

HOSIERY BUILDING FOR SALE

115 TENTH STREET NE HILDEBRAN, NC 28637



DETAILS

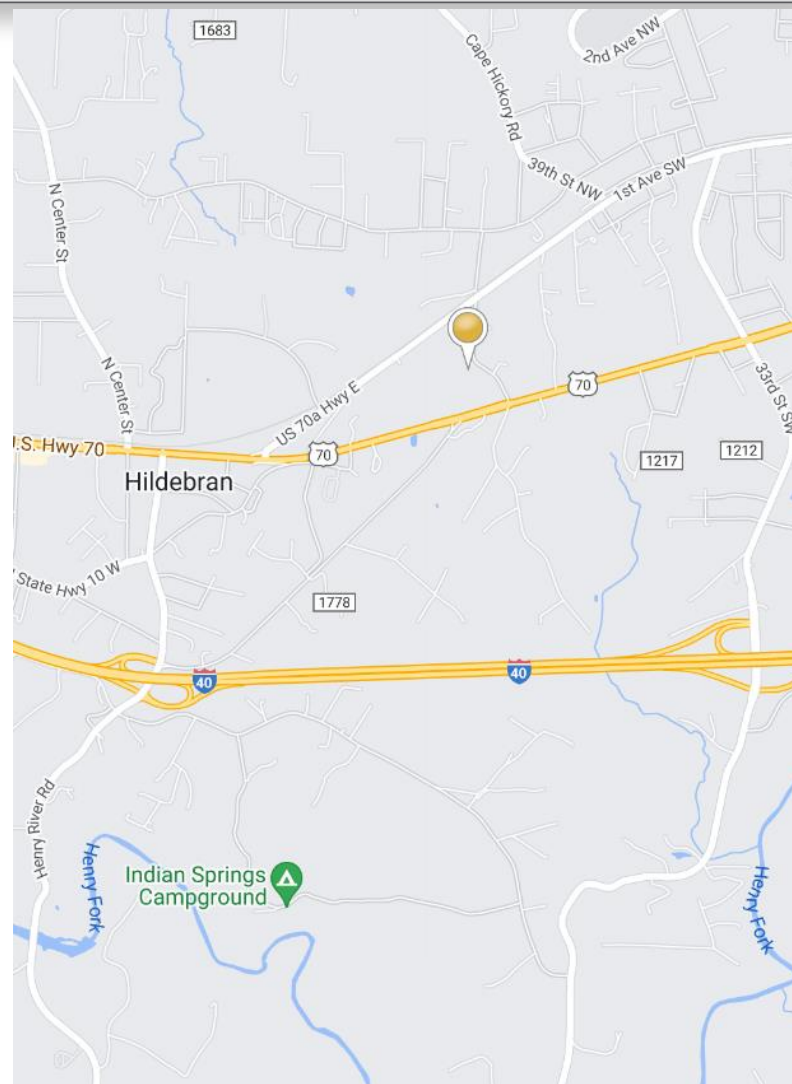
SPECIFICATIONS

Price:	\$239,500
SF:	11,536 (main level) 5,975 (lower level)
Acres:	.73 +/-
Zoning:	Industrial
Year Built:	1959

Hosiery mill building in Hildebran just off Hwy. 70 with easy access to I-40! The building has 4 offices, 3 restrooms, break area, 2 loading docks, drive in door on the lower level, and 3-phase power. Main level is 13,000 +/- SF and the lower level is just over 6,000 SF. The main level is heated and cooled. The building has 6 heat pumps with 2 being replaced in the past few years. The roof will need some attention as there are a couple problem areas in the offices.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	2,230	16,230	47,398
Total Household	933	6,754	19,323
Median Household Income	\$52,964	\$50,178	\$60,679
Total Employees	871	15,347	35,305



AERIAL



PICTURES



SURVEY

PLAT BOOK 13-033 (11-24-1999)

