



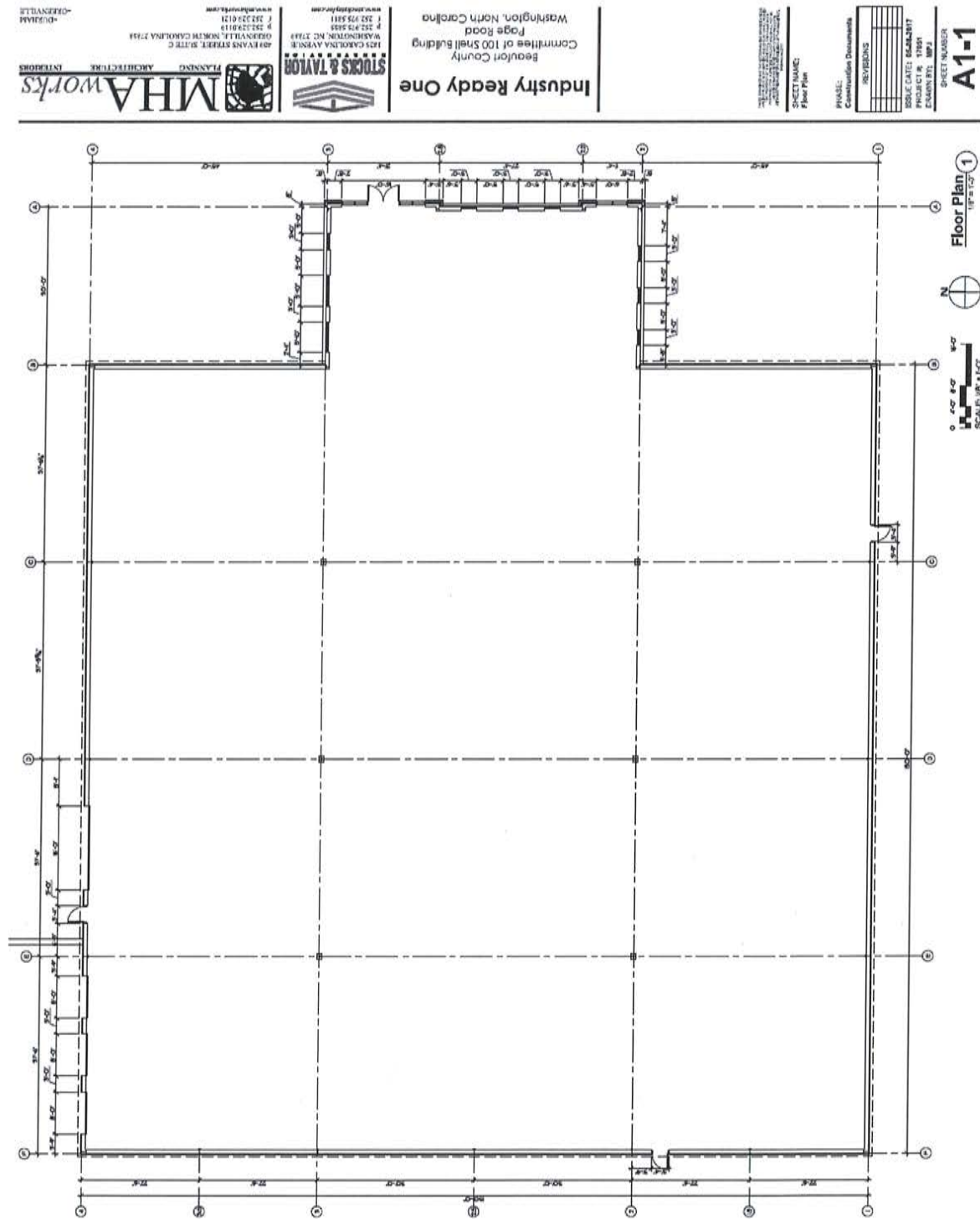


BEAUFORT COUNTY NC COMMITTEE OF 100 INDUSTRY-READY BUILDING





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BEAUFORT COUNTY NC COMMITTEE OF 100
INDUSTRY-READY BUILDING

Industry-Ready Building specifications:

Size:	24,300 sq. ft. (Expandable to 48,600 sq. ft.)
Factory:	22,500 sq. ft.
Office:	1,800 sq. ft.
Site:	5 acres (additional 10 acres available)
Material:	Steel/Masonry
Condition:	New – Completed December 2017
Price:	\$1,395,000
Lease:	\$3.46/SF/Year N3
Zoning:	Industrial

BEAUFORT COUNTY NC COMMITTEE OF 100
INDUSTRY-READY BUILDING

Industry-Ready Building specifications:

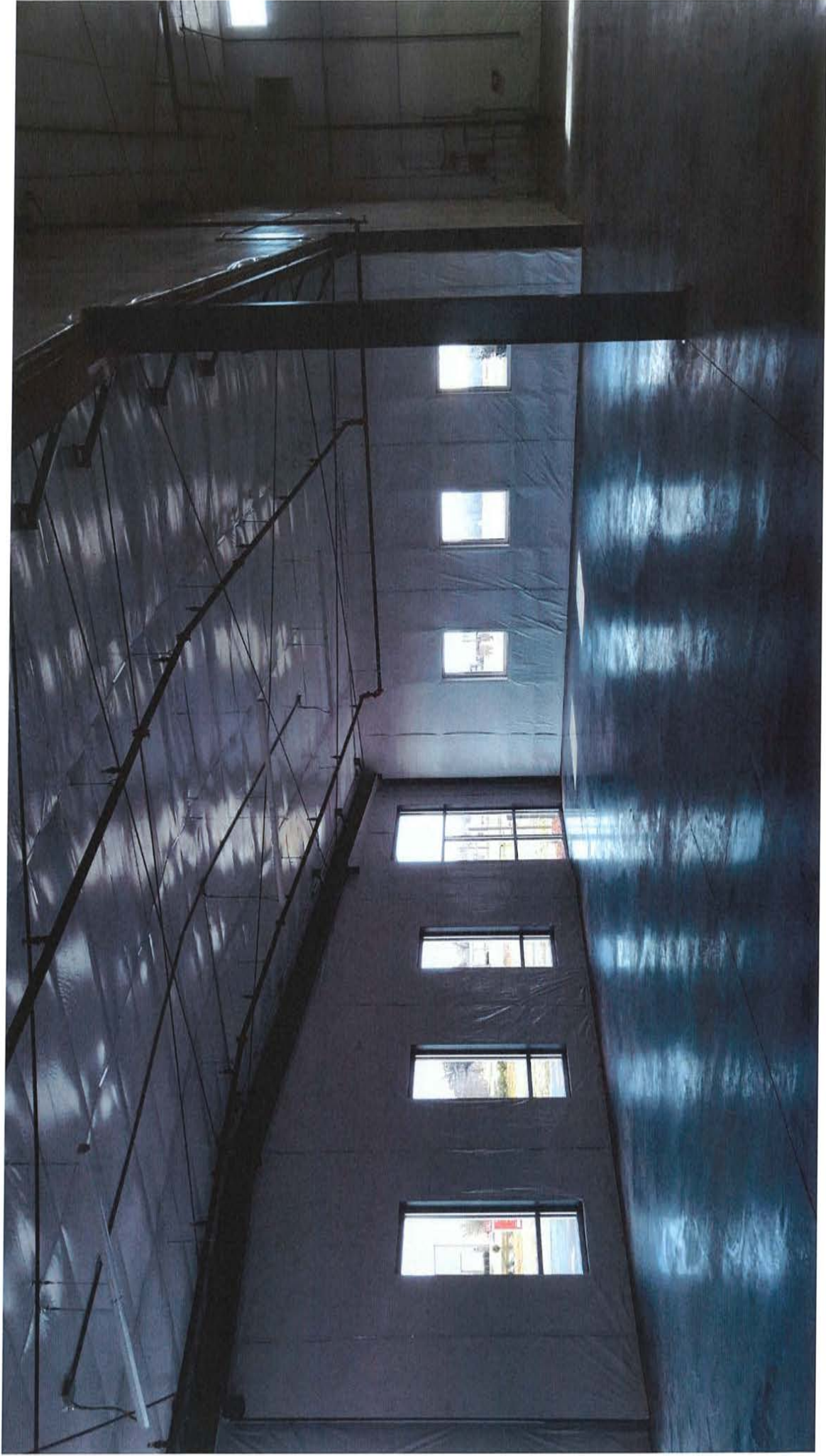
Eaves:	26 feet
Floor:	6 inches reinforced concrete
Bay Spacing:	45' x 37.5' & 60' x 37.5
Walls:	Insulated Metal
Roof:	Insulated Metal
Truck bays:	3 dock high, 1 drive-in

BEAUFORT COUNTY NC COMMITTEE OF 100
INDUSTRY-READY BUILDING

Industry-Ready Building specifications:

Lighting:	LED + Transom skylights
Electrical:	480 V/4 Phase
Sprinkler:	100% Wet
Utilities:	City of Washington
Telecom:	SuddenLink
Gas:	Piedmont Natural Gas

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ECONOMIC DEVELOPMENT



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BEAUFORT COUNTY

ECONOMIC DEVELOPMENT



BEAUFORT COUNTY NC COMMITTEE OF 100 INDUSTRY-READY BUILDING



AAF Flanders Solutions Building – 1151 Page Road, Washington NC:

- 50,000 sq. ft. on 6.7 acres (additional 10 acres land available)
- Built 2007 - Tax value \$1,475,462
- Interior 2 tier offices
- 30' ceiling
- Located in Washington Beaufort County Industrial Park
- City water, sewer and electricity
- PNG Natural Gas