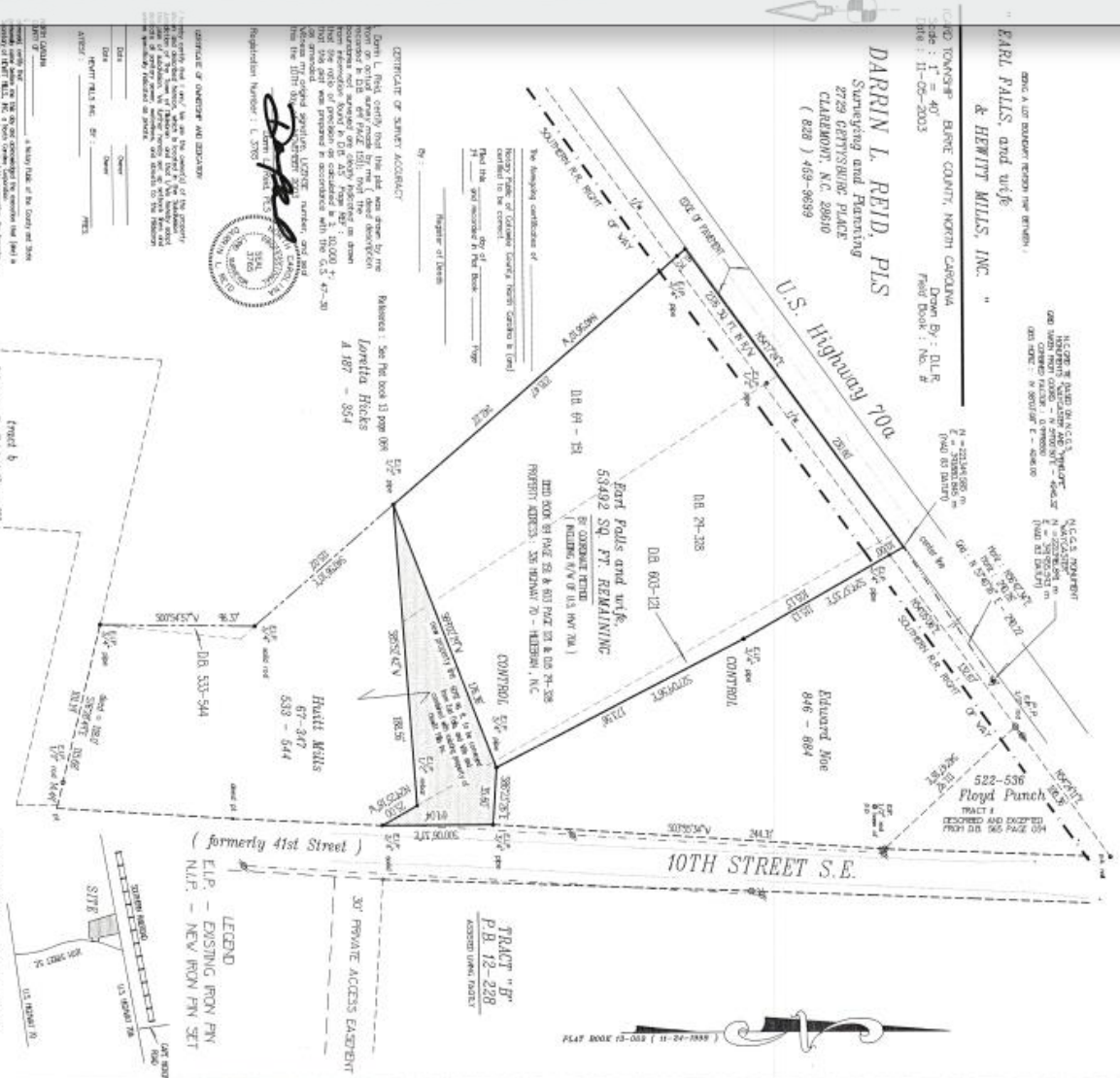
EDWARD TONGER - BAYNE COUNTY, NORTH CAROLINA
 Scale: 1" = 40'
 Date: 11-05-2003
 Draw By: DLR
 Field Book: No. #

EARL FALLS and wife
 & **HEWITT MILLS, INC.**

DARRIN L. REID, PLS
 Surveying and Planning
 2729 GETTYSBURG PLACE
 CLAREMONT, N.C. 28610
 (828) 469-9699

N.C.S.S. 2234(b)(1)
 N.C.S.S. 2234(b)(2)
 N.C.S.S. 2234(b)(3)
 N.C.S.S. 2234(b)(4)
 N.C.S.S. 2234(b)(5)
 N.C.S.S. 2234(b)(6)
 N.C.S.S. 2234(b)(7)
 N.C.S.S. 2234(b)(8)
 N.C.S.S. 2234(b)(9)
 N.C.S.S. 2234(b)(10)
 N.C.S.S. 2234(b)(11)
 N.C.S.S. 2234(b)(12)
 N.C.S.S. 2234(b)(13)
 N.C.S.S. 2234(b)(14)
 N.C.S.S. 2234(b)(15)
 N.C.S.S. 2234(b)(16)
 N.C.S.S. 2234(b)(17)
 N.C.S.S. 2234(b)(18)
 N.C.S.S. 2234(b)(19)
 N.C.S.S. 2234(b)(20)

U.S. Highway 700



CERTIFICATE OF SURVEY ACCURACY
 Darrin L. Reid certifies that the plat was prepared by him or under his direct supervision and that he is a duly Licensed Professional Surveyor in the State of North Carolina. He certifies that the survey was conducted in accordance with the provisions of the North Carolina Surveying and Mapping Act of 1997, and that the plat is a true and correct copy of the original field notes and computations. The date of the survey was 11-05-2003.

Registered Professional Surveyor
 License No. 13765
 State of North Carolina
 DARRIN L. REID

GENERAL NOTES:
 1. The plat was prepared by the Surveyor on the basis of the field notes and computations of the Surveyor and the original field notes and computations are on file in the Surveyor's office.
 2. The Surveyor is not responsible for the accuracy of the plat if the Surveyor is misled by the owner or if the owner provides false information.
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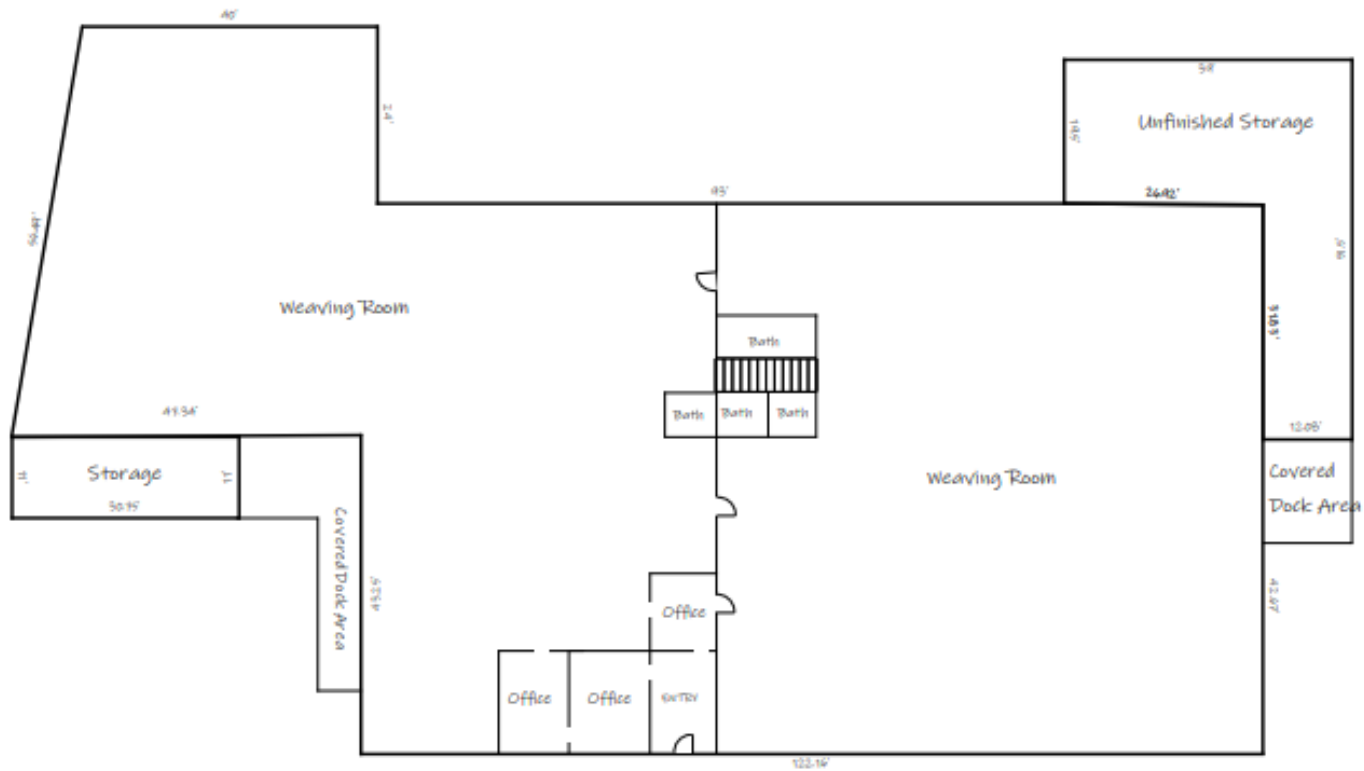
GRAPHIC SCALE
 1 inch = 40 feet
 0 10 20 30 40 50 60 70 80 90 100

VICINITY MAP - NOT TO SCALE
 30' PRIVATE ACCESS EASEMENT
 LEGEND
 E.L.P. - EXISTING IRON PIN
 N.L.P. - NEW IRON PIN SET

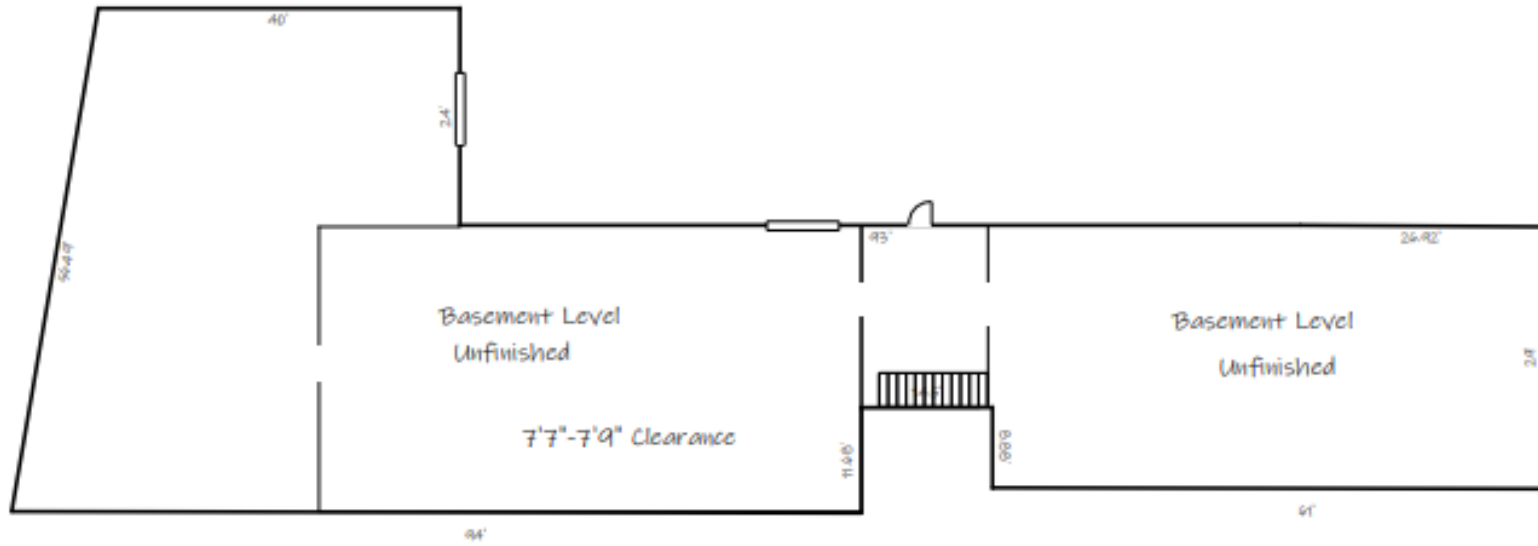
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STATE OF NORTH CAROLINA
 DARRIN L. REID
 Registered Professional Surveyor
 License No. 13765

MAIN LEVEL FLOORPLAN - 11,536 SF



LOWER-LEVEL FLOORPLAN - 5,975 SF





**FOR MORE
INFORMATION:**

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